

## **AGREEMENT FOR GIFT OF REAL PROPERTY**

### **Ronald Reagan Right of Way**

**THIS AGREEMENT FOR GIFT OF REAL PROPERTY** ("Agreement") is entered into as of the date set forth below by and between **WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 4**, hereinafter referred to as "Donor," and the **WILLIAMSON COUNTY, TEXAS**, hereinafter referred to as "County". Donor desires to donate to County, and County desires to accept from Donor, the property which is more particularly described by metes and bounds in Exhibit "A" attached hereto (the "Parcel").

**IN CONSIDERATION** of the mutual covenants set forth herein, Donor and County hereby agree as follows:

#### **Section 1. Transfer & Acceptance.**

- a. The Donor dedicates the Parcel to the County. Donor shall convey and grant indefeasible title in and to the Parcel, free and clear of any monetary liens and encumbrances after title inspection by County at its sole expense, to County by deed in the form as shown in Exhibit "B" attached hereto. The deed shall be fully executed, notarized, and delivered to County by Donor within fifteen (15) days following final approval and execution of this Agreement by County.
- b. The County accepts the public dedication of the Parcel from the Donor. The County shall accept from the Donor title to, and interest in, the Parcel.

#### **Section 2. Consideration.** As a condition of Donor's gift and assignment of its interests in the Parcel to County, the County agrees to the following:

- a. Property Valuation. The Parcel is valued at Forty-Nine Thousand Five Hundred Ninety-Eight and 00/100 Dollars (\$49,598.00), for purposes of this Agreement. This value was determined using 2022 WCAD certified land market value.
- b. Driveway and Pond Reconstruction. As an obligation which shall survive the execution of this Agreement, purchaser agrees that it shall at its sole expense cause Donor's existing entry driveway and water quality/detention pond facilities to be reconstructed as part of the proposed County Ronald Reagan Widening construction project (the "Project"). The reconstruction of these facilities shall be in substantial compliance with the plans, specifications and notes as shown on Exhibit "C" attached hereto and incorporated herein, or as otherwise agreed to in writing between the parties prior to construction.

By execution of this Agreement, Purchaser, its agents, contractors and assigns shall be allowed to temporarily access the remaining property of Donor only to the extent and in the locations reasonably necessary to carry out the obligations of this paragraph. Purchaser shall be responsible for obtaining any required permits or approval for reconstruction of the existing detention pond facilities, and Donor agrees that upon request from

County it shall provide all reasonable assistance and information necessary for any permit submission requirements from any applicable jurisdiction.

Purchaser agrees that it shall maintain driveway access sufficient for operation of the current fire and emergency services vehicle ingress and egress at all times during construction of the Project, unless otherwise agreed between Donor and County in advance.

- c. Reconnection of Utility Facilities. As an obligation which shall survive the execution of this Agreement, Purchaser agrees that it shall at its sole expense cause any existing utility facilities of Donor which are in conflict with the proposed Project to be adjusted, reinstalled or otherwise reestablished as part of the overall Project, as identified in Exhibit "D" attached hereto and incorporated herein, or as otherwise agreed to in writing between the parties.
- d. Site Improvements. As compensation for the acquisition of site appurtenances within the Parcel identified on Exhibit "E" attached hereto and incorporated herein, and which are not otherwise to be reconstructed or adjusted pursuant to the additional obligations of this Agreement, County agrees to pay Donor the sum of \$27,700.00, within fourteen (14) days following delivery of the executed deed for the Parcel.

**Section 3. Representations and Warranties.** The County hereby represents and warrants that:

- a. County accepts the Parcel **AS IS, IN ITS PRESENT CONDITION.**

**Section 4. Donor's Duties, Representations and Warranties.**

- a. Donor is responsible for all property taxes associated with the Parcel up to and including the date of execution of the Deed for the Parcel.
- b. Donor may realize any proper tax benefit or future Road District reimbursement to which it is entitled through this gift of real property, and County shall provide any reasonable assistance requested by Donor to complete any required documentation for same.
- c. Donor understands and acknowledges that Donor has been informed of the entitlement to receive fair market value payment for the Parcel, as set out in Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601-4655), and the legal right to an appraisal, and is waiving those rights.

**Section 5. Assigns; Beneficiaries.** Neither the County nor Donor shall have the right to assign this Agreement to any party. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. This Agreement is for the sole benefit of Donor and County.

**Section 6. Entire Agreement.** This Agreement is the entire agreement between Donor and County concerning the gift of interest in the Parcel, and no modification hereof or subsequent agreement relative to the subject matter hereof shall be binding on either party unless reduced to writing, and signed by the party to be bound.

**Section 7. Choice of Law; Venue; Dispute Resolution.** This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue for any action brought under or with regard to this Agreement or the breach of this Agreement is in *Williamson County*, Texas, except to the extent otherwise mandated by applicable law. Time permitting, the parties will submit in good faith to an alternative dispute resolution process before filing a suit concerning this Agreement or the breach of same.

**EXECUTED BY** the County and by Donor as follows:

**DONOR:**

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 4

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

Name: San Clark

Title: President

Date: 9-26-2023

**COUNTY:**

**WILLIAMSON COUNTY, TEXAS**

By: \_\_\_\_\_  
Bill Gravell, Jr., County Judge

Date: \_\_\_\_\_

County: Williamson  
Parcel: 10 – Williamson County Emergency Services District No. 4  
Highway: Ronald Reagan Boulevard

EXHIBIT A  
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.3154 OF ONE ACRE (13,739 SQUARE FEET) PARCEL OF LAND SITUATED IN THE N. SMITHWICK SURVEY, ABSTRACT NO. 590 AND IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, BOTH IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, SANTA RITA WCESD NO. 4 FIRES STATION NO. 2, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2018034177 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), CONVEYED TO WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 4, RECORDED IN DOCUMENT NO. 2018047615 OF SAID O.P.R.W.C.T., SAID 0.3154 OF ONE ACRE (13,739 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 53.77 feet Left of Ronald Reagan Baseline Station 2506+19.72 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,213,495.92, E=3,080,241.90), being in the South line of said Lot 1, Block A, and in a common line of a called 34.10 acre tract of land described in Correction Special Warranty Deed to Santa Rita Commercial, LLC, recorded in Document No., 2014012340 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "RJ SURVEYING" found for the Southwest corner of said Lot 1, Block A and a common corner of said 34.10 acre tract, bears South 89°54'19" West a distance of 288.61 feet;

- 1) **THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard over and across said Lot 1, Block A, along a curve to the **Right** having a radius of **8160.00** feet, an arc length of **329.50** feet, a delta angle of **02°18'49"**, and a chord which bears **North 03°37'23" West** a distance of **329.48** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 52.08 feet Left of Ronald Reagan Baseline Station 2509+47.07 in the North line of said Lot 1, Block A and the common South line of Lot 2, said Block A;
- 2) **THENCE** with the common line of said Lot 1 and said Lot 2, Block A, **South 50°42'33" East** a distance of **57.95** feet to a Calculated Point for the Northeast corner of said Lot 1 and the common Southeast corner of said Lot 2, Block A, also being in the existing West ROW line of said Ronald Reagan Boulevard;
- 3) **THENCE** with the East line of said Lot 1, Block A and the common existing West ROW of said Ronald Reagan Boulevard, along a curve to the **Left** having a radius of **8100.00** feet, an arc length of **292.85** feet, a delta angle of **00°04'17"**, and a chord which bears **South 04°11'55" East** a distance of **292.82** feet to a Calculated Point for the Southeast corner of said Lot 1, Block A and a common corner of said 34.10 acre tract;

**County:** Williamson  
**Parcel:** 10 – Williamson County Emergency Services District No. 4  
**Highway:** Ronald Reagan Boulevard

- 4) **THENCE** with the South line of said Lot 1, Block A and a common line of said 34.10 acre tract, **South 89°54'19" West** a distance of **45.47** feet to the **POINT OF BEGINNING**, containing 0.3154 of one acre (13,739 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000106179.

THE STATE OF TEXAS        §  
   § KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WILLIAMSON §

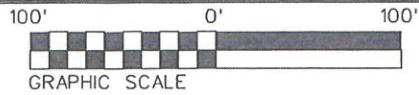
That I, Frank W. Funk, a Registered Profession Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 04/04/2023

Frank W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803  
Landesign Services, Inc.  
FIRM 10001800  
10090 W Highway 29  
Liberty Hill, Texas 78642







## PLAT TO ACCOMPANY PARCEL DESCRIPTION

CURVE DATA					
CURVE	$\Delta$	RADIUS	LENGTH	CHORD	
C1	02° 18' 49"	8160.00'	329.50	N03° 37' 23"W	329.48'
C2	00° 04' 17"	8100.00'	292.85'	S04° 11' 55"E	292.82'
(C1)		8100.00'			

LINE DATA		
LINE	BEARING	LENGTH
L1	S50° 42' 33"E	57.95'
L2	S89° 54' 19"W	45.47'

30' RESERVE  
CONSTRUCTION EASEMENT  
DOC. NO. 2018047615  
O.P.R.W.C.T.

LOT 2,  
BLOCK A

WILLIAMSON COUNTY EMERGENCY  
SERVICES DISTRICT NO. 4  
DOC. NO. 2018047615  
O.P.R.W.C.T.

LOT 1, BLOCK A

SANTA RITA WCESD NO. 4  
FIRE STATION NO. 2  
DOCUMENT NO. 2018034177  
O.P.R.W.C.T.

B. MANLOVE SURVEY  
ABSTRACT No. 417

N. SMITHWICK SURVEY  
ABSTRACT No. 590

SANTA RITA COMMERCIAL  
(34.10 ACRES)  
DOC. NO. 2014012340  
O.P.R.W.C.T.

RJ  
SURVEYING

(S89°53'49"W)  
S89°54'19"W  
288.61

P.O.B.  
GRID COORDINATES  
N: 10,213,495.92'  
E: 3,080,241.90'  
STA 2506+19.72  
OFF 53.77' LT

EXISTING  
R.O.W. LINE

WILLIAMSON COUNTY, TEXAS  
(50.016 ACRES)  
DOC. NO. 2004032994  
O.P.R.W.C.T.

RONALD REAGAN BLVD  
(R.O.W. VARIES)

G. FISK SURVEY  
ABSTRACT No. 5  
APPROXIMATE SURVEY LINE

RONALD REAGAN BASELINE

**LSI LANDESIGN SERVICES, INC.**

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF  
WILLIAMSON COUNTY EMERGENCY  
SERVICES DISTRICT NO. 4

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON





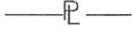

10/28/2022

PARCEL 10  
0.3154 ACRES  
13,739 Sq. Ft.

SHEET 3 OF 5

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

## LEGEND

-  CALCULATED POINT  
 1/2-INCH REBAR WITH ALUMINUM  
CAP STAMPED "WILLIAMSON COUNTY" SET  
(UNLESS OTHERWISE NOTED)  
 1/2-INCH REBAR FOUND  
(UNLESS OTHERWISE NOTED)  
 1/2-INCH REBAR FOUND WITH CAP  
STAMPED AS NOTED  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING  
R.O.W. RIGHT OF WAY  
( ) RECORD INFORMATION  
 PROPERTY LINE  
 SURVEY LINE  
B.L. BUILDING LINE  
P.U.E. PUBLIC UTILITY EASEMENT

## NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:  
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED  
FROM AN ACTUAL SURVEY MADE ON  
THE GROUND UNDER MY SUPERVISION.

*Frank W. Funk* 04/04/2023  
FRANK W. FUNK DATE  
RPLS 6803



**LSI LANDESIGN SERVICES, INC.**

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TBPELS FIRM NO. 10001800  
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RONALD REAGAN

COUNTY  
WILLIAMSON

10/28/2022

PARCEL 10  
0.3154 ACRES  
13,739 Sq. Ft.

SHEET 4 OF 5



## COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY  
 GF NO. T-168282  
 ISSUED: DECEMBER 1, 2022  
 EFFECTIVE DATE: NOVEMBER 21, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

## SCHEDULE B EXCEPTIONS:

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN DOC NOS. 2018034177, 2016067674, 2018045549, 2018045660, 2018047615, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ITEMS 10.7 THROUGH 10-13 ARE NOT A SURVEY MATTER.

- 10: 1. BUILDING SETBACK LINE(S) AS SHOWN AND/OR DESCRIBED ON PLAT OF RECORD IN DOCUMENT NUMBER 2018034177 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(SHOWN HEREON)
2. A 10' PUBLIC UTILITY EASEMENT RESERVED ALONG THE EAST PROPERTY LINE, AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NUMBER 2018034177 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(SHOWN HEREON)
3. A WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 939, PAGE 271 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON INCORRECT VOLUME AND PAGE IN INSTRUMENT)
4. AN ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2018079459 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(AFFECTS - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
5. A CONSTRUCTION EASEMENT AS DESCRIBED IN DOCUMENT NO. 2018047615 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (LOT 1)(SHOWN HEREON)
14. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)(NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
 TBPELS FIRM NO. 10001800  
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF  
 WILLIAMSON COUNTY EMERGENCY  
 SERVICES DISTRICT NO. 4

SCALE  
 1" = 100'

PROJECT  
 RONALD REAGAN

COUNTY  
 WILLIAMSON

10/28/2022  
 PARCEL 10  
 0.3154 ACRES  
 13,739 Sq. Ft.  
 SHEET 5 OF 5

# EXHIBIT "B"

Parcel 10

## DONATION DEED

Ronald Reagan Boulevard Right of Way

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:**

That **WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 4**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Donate, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

Being a 0.3154 acre (13,739 square foot) parcel of land out of the N. Smithwick Survey, Abstract No. 590, and the B. Manlove Survey, Abstract No. 417, both in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. (**Parcel 10**)

**SAVE AND EXCEPT, HOWEVER**, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of public roadway facilities and related appurtenances.

**TO HAVE AND TO HOLD** the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.


This deed is being delivered in lieu of condemnation.

**IN WITNESS WHEREOF**, this instrument is executed on this the 26 day of September, 2023.

*[signature on following page]*

**GRANTOR:**

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 4

By: 

Name: Dan Clark

Title: President

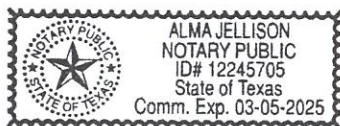
**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF Williamson

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§  
§

This instrument was acknowledged before me on this the 26 day of September, 2023 by Dan Clark in the capacity and for the purposes and consideration recited therein.





Notary Public, State of Texas

## WILLIAMSON COUNTY, TEXAS

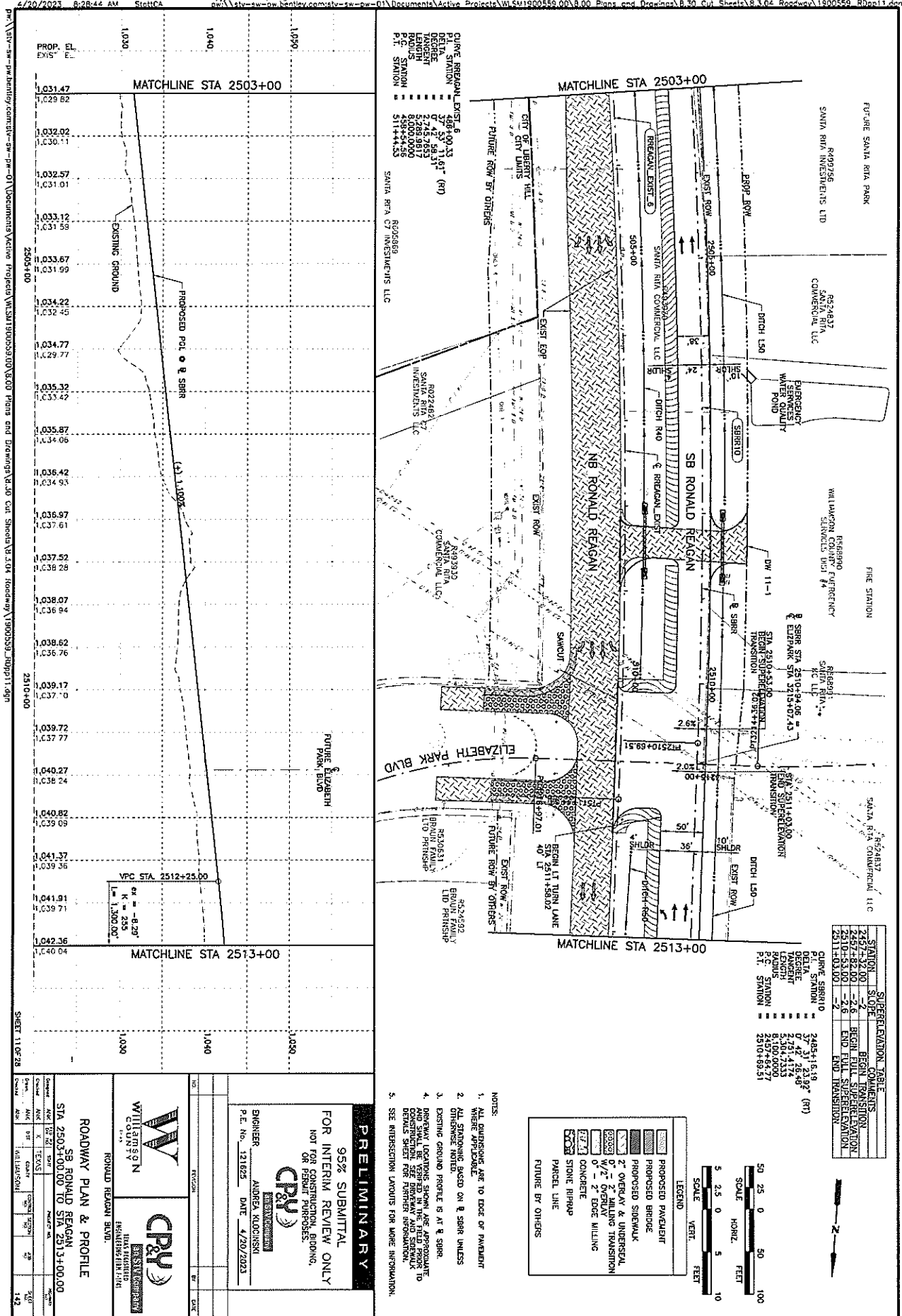
## **ACKNOWLEDGMENT**

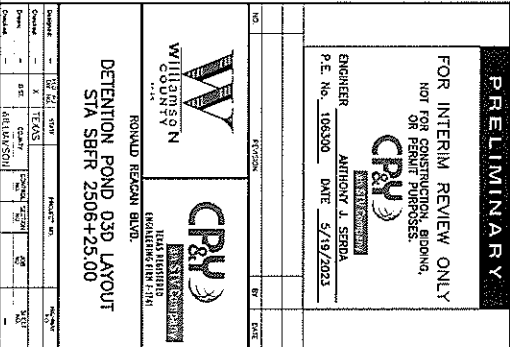
Notary Public, State of Texas

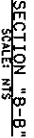
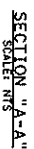
**AFTER RECORDING RETURN TO:**



\\sw-01\Documents\Active Projects\WISW1900559\00\B.00 Plans and Drawings\B.30 Cut Sheets\8.3.04 Roadway\1900559\_RDap1.dgn



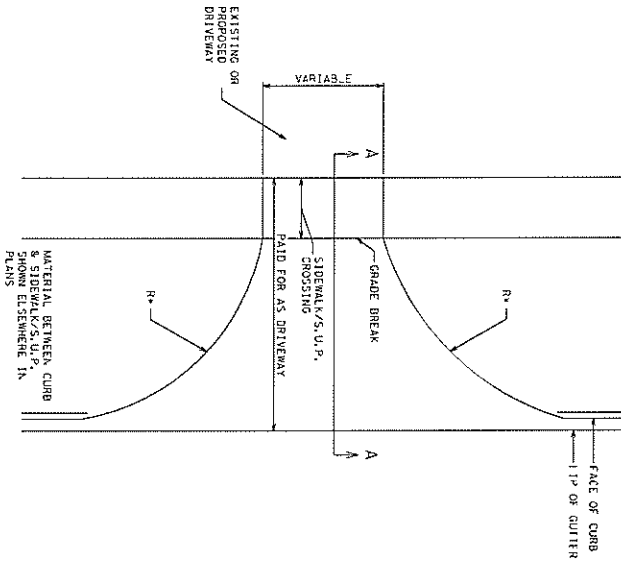




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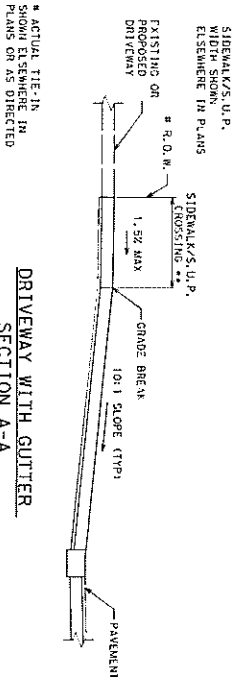
① SEE DRIVEWAY TABLE FOR LENGTH, WIDTH, AND RADI.

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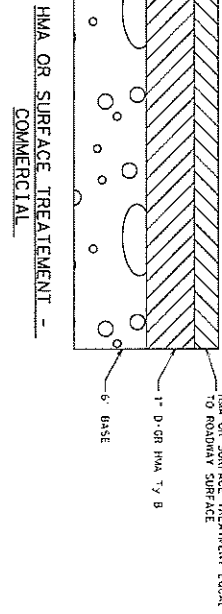
**DRIVEWAY PLAN**

\* SEE DRIVEWAY TABLES FOR DIMENSIONS

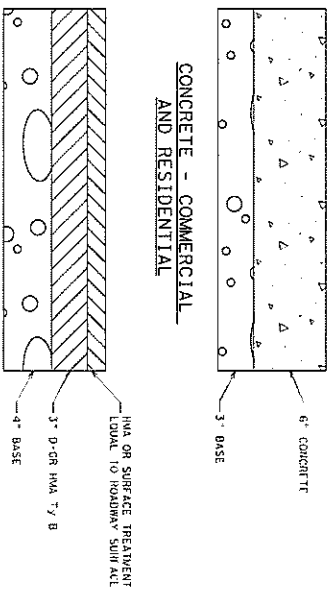


**DRIVEWAY WITH GUTTER  
SECTION A-A**

ENSURE GRADE BREAK DOES NOT EXCEED BY UNLESS OTHERWISE DIRECTED. PROVIDE ABSOLUTE MINIMUM SIDEWALK CROSSING WIDTH OF 4' FOR DRIVEWAYS WIDTH OF 20' OR LESS  
\*\* LOCATE SIDEWALK CROSSING TO ALIGN WITH ADJACENT SIDEWALK



**CONCRETE - COMMERCIAL  
AND RESIDENTIAL**



**GENERAL NOTES**

PROVIDE EXPANSION JOINTS 20 FT. C-C FOR WIDTH OR LENGTH OVER 25 FT. EXPANSION JOINT PER AUST STANDARD FOR SIDEWALK.  
REINFORCEMENT WILL BE IN ACCORDANCE WITH ITEM 432.3.1 USING NO. 3 OR NO. 4 BARS.  
FIBER REINFORCEMENT IS NOT ALLOWED. CLASS A CONCRETE IS ALLOWED TO USE CONCRETE AGGREGATE GRADES 1-8.  
IN 1/2\"/>

**PRELIMINARY**

95% SUBMITTAL  
FOR INTERIM REVIEW ONLY  
NOT FOR CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.

**CP&P**  
CONSULTING PROFESSIONAL ENGINEERS

ENGINEER: ANDREA KLOONISK  
P.E. No. 121625 DATE: 4/20/2023

**WILLIAMSON**  
CONSULTANTS

DRIVEWAY DETAILS

100%  
100%  
100%  
100%  
100%

# DRIVEWAY TABLE

DRIVEWAY ID	STATION	ANGLE (°)	ELEV "A"	ELEV "B"	ELEV "C"	ELEV "D"	RADIUS (FT)	RADIUS (FT)	WIDTH (FT)	LENGTH (FT)	DRIVEWAY (CONC)	DRIVEWAY (ASPHALT)	L1 (FT)	G1 (IN)	CURVE 1 (FT)	L2 (FT)	G2 (IN)	CURVE 2 (FT)	L3 (FT)	G3 (IN)	CURVE 3 (FT)	L4 (FT)	G4 (IN)	PIPE LENGTH (FT)	NO OF BARRILES	PIPE SIZE (IN)	S.F. SLOPE	
DR 3-1	2426+72.00	90	1020.92	1022.92	1021.98	1022.00	20	20	18	30.16'	N/A	80	10.0'	-5.00	8'	20.0'	10.00	8'	13.0'	-7.20	6'	3.0'	0.67	32	1	36	6.11	
DR 4-1	2436+61.95	90	1026.03	1028.28	1028.48	1028.54	20	20	12	50.5'	N/A	86	3.0'	-4.00	8'	19.5'	11.50	8'	25.0'	-7.20	8.00	3.0'	2.00	19	1	36	6.11	
DR 5-1	2457+00.00	90	1045.48	1047.08	1045.67	1048.61	20	20	12	36.7'	N/A	89	4.0'	2.00	8'	16.0'	9.50	8'	140.0'	-1.00	8.00	189.0'	1.50	33	2	48x48	58.0	
DR 6-1	2462+86.14	95	1049.00	1050.02	1048.90	N/A	20	10	12	73.7'	N/A	138	18.0'	5.70	8'	53.0'	-2.10	6'	3.0'	-4.70	N/A	N/A	N/A	26	1	36	6.11	
DR 7-1	2469+52.40	80	1054.00	1050.74	1050.65	N/A	15	10	12	52'	N/A	76	3.0'	2.60	6'	44.0'	-7.40	8'	5.0'	-1.80	8'	4.0'	0.88	20	1	24	6.11	
DR 8-1	2466+60.77	80	1036.74	1038.68	1038.80	N/A	15	10	12	39.96'	N/A	54	7.5'	2.60	6'	24.2'	7.96	6'	6.0'	2.00	N/A	N/A	N/A	23	1	24	6.11	
DR 11-1	2509+37.68	86	1028.56	1037.10	1037.69	N/A	25	25	38	39.96'	208	N/A	16.5'	5.50	8'	19.0'	-4.50	6'	4.0'	-0.30	N/A	N/A	N/A	48.6'	1	24	6.11	
DR 14-1	2538+29.43	30	971.11	964.23	N/A	N/A	20	15	12	86.02'	N/A	176	35.6'	0.96	8'	50.0'	-13.75	N/A	N/A	N/A	N/A	N/A	N/A	47'	1	18	6.1	
DR 16-1	2554+61.91	90	995.55	992.75	992.66	N/A	20	20	12	48'	N/A	83	4.0'	-2.20	8'	40.0'	-7.00	6'	4.0'	-2.15	8'	4.0'	-1.32	19	1	18	6.1	
DR 17-1	2564+62.04	105	896.70	892.68	892.72	N/A	10	20	12	65.65'	97	N/A	3.0'	-2.20	6'	60.0'	-6.70	6'	3.0'	1.30	6'	3.0'	-1.36	21	1	24	6.11	
DR 18-1	2578+45.08	90	990.97	993.20	993.22	N/A	20	20	24	35.98'	N/A	115	4.0'	-2.00	8'	29.0'	7.69	6'	3.0'	0.91	N/A	N/A	N/A	32	1	24	6.11	
DR 20-1	2595+13.58	90	895.96	899.46	899.52	N/A	30	30	12	44.4'	N/A	102	4.0'	-2.00	8'	37.4'	6.68	6'	3.0'	2.00	N/A	N/A	N/A	30	1	36	6.11	
DR 27-1	2671+47.38	94	895.43	895.53	N/A	N/A	20	20	12	59.39'	N/A	98	55.0'	-4.10	8'	4.5'	2.20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.11
DR 28-1	2678+56.86	90	884.65	884.86	884.91	N/A	25	25	26	52'	N/A	180	8.0'	-3.00	8'	41.0'	0.50	6'	3.0'	1.80	N/A	N/A	N/A	34'	1	24	6.11	
DR 29-1	CL SH93 23+17.67																											

NOTE: SEE DRAINAGE DITCH TABLE FOR ADDITIONAL DRIVEWAY CULVERT INFORMATION

**PRELIMINARY**

95% SUBMITTAL  
FOR INTERIM REVIEW ONLY  
NOT FOR CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.

**CP&Y**  
CONSULTING PROFESSIONALS

ENGINEER: ANDREA KLOONSKI  
P.E. No. 121645 DATE: 4/20/2023

**WILLIAMSON COUNTY**

**CP&Y**  
CONSULTING PROFESSIONALS

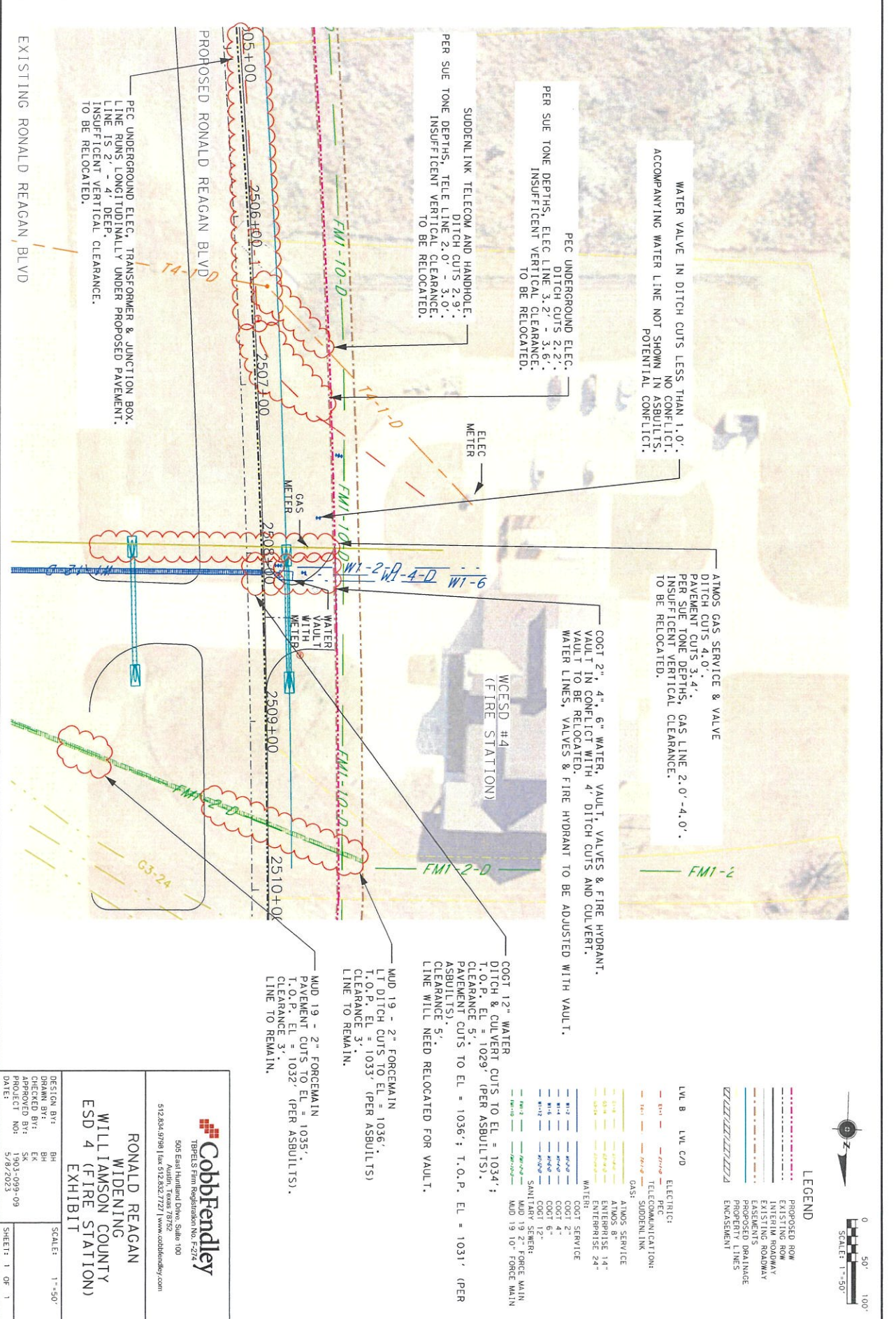
RONALD REAGAN BLVD.  
DRIVEWAY DETAILS

Drawn: MK	By: MK	Scale: 1"=40'	Sheet: 3 OF 3
Checked: MK	By: MK	Scale: 1"=40'	Sheet: 3 OF 3
Reviewed: MK	By: MK	Scale: 1"=40'	Sheet: 3 OF 3



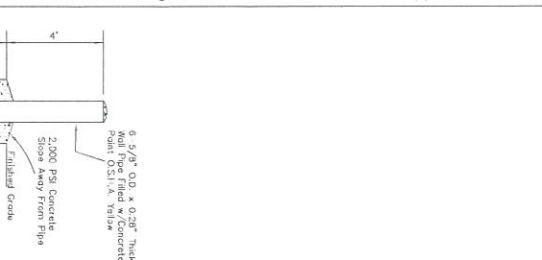
# EXHIBIT "D"

5/8/2023  
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**CobbFendley**  
TELE NO. 512.774.1174 • TOLL FREE NO. 1.800.475.5174  
505 EAST HUNTLAND DRIVE, SUITE 100  
AUSTIN, TEXAS 78752  
512.834.8716 • FAX 512.834.7727  
WWW.COBBFENDLEY.COM

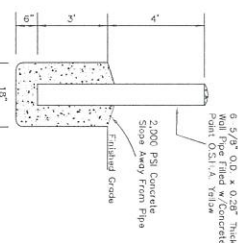


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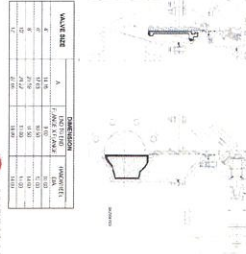
FIRE DEPARTMENT CONNECTION NOTES:

1. INSTALL A SIGN ABOVE THE FIRE DEPARTMENT CONNECTIONS RATING FDC.\*
2. THE SIGN SHALL BE 7' ABOVE GRADE.
3. THE SIGN SHALL HAVE REFLECTIVE WHITE LETTERS UPON A REFLECTIVE RED BACKGROUND.
4. THE LETTERING SHALL BE MINIMUM 2 INCH STROKE AND MINIMUM 6 INCHES IN HEIGHT.
5. THE SIGN SHALL ALSO HAVE THE ADDRESS/STREET NUMBER OF THE STRUCTURE PROTECTED BY A REMOTE FDC IS USED.
6. THE ADDRESS LETTERING SHALL BE MINIMUM 1 INCH STROKE.

SECTION  
BOLLARD DETAIL



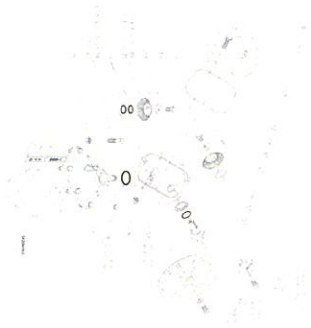
**AMERICAN Flow Control Submittal Information**  
4" - 12" SERIES 2500-1 RESILIENT WEDGE GATE VALVE WITH ENCLOSED A277 INTERGEARING  
(1) RATIO USE



VALVE SIZE	DISCHARGE	
	150 TO 180 F.P.S.E. APPROX.	HEAD FEET
6"	18.00	30.00
8"	27.00	45.00
10"	36.00	60.00
12"	45.00	75.00
14"	54.00	90.00
16"	63.00	105.00

**AMERICAN**  
FLOW CONTROL  
THE RIGHT WAY

Category	Percentage	Number
1. <i>Very good</i>	100%	1
2. <i>Good</i>	100%	1
3. <i>Fair</i>	100%	1
4. <i>Poor</i>	100%	1
5. <i>Very poor</i>	100%	1



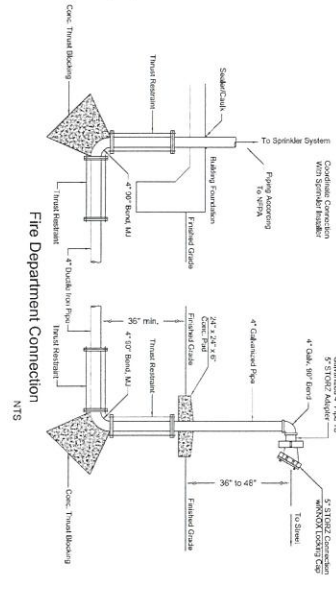
*Ceratostyles* occurs in typical of the forest zone with large herbaceous plants and in deciduous only. Concentrations of other mosses and seed ferns than *Selagin* very frequent from elsewhere in the subarctic forest belt.

**AMERICAN**  
NATION CONTROL

Fig. 7 of 1	Output	Input

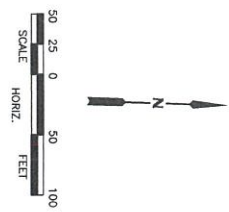
**AMERICAN**  
FLOW CONTROL




Page 1 of 1	02/11/12	Issued: 27/07/2022
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5/2/2023 10:26:50 AM KlocinAN [www.bentley.com/stv-sw-pw-01/Documents/Active Projects/WLSM1900559.00/8.00 Plans and Drawings/8.60 Exhibits/1900559 WCESD4-ExhibitEXIST.dgn](http://www.bentley.com/stv-sw-pw-01/Documents/Active Projects/WLSM1900559.00/8.00 Plans and Drawings/8.60 Exhibits/1900559 WCESD4-ExhibitEXIST.dgn)



<h1 style="margin: 0;">PRELIMINARY</h1>									
<p style="font-size: 1.2em; margin: 0;">FOR INTERIM REVIEW ONLY</p> <p style="font-size: 0.8em; margin: 0;">NOT FOR CONSTRUCTION, BIDDING, OR PERMITS SUBMITTALS.</p>									
 <p style="font-size: 0.7em; margin: 0;">CITY &amp; COUNTY OF YAVAPAI</p>					<p style="margin: 0;">ENGINEER</p> <p style="margin: 0;">AMBERA KLOCHINSKI</p>				
<p style="margin: 0;">P.E. No. 121625</p>					<p style="margin: 0;">DATE 5/27/2023</p>				
 <p style="font-size: 0.8em; margin: 0;">WILLIAMSON COUNTY TEXAS</p>		 <p style="font-size: 0.7em; margin: 0;">a STV Company</p>							
<p style="margin: 0;">RONALD REAGAN BLVD.</p>		<p style="margin: 0;">1045 EIGHTH STREET, SUITE 300 ELIZABETH, TEXAS 75834</p>							
<h2 style="margin: 0;">ROADWAY PLAN &amp; PROFILE</h2> <h3 style="margin: 0;">ELIZABETH PARK BLVD</h3>									
<p style="margin: 0;">Contract -</p>		<p style="margin: 0;">Job # 21-001</p>		<p style="margin: 0;">Project No.</p>		<p style="margin: 0;">Sheet Count</p>		<p style="margin: 0;">Scale</p>	
<p style="margin: 0;">Client -</p>		<p style="margin: 0;">TxDOT</p>		<p style="margin: 0;">Contract Section</p>		<p style="margin: 0;">of</p>		<p style="margin: 0;">Total</p>	
<p style="margin: 0;">Contract -</p>		<p style="margin: 0;">2101</p>		<p style="margin: 0;">COUNTY</p>		<p style="margin: 0;">200</p>		<p style="margin: 0;">1</p>	
<p style="margin: 0;">Contract -</p>		<p style="margin: 0;">2101</p>		<p style="margin: 0;">BELLAMOUN</p>		<p style="margin: 0;">200</p>		<p style="margin: 0;">1</p>	





Dwg Info: C:\CFA\2014\03058501\_Williamson\_County\_2013\_Road\_Bond\MUN\41\_RonaldReaganWidening\DESIGN\IC-500-DET-Cont.dwg - Top DETL-03 - Printed: 8/15/2023 3:30 PM By: HEATHER BYRNE

