

**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**

Liberty Hill Bypass Right of Way + City of Liberty Hill Lift Station

THE STATE OF TEXAS                   §

§

COUNTY OF WILLIAMSON           §

**WHEREAS, CITY OF LIBERTY HILL, TEXAS, A Texas Type A general law city,** whose address is 926 Loop 332, Liberty Hill, Texas 78642 (herein referred to as “City”) is the owner of the real property in Williamson County, Texas, more particularly described on **Exhibits “A-1 & A-2”**, attached hereto and incorporated herein by reference (collectively referred to as “Right of Way Tract”) and;

**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 “B”**, attached hereto and incorporated herein by reference (referred to as the “Lift Station Tract”) and;

**WHEREAS,** for mutually beneficial purposes, and pursuant to the terms of that certain Interlocal Agreement by and Between Liberty Hill, Texas and Williamson County, Texas effective May 25, 2023, City and County desire to exchange property, so that County will hereafter own the Right of Way Tract and City will hereafter own the Lift Station Tract;

**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 the Right of Way Tract for the Lift Station Tract:

(a) City has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY the Right of Way Tract unto County, TO HAVE AND TO HOLD the Right of Way Tract, together with all improvements, rights, and appurtenances thereto unto County and its successors and assigns, forever; and City does hereby bind itself and its successors and assigns to warrant and forever defend the Right of Way Tract unto County, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under City, 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 the Right of Way Tract, and the liens securing payment of ad valorem taxes for the current and all subsequent years; and

(b) County has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY the Lift Station Tract unto City, TO HAVE AND TO HOLD the Lift Station Tract, together with all improvements, rights, and appurtenances thereto unto City and its successors and assigns, forever; and County does hereby bind itself and its successors, and assigns to warrant and forever defend the Lift Station Tract unto City, 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 the Lift Station Tract, 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 the Right of Way Tract and the Lift Station Tract 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.

As a material part of the Consideration for this Exchange Deed, City and County agree that each is taking the property conveyed herein "AS IS" with any and all latent and patent defects and that there is no warranty by either party that any Tract conveyed herein has a particular financial value or is fit for a particular purpose. City and County acknowledge and stipulate that the parties are not relying on any representation, statement, or other assertion with respect to the condition of the Right of Way Tract and/or the Lift Station Tract, but is relying on its own examination of the property conveyed herein. City and County take the respective Property described herein with the understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

\* \* \*

**EXECUTED AND DELIVERED** by the undersigned effective as of the date signed by the final party.

*(Signatures on following pages)*

**COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED**

**City:**

**CITY OF LIBERTY HILL, TEXAS, a  
Texas Type A general law city**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

THE STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_,  
2023, by \_\_\_\_\_ in the capacity and for the purposes and consideration recited  
herein.

(seal)

\_\_\_\_\_  
Notary Public Signature

**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

# EXHIBIT "A-1"

County: Williamson  
Parcel No.: 43ROW  
Tax ID: R022201  
Highway: SH 29 Liberty Hill Bypass  
Limits: From: CR 279  
To: R.M. 1869

## METES AND BOUNDS DESCRIPTION FOR PARCEL 43ROW

FOR A 3.409 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 9.1965 ACRE TRACT OF LAND CONVEYED TO PENIZE, LLC, RECORDED IN DOCUMENT NO. 2015012435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 3.409 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF JUNE 2021, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Surface Coordinates: N=10211233.03, E=3055512.32) monumenting the most easterly southeast corner of said 9.1965 acre Penize, LLC tract, same being on a point in the north boundary line of the called 1011.979 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2008070649 of the Official Public Records of Williamson County, Texas, same being on the southwest terminus corner of Stubblefield Lane, being 358.97 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 446+08.28, for the southeast corner and **POINT OF BEGINNING** hereof, from which an iron rod found with cap marked "Baker Surveying" on the west boundary line of the called 1.828 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2016038954 of the Official Public Records of Williamson County, Texas, same being on the northeast corner of said 1011.979 acre Williamson County, Texas tract, same being on the southeast terminus corner of said Stubblefield Lane, bears N 68°12'10" E for a distance of 24.73 feet;

THENCE, **S 67°59'27" W** with the south boundary line of said 9.1965 acre Penize, LLC tract and said north boundary line of the 1011.979 acre Williamson County, Texas tract for a distance of **34.03 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 380.42 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 445+85.27, for the southwest corner hereof, from which a 1/2" iron rod found monumenting an angle point on said south boundary line of the 9.1965 acre Penize, LLC tract and said north boundary line of the 1011.979 acre Williamson County, Texas tract, bears S 67°59'27" W for a distance of 136.09 feet;

THENCE, through the interior of said 9.1965 acre Penize, LLC tract, the following five (5) courses and distances;

County: Williamson  
Parcel No.: 43ROW  
Tax ID: R022201  
Highway: SH 29 Liberty Hill Bypass  
Limits: From: CR 279  
To: R.M. 1869

1. **N 40°04'15" W** for a distance of **171.49 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 291.77 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 444+55.84;
2. **N 56°18'52" W** for a distance of **197.01 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 252.84 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 442+81.64;
3. **N 38°36'49" W** for a distance of **117.73 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 201.25 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 441+84.61;
4. **N 26°30'50" E** for a distance of **51.25 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 441+84.61;
5. With a curve to the right an arc length of **142.91 feet**, said curve having a radius of **2650.00 feet**, a delta angle of **3°05'23"** and a chord which bears **N 61°56'29" W** for a distance of **142.89 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on the northwesterly boundary line of said 9.1965 acre Penize, LLC tract and the southeasterly boundary line of the called 90.451 acre tract of land (Tract 1) conveyed to Car-Ma Family Limited Partnership, recorded in Document No. 2018093046 of the Official Public Records of Williamson County, Texas, being 150.00 feet right of Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 440+49.80, for the most westerly corner hereof, from which an iron stake found monumenting an angle point in said northwesterly boundary line of the 9.1965 acre Penize, LLC tract and said southeasterly boundary line of the 90.451 Car-Ma Family Limited Partnership tract, bears **S 16°43'35" W** for a distance of 132.18 feet;

THENCE, with said northwesterly boundary line of the 9.1965 acre Penize, LLC tract and said southeasterly boundary line of the 90.451 Car-Ma Family Limited Partnership tract, the following three (3) courses and distances:

1. **N 16°43'35" E** for a distance of **308.77 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on an angle point in the northeasterly right-of-way line of the proposed State Highway 29 Liberty Hill Bypass, being 150.00 feet left of Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 439+76.58;


County: Williamson  
Parcel No.: 43ROW  
Tax ID: R022201  
Highway: SH 29 Liberty Hill Bypass  
Limits: From: CR 279  
To: R.M. 1869

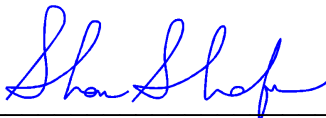
2. **N 16°43'35" E** for a distance of **71.09 feet** to a 1/2" iron rod found, being 218.74 feet left of Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 439+57.00, for the northwest corner hereof;
3. **N 54°37'30" E** for a distance **67.36 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on the northeast corner of said 9.1965 acre Penize, LLC tract and the most easterly southeast corner of said 90.451 acre Car-Ma Family Limited Partnership tract, same being on the west right-of-way line of said Stubblefield Lane, being 280.64 feet left of Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 439+86.52, for the northeast corner hereof, from which a 1/2" iron rod found monumenting an angle point in the east boundary line of said 90.451 acre Car-Ma Family Limited Partnership tract and said west right-of-way line of Stubblefield Lane, bears N 20°51'14" W for a distance of 46.08 feet;

THENCE, **S 20°51'14" E** with the east boundary line of said 9.1965 acre Penize, LLC tract and said west right-of-way line of Stubblefield Lane for a distance of **894.18 feet** to the **POINT OF BEGINNING** hereof and containing 3.409 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Coordinates and Distances shown hereon are surface based on a combined surface adjustment factor of 1.00014.

A drawing has been prepared to accompany this metes and bounds description.

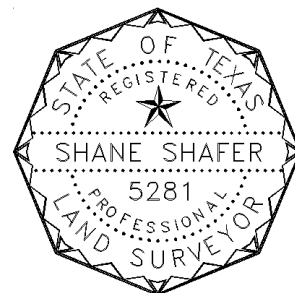
 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NUMBER 10006900




June 7, 2021

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\WILLIAMSON COUNTY PSA PROJECTS\\_\_2020 WA#1 Liberty Hill SH 29 Bypass 2020-23\ PARCELS FINAL  
LTS SURVEYS\PARCEL 43 ROW LTS\6-07-21 PARCEL 43ROW SH 29 BYPASS LH REVISED.doc


**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
 (512) 931-3100  
 T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 3.409 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 9.1965 ACRE TRACT OF LAND CONVEYED TO PENIZE, LLC, RECORDED IN DOCUMENT NO. 2015012435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 900 STUBBLEFIELD LN, LIBERTY HILL, TX 78642

SCALE: 1" = 60'

SEE DETAIL 'A' SHEET 3 OF 4

CENTER OF SMALL CREEK

PROPOSED R.O.W.

PROPOSED STATE HIGHWAY 29 LIBERTY HILL BYPASS ENGINEER'S BASELINE

CAR-MA FAMILY LIMITED PARTNERSHIP CALLED 90.451 ACRES (TRACT 1) DOC. NO. 2018093046

LIBERTY HILL WATER SUPPLY CORP. CALLED 1.06 AC. DOC. NO. 2000053600

PENIZE, LLC CALLED 9.1965 ACRES DOC. NO. 2015012435

R022201

PARCEL 43ROW 3.409 AC.

JOSEPH M GLASSCOCK SURVEY ABSTRACT NO. 254

FEMA ZONE "X" (SHADED)

FEMA ZONE "X"


FEMA ZONE "AE"

IRON STAKE

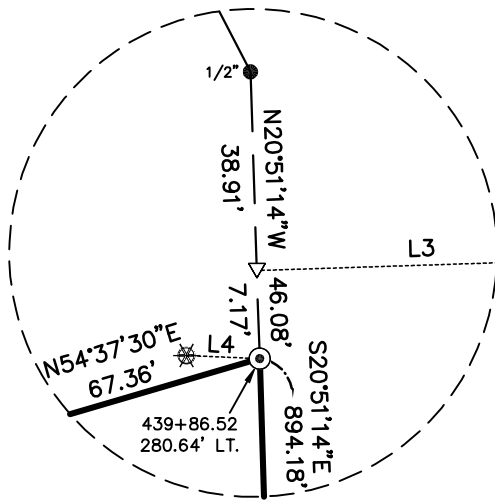
MATCHLINE SHEET 1

PARCEL 43ROW SHEET 2 OF 4

DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900


**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
 (512) 931-3100  
 T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 3.409 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 9.1965 ACRE TRACT OF LAND CONVEYED TO PENIZE, LLC, RECORDED IN DOCUMENT NO. 2015012435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 900 STUBBLEFIELD LN, LIBERTY HILL, TX 78642



DETAIL 'A'  
(NOT TO SCALE)

OWNERSHIP INFORMATION  
(SEE SHEET 1 & 2 OF 4)

- (A) WILLIAMSON COUNTY, TEXAS  
CALLED 1.414 ACRES (EXHIBIT A)  
DOC. NO. 2021029944
- (B) WILLIAMSON COUNTY, TEXAS  
CALLED 0.576 ACRE (EXHIBIT B)  
DOC. NO. 2021029944
- (C) WILLIAMSON COUNTY, TEXAS  
CALLED 1.224 ACRES  
DOC. NO. 2016043602
- (D) WILLIAMSON COUNTY, TEXAS  
CALLED 1.828 ACRES  
DOC. NO. 2016038954
- (E) TODD TATRO AND  
BRENDA TATRO  
CALLED 1.010 AC.  
DOC. NO. 2019023052

**LEGEND**

- IRON ROD FOUND
- ▲ NAIL FOUND
- ✱ COTTON GIN SPINDLE FOUND
- ⊙ 5/8" IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
- ▽ CALCULATED POINT
- ⊙<sup>PP</sup> POWER POLE
- ⊙<sup>PPEM</sup> POWER POLE WITH ELECTRIC METER
- DOWN GUY
- <sup>TP</sup> TELEPHONE PEDESTAL
- <sup>MB</sup> MAIL BOX
- X — X — X — WIRE FENCE
- ou — ou — OVERHEAD UTILITY LINE
- // — // — // — EDGE OF PAVEMENT
- · · · · · APPROXIMATE SURVEY LINE
- - - - - APPROXIMATE FEMA LINE
- - - - - ENGINEER'S BASELINE
- RCP REINFORCED CONCRETE PIPE
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°12'10"E	24.73'
L2	N19°58'07"W	21.80'
L3	N69°08'46"E	26.89'
L4	S73°24'41"W	1.84'
L5	S67°59'27"W	34.03'
L6	N26°30'50"E	51.25'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2650.00'	142.91'	3°05'23"	N61°56'29"W	142.89'

PARCEL 43ROW  
SHEET 3 OF 4

<> **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 3.409 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 9.1965 ACRE TRACT OF LAND CONVEYED TO PENIZE, LLC, RECORDED IN DOCUMENT NO. 2015012435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 900 STUBBLEFIELD LN, LIBERTY HILL, TX 78642

GENERAL NOTES:

1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.

3) THE TRACT SHOWN HEREON LIES WITHIN ZONE X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD, ZONE X (SHADED) AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE AREA WITH BASE FLOOD ELEVATION (BFE) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0245F, EFFECTIVE DATE OF DECEMBER 20, 2019.

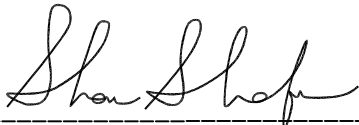
THE F.E.M.A. LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

TITLE COMMITMENT NOTE:

THE SURVEYOR HAS REVIEWED SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2049359-KF0, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 3, 2020 AND AN ISSUED DATE OF SEPTEMBER 14, 2020.

To: Williamson County, Texas and Title Resources Guaranty Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on June 07, 2021. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



SHANE SHAFER, R.P.L.S. NO. 5281

JUNE 7, 2021

DATE



PARCEL 43ROW  
SHEET 4 OF 4



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100

T.B.P.E.L.S. FIRM NO. 10006900

# EXHIBIT "A-2"

County: Williamson  
Parcel No.: 43SOUTH  
Tax ID: R022201  
Highway: SH 29 Liberty Hill Bypass  
Limits: From: CR 279  
To: R.M. 1869

## METES AND BOUNDS DESCRIPTION FOR PARCEL 43SOUTH

FOR A 5.788 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 9.1965 ACRE TRACT OF LAND CONVEYED TO PENIZE, LLC, RECORDED IN DOCUMENT NO. 2015012435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 5.788 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF JULY 2021, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found (Surface Coordinates: N=10211233.03, E=3055512.32) monumenting the most easterly southeast corner of said 9.1965 acre Penize, LLC tract, same being on a point in the north boundary line of the called 1011.979 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2008070649 of the Official Public Records of Williamson County, Texas, same being on the southwest terminus corner of Stubblefield Lane, being 358.97 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 446+08.28, , from which an iron rod found with cap marked "Baker Surveying" on the west boundary line of the called 1.828 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2016038954 of the Official Public Records of Williamson County, Texas, same being on the northeast corner of said 1011.979 acre Williamson County, Texas tract, same being on the southeast terminus corner of said Stubblefield Lane, bears N 68°12'10" E for a distance of 24.73 feet;

THENCE, S 67°59'27" W with the south boundary line of said 9.1965 acre Penize, LLC tract and said north boundary line of the 1011.979 acre Williamson County, Texas tract for a distance of 34.03 feet to a 5/8" iron rod set with aluminum cap marked "Williamson County" (Surface Coordinates: N=10211220.28, E=3055480.77), being 380.42 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 445+85.27, for the most easterly southeast corner and **POINT OF BEGINNING** hereof,

THENCE, continuing with the south boundary line of said 9.1965 acre Penize, LLC tract and said north boundary line of the 1011.979 acre Williamson County, Texas tract, the following four (4) courses and distances:

1. **S 67°59'27" W** for a distance of **136.09 feet** to a 1/2" iron rod found;
2. **S 23°52'36" E** for a distance of **83.90 feet** to a 1/2" iron rod found, for the most southerly southeast corner hereof;

County: Williamson  
Parcel No.: 43SOUTH  
Tax ID: R022201  
Highway: SH 29 Liberty Hill Bypass  
Limits: From: CR 279  
To: R.M. 1869

3. **S 82°15'51" W** for a distance of **237.44 feet** to a 1/2" iron rod found;
4. **S 74°11'32" W** for a distance of **117.29 feet** to a cotton gin spindle set on the southeast corner of the called 90.451 acre tract of land (Tract 1) conveyed to Car-Ma Family Limited Partnership, recorded in Document No. 2018093046 of the Official Public Records of Williamson County, Texas, same being in the approximate center of the South Fork San Gabriel River, for an angle point hereof, from which a 1/2" iron rod found on an angle point in said north boundary line of the 1011.979 acre Williamson County, Texas tract, same being on an angle point in the south boundary line of said 90.451 acre Car-Ma Family Limited Partnership tract, bears S 74°11'32" W for a distance of 136.58 feet;

THENCE, **N 71°57'26" W** continuing with said south boundary line of the 9.1965 acre Penize, LLC acre tract, same being with the east boundary line of said 90.451 acre Car-Ma Family Limited Partnership tract, same being with said approximate center of the South Fork San Gabriel River, for a distance of **249.18 feet** to a PK nail set on the southwest corner of said 9.1965 acre Penize, LLC tract, for the southwest corner hereof;

THENCE, with the common boundary line of said 9.1965 acre Penize, LLC tract and said 90.451 acre Car-Ma Family Limited Partnership tract, the following three (3) courses and distances:

1. **N 04°14'11" E** passing at a distance of 44.36 feet, a 1/2" iron rod set with cap marked "Diamond Surveying" near the north top bank of said South Fork San Gabriel River, continuing for a total distance of **330.91 feet** to an iron rod found with cap marked "Premier", for the northwest corner hereof;
2. **N 57°43'30" E** for a distance of **193.69 feet** to an iron stake found;
3. **N 16°43'35" E** for a distance of **132.18 feet** to 5/8" iron rod set with aluminum cap marked "Williamson County" on the proposed southwesterly right-of-way line of proposed State Highway 29 Liberty Hill Bypass, being 150.00 feet right of Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 440+49.80, for the most northerly corner hereof, from which a 1/2" iron rod found on an angle point in north boundary line of said 9.1965 acre Penize, LLC tract and the southeasterly boundary line of said 90.451 acre Car-Ma Family Limited Partnership tract, bears N 16°43'35" E for a distance of 379.87 feet;


THENCE, through the interior of said 9.1965 acre Penize, LLC tract, same being with said proposed southwesterly right-of-way line of proposed State Highway 29 Liberty Hill Bypass, the following five (5) courses and distances;

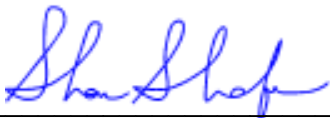
County: Williamson  
Parcel No.: 43SOUTH  
Tax ID: R022201  
Highway: SH 29 Liberty Hill Bypass  
Limits: From: CR 279  
To: R.M. 1869

1. With a curve to the left an arc length of **142.91 feet**, said curve having a radius of **2650.00 feet**, a delta angle of **3°05'23"** and a chord which bears **S 61°56'29" E** for a distance of **142.89 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 441+84.61, for the end of this curve and northeast corner hereof;
2. **S 26°30'50" W** for a distance of **51.25 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 201.25 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 441+84.61;
3. **S 38°36'49" E** for a distance of **117.73 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 252.84 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 442+81.64;
4. **S 56°18'52" E** for a distance of **197.01 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 291.77 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 444+55.84;
5. **S 40°04'15" E** for a distance of **171.49 feet** to the **POINT OF BEGINNING** hereof and containing 5.788 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Coordinates and Distances shown hereon are surface based on a combined surface adjustment factor or 1.00014.

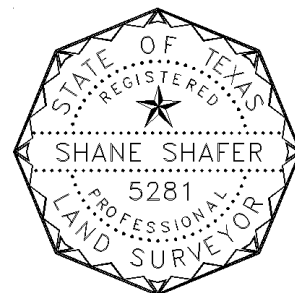
A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NUMBER 10006900



August 4, 2021

SHANE SHAFER, R.P.L.S. NO. 5281      DATE



Z:\WILLIAMSON COUNTY PSA PROJECTS\\_\_2020 WA#1 Liberty Hill SH 29 Bypass 2020-23\\_\_PARCELS FINAL  
LTS SURVEYS\PARCEL 43 ROW LTS\8-04-2021 PARCEL 43SOUTH PENIZE SH 29 LHB.doc

Z:\WILLIAMSON COUNTY PSA PROJECTS\2020 WA#1 Liberty Hill SH 29 Bypass 2020-23\PARCELS FINAL LTS SURVEYS\PARCEL 43 ROW LTS\8-04-2021 PARCEL 43 SOUTH PENIZE SH 29 LHB.dwg

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 5.788 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 9.1965 ACRE TRACT OF LAND CONVEYED TO PENIZE, LLC, RECORDED IN DOCUMENT NO. 2015012435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 900 STUBBLEFIELD LN, LIBERTY HILL, TX 78642



SCALE: 1" = 60'

CAR-MA FAMILY  
LIMITED PARTNERSHIP  
CALLED 90.451 ACRES  
(TRACT 1)  
DOC. NO. 2018093046

W/CAP  
(PREMIER)

N57°43'30"E 193.69'

CENTER OF

SMALL CREEK

IRON STAKE

MATCHLINE  
SHEET 3

N16°43'35"E  
132.18'

R022201

PENIZE, LLC  
CALLED 9.1965 ACRES  
DOC. NO. 2015012435

N04°14'11"E 330.91'

286.55'

CENTER OF SMALL CREEK

PP

PPEM

JOSEPH M GLASSCOCK SURVEY  
ABSTRACT NO. 254

R022201

PARCEL 43SOUTH  
5.788 AC.

FEMA ZONE "AE"

FEMA  
REGULATORY FLOODWAY

TOP BANK OF RIVER

44.36'

PKS

CAR-MA FAMILY  
LIMITED PARTNERSHIP  
CALLED 90.451 ACRES  
(TRACT 1)  
DOC. NO. 2018093046

N71°57'26"W 249.18'  
SOUTH FORK SAN GABRIEL RIVER  
BOTTOM BANK OF RIVER

TOP BANK OF RIVER  
BOTTOM BANK OF RIVER

1/2"

S74°11'32"W  
136.58'

CGSET

S74°11'32"W  
117.29'

S 82°15'51" W 237.44'

PARCEL 43SOUTH  
SHEET 2 OF 5

WILLIAMSON COUNTY, TEXAS  
CALLED 1011.979 ACRES  
DOC. NO. 2008070649

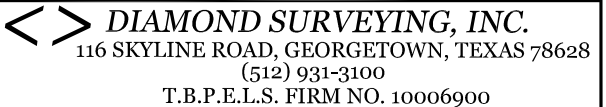


DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100

T.B.P.E.L.S. FIRM NO. 10006900

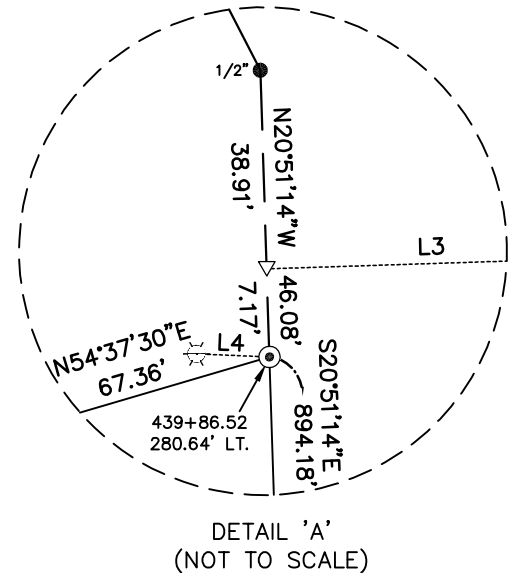
PROPERTY ADDRESS: 900 STUBBLEFIELD LN, LIBERTY HILL, TX 78642



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 5.788 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 9.1965 ACRE TRACT OF LAND CONVEYED TO PENIZE, LLC, RECORDED IN DOCUMENT NO. 2015012435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 900 STUBBLEFIELD LN, LIBERTY HILL, TX 78642

## LEGEND

●	IRON ROD FOUND
▲	NAIL FOUND
⊙	COTTON GIN SPINDLE FOUND
⊙	5/8" IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
CGSET ⊙	COTTON GIN SPINDLE FOUND
PKS △	PK NAIL SET
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
▽	CALCULATED POINT
⊙ <sup>PP</sup>	POWER POLE
⊙ <sup>PP</sup> EM	POWER POLE WITH ELECTRIC METER
—C—	DOWN GUY
•TP	TELEPHONE PEDESTAL
— X — X — X —	WIRE FENCE
— ou — ou —	OVERHEAD UTILITY LINE
—    —    —    —	EDGE OF PAVEMENT
— · · · · ·	APPROXIMATE SURVEY LINE
— - - - -	APPROXIMATE FEMA LINE
— · · · · ·	ENGINEER'S BASELINE
RCP	REINFORCED CONCRETE PIPE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



## OWNERSHIP INFORMATION (SEE SHEET 1 & 3 OF 5)

- (A) WILLIAMSON COUNTY, TEXAS  
CALLED 1.414 ACRES (EXHIBIT A)  
DOC. NO. 2021029944
- (B) WILLIAMSON COUNTY, TEXAS  
CALLED 0.576 ACRE (EXHIBIT B)  
DOC. NO. 2021029944
- (C) WILLIAMSON COUNTY, TEXAS  
CALLED 1.224 ACRES  
DOC. NO. 2016043602
- (D) WILLIAMSON COUNTY, TEXAS  
CALLED 1.828 ACRES  
DOC. NO. 2016038954
- (E) TODD TATRO AND  
BRENDA TATRO  
CALLED 1.010 AC.  
DOC. NO. 2019023052

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°12'10"E	24.73'
L2	N19°58'07"W	21.80'
L3	N69°08'46"E	26.89'
L4	S73°24'41"W	1.84'
L5	S67°59'27"W	34.03'
L6	S26°30'50"W	51.25'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2650.00'	142.91'	3°05'23"	S61°56'29"E	142.89'

PARCEL 43SOUTH  
SHEET 4 OF 5

<> DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 5.788 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 9.1965 ACRE TRACT OF LAND CONVEYED TO PENIZE, LLC, RECORDED IN DOCUMENT NO. 2015012435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 900 STUBBLEFIELD LN, LIBERTY HILL, TX 78642

GENERAL NOTES:

1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.

3) THE TRACT SHOWN HEREON LIES WITHIN ZONE X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD, ZONE X (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, ZONE AE SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION (BFE), AND REGULATORY FLOODWAY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0245F, EFFECTIVE DATE OF DECEMBER 20, 2019.

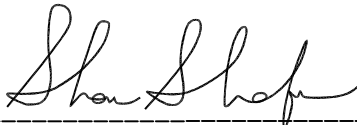
THE F.E.M.A. LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

TITLE COMMITMENT NOTE:

THE SURVEYOR HAS REVIEWED SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2049359-KF0, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 3, 2020 AND AN ISSUED DATE OF SEPTEMBER 14, 2020.

To: Williamson County, Texas and Title Resources Guaranty Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on July 29, 2021. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



SHANE SHAFER, R.P.L.S. NO. 5281

AUGUST 4, 2021

DATE



PARCEL 43SOUTH  
SHEET 5 OF 5



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100

T.B.P.E.L.S. FIRM NO. 10006900

# EXHIBIT "B"

## METES AND BOUNDS DESCRIPTION

FOR A 0.454 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1.224 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2016043602, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1.828 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2016038954, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.454 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF SEPTEMBER 2023, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found (Surface Coordinates: N=10211491.07, E=3055445.75) monumenting the northwest corner of said 1.224 acre Williamson County, Texas tract, same being on the southwest corner of the called 1.414 acre tract of land (Parcel 45ROW) conveyed to Williamson County, Texas, recorded in Document No. 2021029944, Official Public Records of Williamson County, Texas, same being on a point in the east right-of-way line of Stubblefield Lane (no record information found for Stubblefield Lane), same being on a point in the interior of Proposed right-of-way of State Highway 29 Liberty Hill Bypass;

THENCE, S 19°46'15" E with the west boundary line of said 1.224 acre Williamson County, Texas tract and said east right-of-way line of Stubblefield Lane for a distance of 176.08 feet to a 5/8" iron rod set with aluminum cap stamped "WILLIAMSON COUNTY" on a point in said west boundary line of the 1.224 acre Williamson County, Texas tract and said east right-of-way line of Stubblefield Lane, same being on an angle point in the proposed southerly right-of-way line of said Proposed State Highway 29 Liberty Hill Bypass, (Surface Coordinates: N=10211325.37, E=3055505.31), being 272.80 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 445+78.16, monumenting an angle point in the westerly boundary line and **POINT OF BEGINNING** hereof;

THENCE, **N 17°29'39" E** through the interior of said 1.224 acre Williamson County, Texas tract, same being with said Proposed southerly right-of-way line of said Proposed State Highway 29 Liberty Hill Bypass for a distance of **122.80 feet** to a 5/8" iron rod set with aluminum cap stamped "WILLIAMSON COUNTY", on an angle point in said Proposed southerly right-of-way line of said Proposed State Highway 29 Liberty Hill Bypass, being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 445+78.16, monumenting the most northerly corner hereof;

THENCE, continuing through the interior of said 1.224 acre Williamson County, Texas tract and with said Proposed southerly right-of-way line of Proposed State Highway 29 Liberty Hill Bypass, with a curve to the left an arc length of **124.99 feet**, said curve having a radius of **2650.00 feet**, a delta angle of **2°42'09"** and a chord which bears **S 73°51'25" E** for a distance of **124.98 feet** to a 5/8" iron rod set with aluminum cap stamped "Williamson County", being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 446+96.08, monumenting the most easterly corner hereof;

THENCE, **S 17°53'29" W** departing said proposed southerly right-of-way line of Proposed State Highway 29 Liberty Hill Bypass continuing in part through the interior of said 1.224 acre Williamson County, Texas tract, and in part through the interior of said 1.828 acre Williamson County, Texas tract for a distance of **124.98 feet** to a 1/2" iron rod set with cap marked 'DIAMOND SURVEYING' on a point in the interior of said 1.828 acre Williamson county, Texas tract, monumenting the southeast corner hereof;

THENCE, **S 61°53'46" W** through the interior of said 1.828 acre Williamson County, Texas tract for a distance of **100.18 feet** to a 1/2" iron rod set with cap marked 'DIAMOND SURVEYING' on a point in the westerly boundary line of said 1.828 acre Williamson County, Texas tract, same being on a point in the northerly boundary line of the called 1011.979 acre tract of land Conveyed to Williamson County, Texas, recorded in Document No. 2008070649, Official Public Records of Williamson County, Texas, monumenting the southwest corner hereof, from which an iron rod found with cap marked "RPLS 5784" on the southwest corner of said 1.828 acre Williamson County, Texas tract, same being on an angle point in said northerly boundary line of the 1011.979 acre Williamson County, Texas tract, same being on the northwest corner of the called 2.362 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2021117470 of the Official Public Records of Williamson County, Texas, bears **S 21°05'46" E** for a distance of 242.35 feet;

THENCE, **N 21°05'46" W** with said westerly boundary line of said 1.828 acre Williamson County, Texas tract and said northerly boundary line of said 1011.979 acre Williamson County, Texas tract for a distance **0.65 feet** to an iron rod found with cap marked "BAKER SURVEYING" on an angle point in said westerly boundary line of the 1.828 acre Williamson County, Texas tract, same being on an angle point in said northerly boundary line of the 1011.979 acre Williamson County, Texas tract, same being on the southeast terminus corner of said Stubblefield Lane, monumenting an angle point hereof, from which a 1/2" iron rod found on the southwest terminus corner of Stubblefield Lane, same being on an angle point in said northerly boundary line of the 1011.979 acre Williamson County, Texas tract, same being on the southeast corner of the called 9.197 acre tract of land conveyed to City of Liberty Hill, Texas, recorded in Document No. 2021167806, Official Public Records of Williamson County, Texas bears, **S 68°12'10" W** for a distance of 24.73 feet;

THENCE, **N 19°58'07" W** with said westerly boundary line of said 1.828 acre Williamson County, Texas tract and aforementioned easterly right-of-way line of Stubblefield Lane for a distance **21.80 feet** to an iron rod found with cap marked "RPLS 5784" on the northwest corner of said 1.828 acre Williamson County, Texas tract, same being on the southwest corner of said 1.224 acre Williamson County, Texas tract, same being on an angle point in said easterly right-of-way line of Stubblefield Lane, monumenting an angle point hereof;

THENCE, **N 19°46'15" W** with said aforementioned westerly boundary line of the 1.224 acre Williamson County, Texas tract, same being with said easterly right-of-way line Stubblefield Lane for a distance of **66.59 feet** to the **POINT OF BEGINNING** hereof and containing 0.454 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Coordinates and Distances shown hereon are surface based on a combined surface adjustment factor of 1.00014.

A drawing has been prepared to accompany this metes and bounds description.



**DIAMOND SURVEYING, INC.**

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

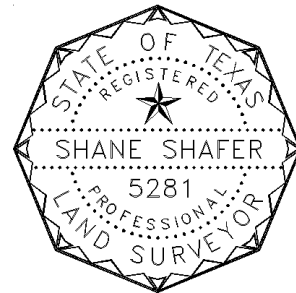
T.B.P.E.L.S. FIRM NUMBER 10006900

A handwritten signature in blue ink that reads "Shane Shafer".

September 25, 2023

SHANE SHAFER, R.P.L.S. NO. 5281

DATE

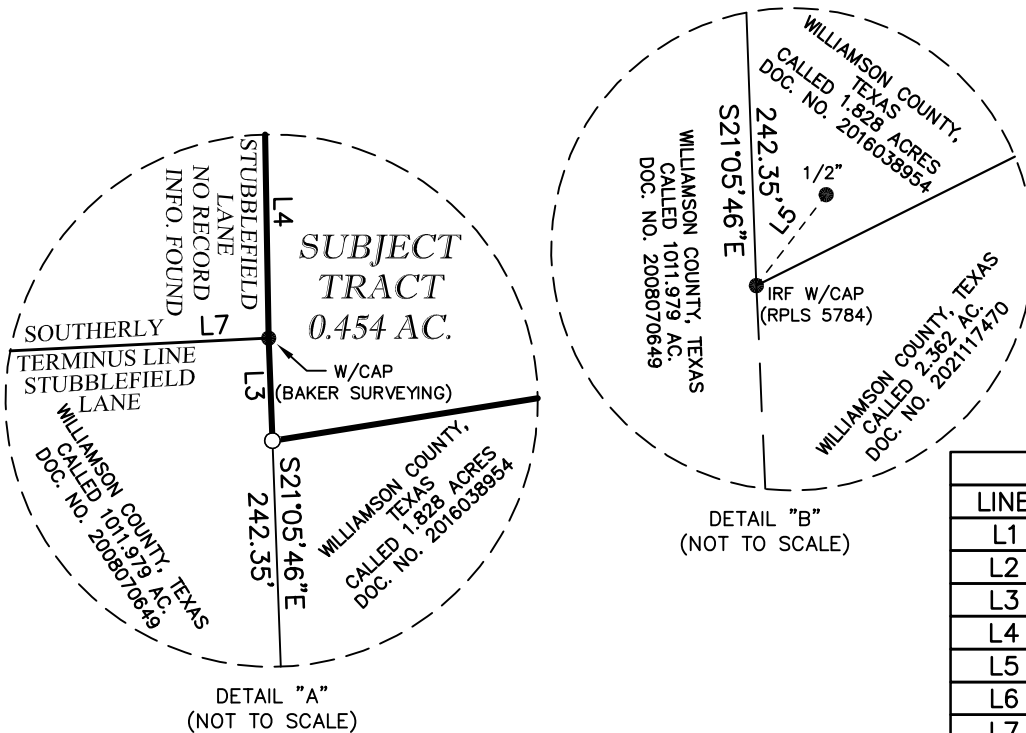


Z:\WILLIAMSON COUNTY PSA PROJECTS\\_\_2020 WA#1 Liberty Hill SH 29 Bypass 2020-23\\_\_LIFT STATION TRACT AND WWE 2023-127\SH 29 LHB LIFT STATION TRACT 20230922.doc

2016038954, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.454 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1.224 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2016043602, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.828 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2016038954, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°29'39"E	122.80'
L2	S17°53'29"W	124.98'
L3	N21°05'46"W	0.65'
L4	N19°58'07"W	21.80'
L5	N18°31'11"E	0.49'
L6	N19°46'15"W	66.59'
L7	S68°12'10"W	24.73'

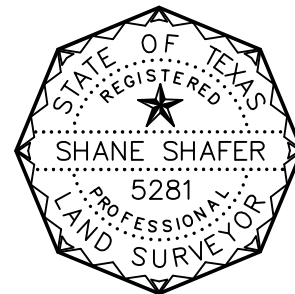
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2650.00'	124.99'	2°42'09"	S73°51'25"E	124.98'

GENERAL NOTES:

- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.
- 3) THE TRACT SHOWN HEREON LIES WITHIN ZONE X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0245F, EFFECTIVE DATE OF DECEMBER 20, 2019.
- THE F.E.M.A. LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.
- 5) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON WHICH MAY AFFECT THE SUBJECT TRACT.

To: City of Liberty Hill, Texas, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on September 20, 2023. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1B, Condition III Standard Land Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



*Shane Shafer*  
SHANE SHAFER, R.P.L.S. NO. 5281  
SEPTEMBER 25, 2023  
DATE

SHEET 2 OF 2

<> DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900