

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EXCHANGE DEED

Corridor F/I2 Right of Way

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, WILLIAMSON COUNTY, TEXAS, whose address is 710 Main Street, Suite 101, Georgetown, Texas 78626 (herein referred to as "County"), is the owner of the real property in Williamson County, Texas, more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference (collectively referred to as "Tracts 1 and 2") and;

WHEREAS, LIBERTY HILL INDEPENDENT SCHOOL DISTRICT, a public independent school district and political subdivision of the State of Texas, whose address is 301 Forrest Street, Liberty Hill, Texas 78642 (herein referred to as "LHISD"), is the owner of the real property in Williamson County, Texas, more particularly described on **Exhibit "B"**, attached hereto and incorporated herein by reference (collectively referred to as "Tract 3") and;

WHEREAS, for mutually beneficial purposes, County and LHISD desire to exchange property, so that LHISD will hereafter own Tracts 1 and 2 and County will hereafter own Tract 3;

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS THAT for \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in order to accomplish the exchange of Tracts 1 and Tract 2 for Tract 3:

(a) County has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY Tracts 1 and 2 unto LHISD, TO HAVE AND TO HOLD Tracts 1 and 2, together with all improvements, rights, and appurtenances thereto unto LHISD and its successors and assigns, forever; and County does hereby bind itself and its successors and assigns to warrant and forever defend Tract 1 unto LHISD, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under County, but not otherwise; except, however, that this conveyance is made subject to all easements, restrictions, reservations, and other title exceptions that are filed of record or visible or apparent on the ground, to the extent the same are valid and subsisting and affect Tracts 1 and 2, and the liens securing payment of ad valorem taxes for the current and all subsequent years; and

(b) LHISD has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY Tract 3 unto County, TO HAVE AND TO HOLD Tract 3, together with all improvements, rights, and appurtenances thereto unto County and its successors and assigns, forever; and LHISD

does hereby bind itself and its successors, and assigns to warrant and forever defend Tract 3 unto County, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under LHISD, but not otherwise; except, however, that this conveyance is made subject to all easements, restrictions, reservations, and other title exceptions that are filed of record or visible or apparent on the ground, to the extent the same are valid and subsisting and affect Tract 3, and the liens securing payment of ad valorem taxes for the current and all subsequent years.

Any liens or claims that would arise in favor of any party by operation of law, or otherwise, due to Tracts 1 and 2 and Tract 3 not being equal in size or value are expressly waived and released. This Exchange Deed may be executed simultaneously in two or more counterparts, each of which will be deemed an original, and all of which will constitute one and the same instrument.

* * *

EXECUTED AND DELIVERED by the undersigned effective as of
July 17, 2023.

(Signatures on following pages)

COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED

County:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr., County Judge

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2023, by
County Judge Bill Gravell, Jr., in the capacity and for the purposes and consideration recited
herein.

(seal)

Notary Public Signature

COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED

LHISD:

LIBERTY HILL INDEPENDENT
SCHOOL DISTRICT, a public
independent school district and political
subdivision of the State of Texas

By: 

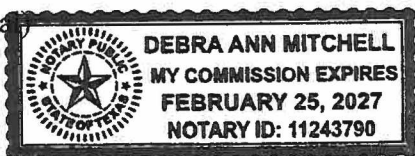
Name: Steven Snell

Title: Superintendent
of Schools

THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on the 17 day of July, 2023, by
Steven Snell in the capacity and for the purposes and consideration recited herein.

(seal)




Notary Public Signature

EXHIBIT "A"

County: Williamson
Tax ID: R022441

Page 1 of 8
May 30, 2023

PROPERTY DESCRIPTION FOR TWO TRACTS OF LAND TOTALING 0.953 ACRES

Part 1- 0.519 ac. (22,604 sq. ft.)

DESCRIPTION OF A 0.519 ACRE (22,604 SQ. FT.) TRACT OF LAND LOCATED IN THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 155.394 ACRE TRACT OF LAND, DESCRIBED AS PART 2 IN A DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED APRIL 19, 2022 IN DOCUMENT NO. 2022048941, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.519 ACRE (22,604 SQ. FT.) TRACT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the west line of a called 172.838 acre tract of land, described in a deed to Liberty Hill Independent School District, recorded in Document No. 2022048783, O.P.R.W.C.TX., same being the east line of a called 174.04 acre tract of land, described in a deed to Bill D. Warren and Patricia D. Warren, recorded in Volume 1010, Page 502, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE with the common line of said 172.838 acre tract and said 174.04 acre tract, the following two (2) courses and distances:

N 25°52'30" E , a distance of 694.36 feet to a calculated point, and

N 27°23'29" E, a distance of 1,125.78 feet to a 5/8-inch iron rod with A plastic cap stamped "SAM" found (Surface Coordinates: N=10,232,448.78, E=3,066,029.64), for the southwest corner of said 155.394 acre tract and the northwest corner of said 172.838 acre tract, same being the southwest corner and the **POINT OF BEGINNING** of the tract described herein;

1) **THENCE**, N 27°23'29" E, continuing with the common line of said 155.394 acre tract and said 174.04 acre tract, a distance of 60.61 feet to a calculated point, on the proposed south right-of-way of line of Corridor I, for the northwest corner of the tract described herein, said point being the beginning of a curve to the left;

2) **THENCE**, departing the common line of said 155.394 acre tract and said 174.04 acre tract, with the proposed south right-of-way of line of Corridor I, over and across said 155.394 acre tract, an arc distance of 800.42 feet, through a delta of 11°06'53", having a radius of 4,126.10 feet and a chord that bears S 56°51'51" E, a distance of 799.16 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" found on the common property line of said 155.394 acre tract and said 172.838 acre tract, for the southeast corner of the tract described herein, said point being the beginning of a curve to the right;

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
Tax ID: R022441

Page 2 of 8
May 30, 2023

3) **THENCE**, departing the proposed south right-of-way line of said Corridor I, with the common property line of said 155.394 acre tract and said 172.838 acre tract and said curve to the right, an arc distance of 796.32 feet, through a delta of 09°36'11", having a radius of 4,751.14 feet and a chord that bears N 61°12'45" W, a distance of 795.38 feet to the **POINT OF BEGINNING**, and containing 0.519 acres (22,604 sq. ft.) of land.

Part 2- 0.434 ac. (18,892 sq. ft.)

DESCRIPTION OF A 0.434 ACRE (18,892 SQ. FT.) TRACT OF LAND LOCATED IN THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 155.394 ACRE TRACT OF LAND, DESCRIBED AS PART 1 IN A DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED APRIL 19, 2022 IN DOCUMENT NO. 2022048941, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.434 ACRE (18,892 SQ. FT.) TRACT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found on the west line of a called 172.838 acre tract, described in a deed to Liberty Hill Independent School District, recorded in Document No. 2022048783, O.P.R.W.C.TX., same being the east line of a called 174.04 acre tract of land, described in a deed to Bill D. Warren and Patricia D. Warren, recorded in Volume 1010, Page 502, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE, with the common line of said 172.838 acre tract and said 174.04 acre tract, the following two (2) courses and distances:

N 25°52'30" E , a distance of 694.36 feet to a calculated point,

N 27°23'29" E, a distance of 1,125.78 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" found, for the southwest corner of said 155.394 acre tract and the northwest corner of said 172.838 acre tract, said point being the beginning of a curve to the left;

THENCE, departing the common line of said 172.838 acre tract and said 174.04 acre tract, with the common property line of said 155.394 acre tract and said 172.838 acre tract and said curve to the left, an arc distance of 796.32 feet, through a delta 09°36'11", having a radius of 4,751.14 feet, and a chord that bears S 61°12'45" E, a distance of 795.38 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" found (Surface Coordinates: N=10,232,065.75, E=3,066,726.72) on the proposed south right-of-way line of said Corridor I, for the west corner and the **POINT OF BEGINNING** of the tract described herein, said point being the beginning of a curve to the left;

THENCE, departing the common property line of said 155.394 acre tract and said 172.838 acre tract, with the proposed south right-of-way line of said Corridor I, over and across said 155.394 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) With said curve to the left, an arc distance of 1,212.00 feet, through a delta of 16°49'48", having a radius of 4,126.10 feet, and a chord that bears S 70°50'12" E, a distance of 1,207.65 feet to a calculated point,
- 2) S 66°40'08" E, a distance of 22.91 feet to a calculated point, said point being the beginning of a curve to the right, and

EXHIBIT "A"

BILL D. WARREN AND
PATRICIA D. WARREN
CALLED 174.04 AC.
VOL. 1010, PG. 502
O.P.R.W.C. TX.

WILLIAMSON COUNTY, TEXAS
PART 1
CALLED 155.394 AC.
RECORDED APRIL 19, 2022
DOC. NO. 2022048941
O.P.R.W.C. TX.

PART 1
(0.519 AC.)

PROPOSED ROW

5/8" W/PCAP
"SAM"

P.O.B.
N=10,232.448.78
E=3,066.029.64
5/8" W/PCAP
"SAM"

LIBERTY HILL INDEPENDENT SCHOOL DISTRICT
CALLED 172.838 AC.
DOC. NO. 2022048783
O.P.R.W.C. TX.

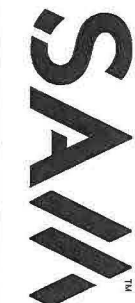
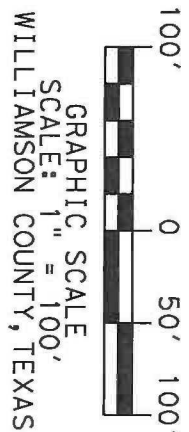
JOHN McDEVITT SURVEY
ABSTRACT NO. 415

LINE NO.	BEARING	DISTANCE
L1	N27° 23' 29" E	60.61'
(L1)	(N29° 21' E)	(1,948.42')

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	11° 06' 53" LT	4,126.10'	800.42'	799.16'	S56° 51' 51" E
C2	09° 36' 11" RT	4,751.14'	796.32'	795.38'	N61° 12' 45" W

FILES FILES



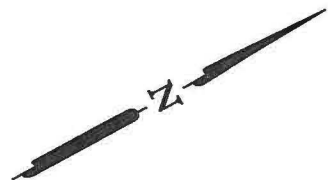
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10004300

BOUNDARY SURVEY
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
TRACT R022441
PART 1
0.519 AC. (22,604 SQ. FT.)

EXHIBIT "A"

BILL D. WARREN AND
PATRICIA D. WARREN
CALLED 174.04 AC.
VOL. 1010, PG. 502
O.R.W.C. TX.

WILLIAMSON COUNTY, TEXAS
PART 1
CALLED 155.394
RECORDED APRIL 19, 2022
DOC. NO. 2022048941
O.P.R.W.C. TX.



PART 2
(0.434 AC.)

PROPOSED ROW

5/8" W/PCAP
SAM

C1

C2
C4

P.O.B.
N=10,232.065.75
E=3,066.726.72
5/8" W/PCAP
"SAM"

LIBERTY HILL INDEPENDENT SCHOOL DISTRICT
CALLED 172.838 AC.
DOC. NO. 2022048783
O.P.R.W.C. TX.

JOHN McDEVITT SURVEY
ABSTRACT NO. 415

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	09° 36' 11" LT	4,751.14'	796.32'	795.38'	S61° 12' 45" E
C2	16° 49' 48" LT	4,126.10'	1,212.00'	1,207.65'	S70° 50' 12" E
C4	10° 29' 26" RT	4,770.22'	873.39'	872.17'	N67° 27' 53" W

N25° 52' 30" E 694.36' (N27° 50' 00" E 694.76')
N27° 23' 29" E 1,125.78' (N29° 21' E 1948.42'')

P.O.C.



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILES FILES



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10004300

BOUNDARY SURVEY
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
TRACT R022441
PART 2
0.434 AC. (18,892 SQ. FT.)

EXHIBIT "A"

WILLIAMSON COUNTY, TEXAS

PART 1
CALLED 155.394
RECORDED APRIL 19, 2022
DOC. NO. 2022048941
O.P.R. W.C. TX.

PART 2
(0.434 AC.)

5/8" W/PCAP
"SAM"

PROPOSED ROW

N72°29'16"W 539.84'

C2
C4

LIBERTY HILL INDEPENDENT SCHOOL DISTRICT
CALLED 172.838 AC.
RECORDED APRIL 19, 2022
DOC. NO. 2022048783
O.P.R. W.C. TX.

JOHN McDEVITT SURVEY
ABSTRACT NO. 415

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	16°49'48"LT	4,126.10'	1,212.00'	1,207.65'	S70°50'12"E
C4	10°29'26"RT	4,770.22'	873.39'	872.17'	N67°27'53"W



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILES FILES

SAM

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064500

BOUNDARY SURVEY
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
TRACT R022441
PART 2
0.434 AC. (18,892 SQ. FT.)

PAGE 6 OF 8
REF. FIELD NOTE NO. 49549

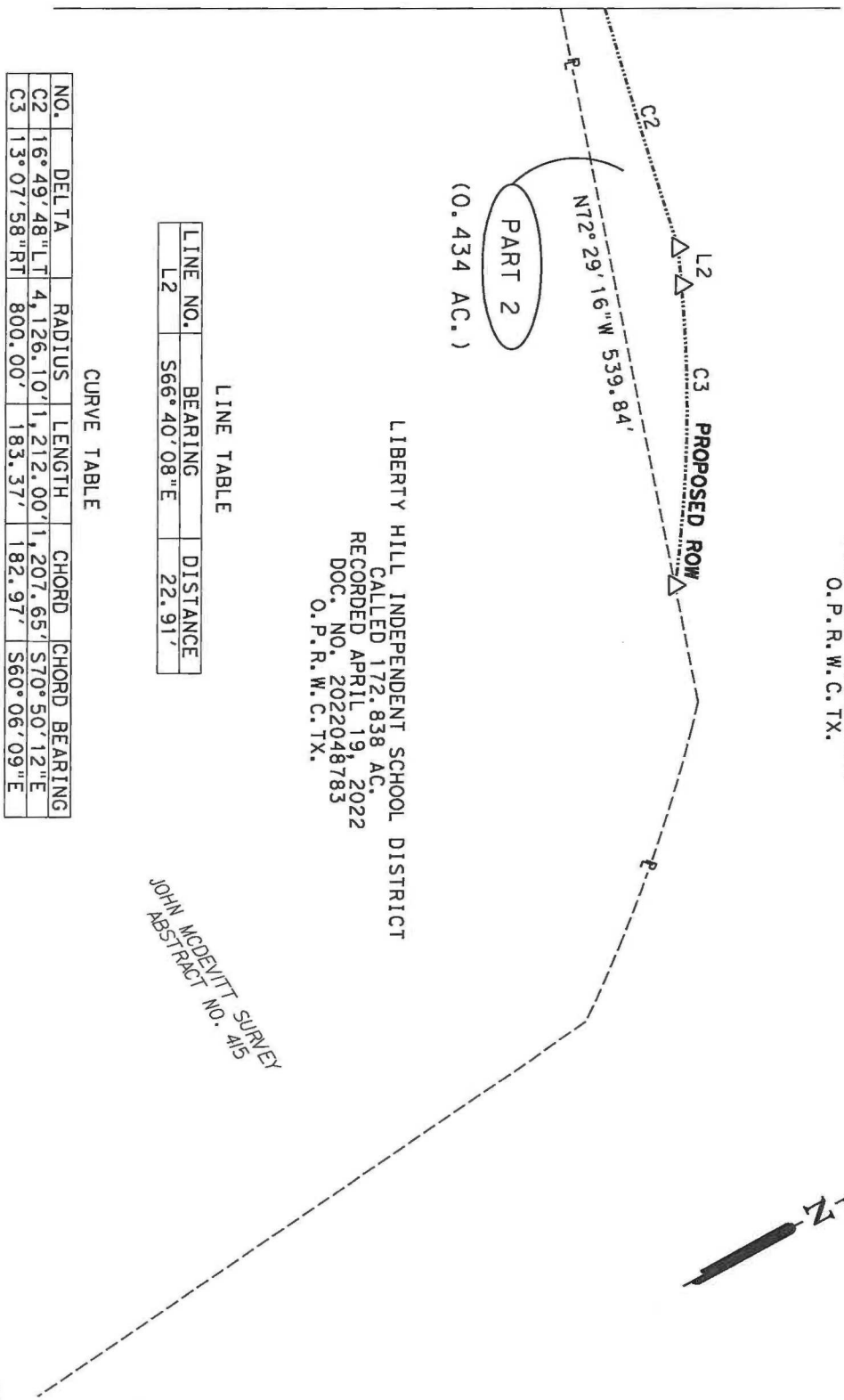
MATCH SHEET 7 OF 8

MATCH SHEET 5 OF 8

EXHIBIT "A"

WILLIAMSON COUNTY, TEXAS
 PART 1
 CALLED 155,394
 RECORDED APRIL 19, 2022
 DOC. NO. 2022048941
 O.P.R.W.C.TX.

MATCH SHEET 6 OF 8

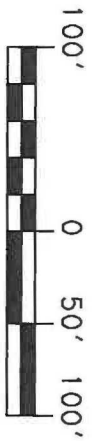


LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	S66°40'08"E	22.91'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	16°49'48"LT	4,126.10'	1,212.00'	1,207.65'	S70°50'12"E
C3	13°07'58"RT	800.00'	183.37'	182.97'	S60°06'09"E



GRAPHIC SCALE
 SCALE: 1" = 100'
 WILLIAMSON COUNTY, TEXAS

FILES FILES



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 FAX: (512) 326-3029
 Texas Firm Registration No. 10064300

BOUNDARY SURVEY
 SHOWING PROPERTY OF
 WILLIAMSON COUNTY, TEXAS
 TRACT R022441
 PART 2
 0.434 AC. (18,892 SQ. FT.)

PAGE 7 OF 8
 REF. FIELD NOTE NO. 49549

LEGEND

EXHIBIT "A"

- ▣ TXDOT TYPE II BRONZE DISK IN CONCRETE SET
- 5/8" IRON ROD SET (AS NOTED)
- 1/2" IRON ROD FOUND (AS NOTED)
- △ CALCULATED POINT
- P PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PARCEL LIMITS

NOTES:

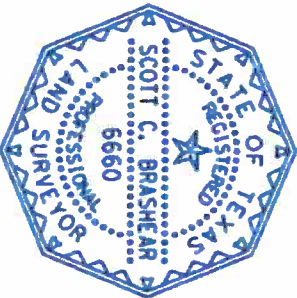
1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

5/30/23



P.O.C. AND 2

P.O.B. PART 1

P.O.B. PART 2

WILLIAMSON COUNTY, TEXAS
PART 1
CALLED 155.394 AC.
RECORDED APRIL 19, 2022
DOC. NO. 2022048941
O.P.R.W.C.TX.

PARENT TRACT
NOT TO SCALE

TXDOT (VARIABLE STRIP WIDTH MAP CSJ 273-4-2)
U.S. 183
MAY 1934

FILES FILES

SAM

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

BOUNDARY SURVEY
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
TRACT R022441
PART 1 AND 2
0.953 AC. (41, 496 SQ. FT.)

EXHIBIT "B"

County: Williamson
Tax ID: R635865

Page 1 of 5
May 30, 2023

PROPERTY DESCRIPTION FOR A 0.942 ACRE TRACT OF LAND

DESCRIPTION OF A 0.942 ACRE (41,043 SQ. FT.) TRACT OF LAND LOCATED IN THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 172.838 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO LIBERTY HILL INDEPENDENT SCHOOL DISTRICT, RECORDED APRIL 19, 2022 IN DOCUMENT NO. 2022048783, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.942 ACRE (41,043 SQ. FT.) TRACT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod with a plastic cap stamped "SAM" found on the west line of a called 155.394 acre tract of land described as Part 1 in a deed to Williamson County, Texas, recorded in Document No. 2022048941, O.P.R.W.C.TX., for the northeast corner of a called 10.103 acre tract of land, described in a deed to Lucy Kemper, recorded in Document No. 2006047810, O.P.R.W.C.TX, same being an exterior ell corner of said 172.838 acre tract;

THENCE, N 05°39'18" W, with the common property line of said 155.394 acre tract and said 172.838 acre tract, a distance of 157.92 feet to a calculated point (Surface Coordinates: N=10,230,025.09, E=3,068,390.44) on the proposed west right-of-way line of Corridor I, for the south corner and the **POINT OF BEGINNING** of the tract described herein;

THENCE, departing the common property line of said 155.394 acre tract and said 172.838 acre tract, with the proposed west right-of-way line of said Corridor I, over and across said 172.838 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) N 07°50'31" W, a distance of 979.63 feet to a calculated point, said point being the beginning of a curve to the right,
- 2) With said curve to the right, an arc distance of 414.26 feet, through a delta of 02°51'31", having a radius of 8,303.00 feet, and a chord that bears N 06°24'45" W, a distance of 414.22 feet to a calculated point, said point being the beginning of a curve to the left, and
- 3) With said curve to the left, an arc distance of 230.80 feet, through a delta of 16°31'47", having a radius of 800.00 feet, and a chord that bears N 45°16'17" W, a distance of 230.00 feet to a calculated point on the common property line of said 155.394 acre tract and said 172.838 acre tract, for the northwest corner of the tract described herein;

THENCE, departing the proposed west right-of-way line of said Corridor I, with the common property line of said 155.394 acre tract and said 172.838 acre tract, the following three (3) courses and distances numbered 4-6:

- 4) S 72°29'16" E, a distance of 72.22 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" found, said point being the beginning of a curve to the right,
- 5) With said curve to the right, an arc distance of 207.18 feet, through a delta of 12°21'44", having a radius of 960.23 feet, and a chord that bears S 42°11'57" E, a distance of 206.78 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" found, for the northeast corner of the tract described herein, and

EXHIBIT "B"

County: Williamson
Tax ID: R635865

Page 2 of 5
May 30, 2023

- 6) S 05°39'18" E, a distance of 1,375.74 feet to the **POINT OF BEGINNING**, and containing 0.942 acres (41,043 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear 5/30/23

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



LIBERTY HILL INDEPENDENT SCHOOL DISTRICT
CALLED 172.838 AC.
RECORDED APRIL 19, 2022
DOC. NO. 2022048783
O.P.R.W.C. TX.

PART 3
(0.942 AC.)

PROPOSED ROW

N07° 50' 31" W 979.63'
S05° 39' 18" E 1,375.74'

N05° 39' 18" W
157.92'
P.O.C.
5/8" W/PCAP
P.O.B.
N=10,230,025.09
E=3,068,390.44
"SAM"

JOHN MCDEVITT SURVEY
ABSTRACT NO. 415

WILLIAMSON COUNTY, TEXAS
PART 1
CALLED 155.394 AC.
RECORDED APRIL 19, 2022
DOC. NO. 2022048941
O.P.R.W.C. TX.

STATE OF TEXAS
VOL. 6, PG. 351
D.R.W.C. TX.
U.S. 183
TXDOT VARIABLE WIDTH
ROW STRIP MAP CSJ 273-4-2
MAY 1934



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILES: FILES



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

BOUNDARY SURVEY
SHOWING PROPERTY OF
LIBERTY HILL INDEPENDENT
SCHOOL DISTRICT
TRACT R635865
PART 3
0.942 AC. (41.043 SQ. FT.)

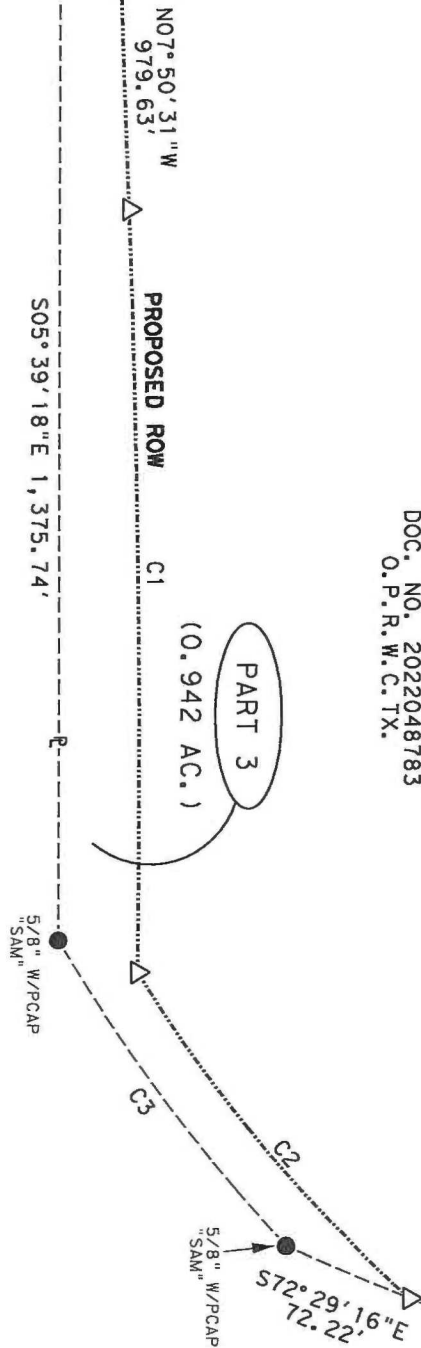
LIBERTY HILL INDEPENDENT SCHOOL DISTRICT

CALLED 172.838 AC.

RECORDED APRIL 19, 2022

DOC. NO. 2022048783

O.P.R.W.C.TX.



MATCH SHEET 3 OF 5

WILLIAMSON COUNTY, TEXAS
PART 1
CALLED 155.394 AC.
RECORDED APRIL 19, 2022
DOC. NO. 2022048941
O.P.R.W.C.TX.

JOHN MCDEVITT SURVEY
ABSTRACT NO. 415

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	02°51'31"RT	8,303.00'	414.26'	414.22'	N06°24'45"W
C2	16°31'47"LT	800.00'	230.80'	230.00'	N45°16'17"W
C3	12°21'44"RT	960.23'	207.18'	206.78'	S42°11'57"E



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LEGEND

EXHIBIT "B"

TXDOT TYPE II BRONZE DISK IN CONCRETE SET

5/8" IRON ROD SET (AS NOTED)

1/2" IRON ROD FOUND (AS NOTED)

CALCULATED POINT

PROPERTY LINE

RECORD INFORMATION

POINT OF BEGINNING

POINT OF COMMENCING

POINT OF REFERENCE

NOT TO SCALE

OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS

DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

DISTANCE NOT TO SCALE

DEED LINE (COMMON OWNERSHIP)

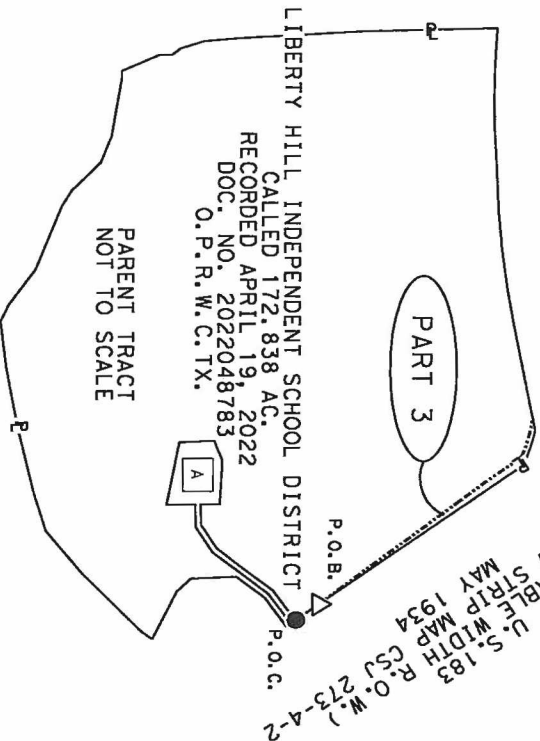
PROPERTY LINE

EXISTING RIGHT-OF-WAY

PARCEL LIMITS

A

LUCY KEMPER
CALLED 10.103 AC.
DOC. NO. 2006047810
O.P.R.W.C. TX.



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

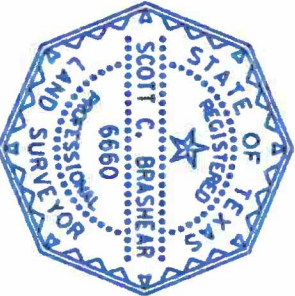
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashers

5/30/23

SCOTT C. BRASHEARS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE



FILES FILES

SAM

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PAGE 5 OF 5
REF. FIELD NOTE NO. 49569

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