

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-738-8725 (D) • fax 512-255-8986

don@scrllaw.com

October 4, 2023

Via e-mail mnavarre@bnsfirm.com

Jan & Patrick O'Connell
c/o Michael L. Navarre
Beatty Navarre Strama P.C.
901 S. MoPac Expressway
Building 1, Suite 200
Austin, Texas 78746

Re: Williamson County—Sam Bass/Corridor H Project
Parcel 60DE

Dear Mr. Navarre:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a permanent drainage easement by Williamson County, Texas (the "County") in and across portions of the property owned by Jan & Patrick O'Connell ("Owner") as part of the County's proposed Sam Bass Road/Corridor H improvements ("Project").

By execution of this letter the parties agree as follows:

1. In return for Owner's delivery to County of a fully executed and acknowledged Drainage and Detention Pond Easement ("Easement") in and to 0.399 acre of land, such rights to be granted in the form as set out in Exhibit "A" attached hereto and incorporated herein, free and clear of any monetary liens and encumbrances, County shall pay Owner the sum of **\$488,271.00** in cash or other readily available funds ("Purchase Price").

2. The Closing and completion of this transaction shall take place at Texas National Title Company ("Title Company") within thirty (30) days after full execution of this Agreement, or at other date and time agreed to between the parties.

Upon request Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to County in completion of this transaction. County shall be responsible for all fees and costs associated with this transaction, except that each party shall be responsible for any attorney's fees they incur. Owner shall assist County and Title

Company with any curative measures or mortgage lien joinder, consent or subordination required as a condition of the Closing.

Upon completion of (1) the full execution of this Agreement by all parties, and (2) acknowledgment by the Title Company of delivery by County of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after November 30, 2023 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary construction activities associated with the proposed improvement construction project of County.

To the extent allowed by law County, its agents and contractors agree to release, indemnify, and otherwise hold Owner harmless from any damages or other losses to owner or any third party resulting from any acts or omissions performed under the limited right of possession herein. The parties further agree to continue to use diligence in assisting with any title curative or lienholder consent measures required by the Contract to expeditiously complete the Closing of the purchase transaction.

3. This Agreement is being made, and the Easement is being delivered, in lieu of condemnation.

If this meets with your understanding, please execute this letter where indicated and return it to me, and we will have this approved and signed by the County and process this for payment and Closing as quickly as possible.

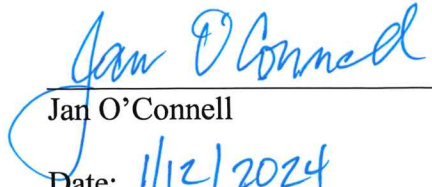
Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,

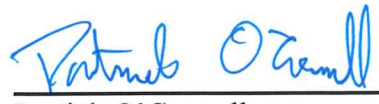
Don Childs
Sheets & Crossfield, PLLC

[signature pages follow]

AGREED:



Jan O'Connell
Date: 1/12/2024



Partick O'Connell
Date: 1/12/24

ACCEPTED AND AGREED:

COUNTY OF WILLIAMSON, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Date: _____

EXHIBIT “A” FORM OF EASEMENT FOLLOWS

DRAINAGE AND DETENTION POND EASEMENT

Sam Bass Road/Corridor H

THE STATE OF TEXAS


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KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

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 Grantor That **JAN O'CONNELL and PATRICK O'CONNELL**, hereinafter referred to as "**Grantee**", whether one or more, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as "Grantee", receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the below-described property:

BEING 0.399 acre (17,377 SF) of land out of the W. Kincaid Survey, Abstract No. 374, Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (hereinafter sometimes referred to as the "Property") (**Parcel 60**).

The perpetual Easement, right-of-way, rights and privileges herein granted shall be used for the following purposes:

A permanent storm water drainage and detention pond easement for the opening, constructing, installing, operating, maintaining, repairing, inspecting, monitoring and replacing earthen and vegetative material lined detention pond(s) ("Ponds"), along with any intake or outfall drainage structures, appurtenances and grading which may be necessary to facilitate the proper drainage and temporary detention of storm water for the adjacent Sam Bass/Corridor H roadway improvements and appurtenances (the "Project"), together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to the Easement directly from the adjacent public road right of way or adjacent easement owned or possessed by Grantee, its successors and assigns, for the purpose of making improvements, modifications, repairs, or maintenance (the "Easement").

The perpetual Easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee, to trim, cut, fell, mow, and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the Easement. Grantor, its successors and assigns, shall be permitted, but not obligated, to mow or otherwise maintain the vegetative surface of the Property, including removal of loose debris, as reasonably necessary to ensure the appearance and function of the Easement.

The perpetual Easement, right-of-way, rights and privileges granted herein are exclusive with respect to surface stormwater detention use, aside from the Grantor's permitted use of the Easement with respect to surface stormwater detention use, however Grantor may convey other easement or non-conflicting rights within or otherwise permit use of the Property covered by this grant that do not interfere with the purpose or function of any improvements placed thereon or made to the Property, or the maintenance of the surface of the Property for storm water drainage and temporary detention, but only with the express prior written consent of Grantee, which consent shall not be unreasonably withheld, conditioned or delayed.

Grantor shall not, without prior consent of Grantee, (i) construct or place or allow to be constructed or placed, any fences, houses, buildings, structures, pavement, or other improvements or obstructions, whether temporary or permanent, or plant or locate any trees, vegetation, or shrubs on the Property; or (ii) change the grade of the Property or Easement. Grantee agrees and represents that it shall not unreasonably withhold its consent. Grantee agrees and represents that it will not oppose any request or action by the Grantor to merge the property containing the Easement with the property located at 3803 Sam Bass Road, Round Rock, Texas 78681.

Subject to the foregoing provisions, Grantor specifically reserves the right unto itself, its successors and assigns, the right to use the surface of the Property to the extent that such use does not interfere with, restrict, or otherwise impair Grantee's use and enjoyment of the Property and Easement for the full extent of the purposes conveyed herein.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment or carrying out the purposes of this Easement. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property adjacent to the Property which is the result of actions outside the granted purposes of this Easement.

Grantor reserves all oil, gas, and other minerals in, on, or under the Property, but waives all right to use the surface of the Property for the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing herein shall prohibit or in any manner restrict the right of Grantor to extract oil, gas, and other minerals from and under the Property by directional drilling or other means that does not interfere with or disturb the surface of the Property or Grantee's use of the Easement for the purposes set forth herein.

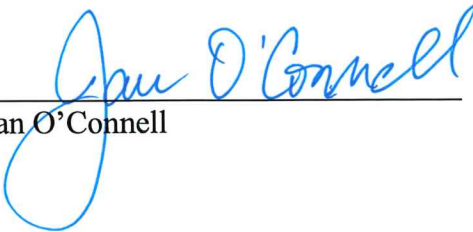
TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter the Property, or any part thereof, for the purpose of constructing or maintaining said drainage and ponds and for making connections therewith.

Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise. This conveyance is made subject to any easements, covenants, conditions, restrictions or other validly existing matters of record affecting this Property which are recorded in the Official Public Records of Williamson County, Texas as of the effective date of this easement.

EXECUTED to be effective on the date of the last notarized signature below.

GRANTOR:



Jan O'Connell

ACKNOWLEDGMENT

THE STATE OF TEXAS

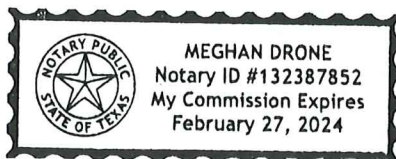
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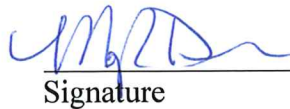
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COUNTY OF Williamson

§

This instrument was acknowledged before me on this the 12th day of the month of January, 2024, by Jan O'Connell, in the capacity and for the purposes and consideration recited herein.





Signature

Meghan Drone

Printed Name

Notary Public, State of Texas

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

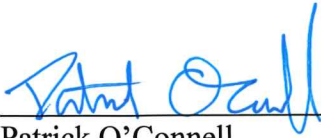
2. Next, it is important to gather relevant information and data. This can be done through research, consultation with experts, or by analyzing existing data sets.

3. Once the information is gathered, the next step is to analyze it and identify the key factors that influence the outcome. This often involves using statistical methods or other analytical tools.

4. After analysis, the next step is to develop a plan or strategy to address the problem. This plan should be based on the findings of the analysis and should take into account the constraints and resources available.

5. Finally, the plan is implemented, and the results are monitored and evaluated. This step is crucial for ensuring that the solution is effective and for making any necessary adjustments.

GRANTOR:


Patrick O'Connell

ACKNOWLEDGMENT

THE STATE OF TEXAS

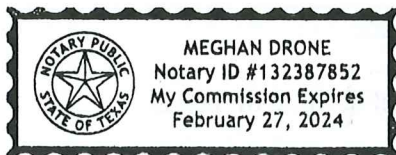
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COUNTY OF Williamson

§

§

This instrument was acknowledged before me on this the 17th day of the month of January, 2023, by Patrick O'Connell, in the capacity and for the purposes and consideration recited herein.




Signature

Meghan Drone
Printed Name

Notary Public, State of Texas

ACKNOWLEDGED AND AGREED BY GRANTEE:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr., County Judge

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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

Signature

Printed Name

Notary Public, State of Texas

Grantee's Address:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

After recording please return to:

EXHIBIT "A"

County: Williamson
Parcel No.: DE-60
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 5
December 19, 2023

PROPERTY DESCRIPTION FOR DRAINAGE EASEMENT 60

DESCRIPTION OF A 0.399 ACRE (17,377 SQ. FT.) EASEMENT LOCATED IN THE W. KINCAID SURVEY, ABSTRACT 374, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.29 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JAN O'CONNELL AND PATRICK O'CONNELL, RECORDED MAY 17, 2018 IN DOCUMENT NO. 2018042048, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.399 ACRE (17,377 SQ. FT.) EASEMENT, 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 found 50.09 feet right of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 352+59.10 on the existing south right-of-way of Sam Bass Road, a variable width right-of-way, no record information found, for the northeast corner of a called 1.0979 acre tract of land, described in a deed to Jan King O'Connell and Patrick O'Connell, recorded in Document No. 2021152335, O.P.R.W.C.TX., same being the northwest corner of a called 1.66 acre tract of land, described in a deed to Carolyn Anne Brydson Pursley, recorded in Volume 987, Page 717, Deed Records of Williamson County, Texas (D.R.W.C.TX.);

THENCE with the existing south right-of-way line of said Sam Bass Road, the following two (2) courses and distances:

N 66°52'38" W, a distance of 162.92 feet to a 3/8-inch iron rod found, for the northwest corner of said 1.0979 acre tract, same being the northeast corner of said 1.29 acre tract, and

N 71°43'14" W, a distance of 64.34 feet to a calculated point (Surface Coordinates: N=10,168,241.52, E=3,114,524.90) 47.61 feet right of Sam Bass Road E.C.S 350+28.74, for the northeast corner and **POINT OF BEGINNING** of the easement described herein;

THENCE departing the existing south right-of-way line of said Sam Bass Road, over and across said 1.29 acre tract, the following four (4) courses and distances numbered 1-4:

- 1) S 16°36'38" W, a distance of 229.77 feet to a calculated point 277.17 feet right of Sam Bass Road E.C.S. 350+39.15,
- 2) N 72°10'18" W, a distance of 5.23 feet to a calculated point 277.29 feet right of Sam Bass Road E.C.S. 350+33.39,
- 3) S 16°36'38" W, a distance of 25.07 feet to a calculated point 302.34 feet right of Sam Bass Road E.C.S. 350+34.58, for the southeast corner of the easement described herein, and
- 4) N 72°10'18" W, a distance of 99.22 feet to a calculated point 302.87 feet right of Sam Bass Road E.C.S. 349+27.92 on the west line of said 1.29 acre tract, same being the east line of a called 1.53 acre tract of land, described in a deed to SAPR Round Rock LCC, recorded in Document No. 2018016426, O.P.R.W.C.TX., for the southwest corner of the easement described herein, from which a 1/2-inch iron rod found for the southwest corner of said 1.29 acre tract bears S 16°36'38" W, a distance of 45.07 feet;

5) **THENCE** N 16°36'38" E, with the common line of said 1.29 acre tract and said 1.53 acre tract, a distance of 27.08 feet to a calculated point 275.80 feet right of Sam Bass Road E.C.S. 349+27.42,

SAM BASS ROAD ENGINEER'S CENTERLINE

S72°19'58"E 478.33'

350+00 EXHIBIT "A"

C.R. 175 (SAM BASS RD)
(VARIABLE WIDTH R.O.W)
(NO RECORD INFORMATION FOUND)

S71°43'14"E

349+63.30
47.69' RT

EXISTING ROW

WATER LINE EASEMENT
VOL. 602, PG. 539
D.R.W.C.TX.

CULVERT

POWER POLE

FENCE

JAN O'CONNELL
AND PATRICK O'CONNELL
RECORDED MAY 17, 2018
CALLED 1.29 AC.
DOC. NO. 2018042048
O.P.R.W.C.TX.

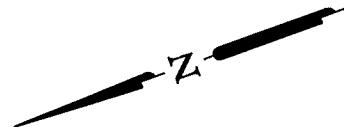
DE-60
(0.399 AC.)

SAPR ROUND ROCK LLC
CALLED 1.53 AC.
DOC. NO. 2018016426
O.P.R.W.C.TX.

W. KINCAID SURVEY
ABSTRACT 314

JAN KING O'CONNELL AND
PATRICK O'CONNELL
CALLED 1.0979 AC.
DOC. NO. 2021152335
O.P.R.W.C.TX.

ENGINEER'S CENTERLINE
CURVE DATA
PT STA 350+94.23
N = 10,168,267.40
E = 3,114,603.00 (RT)
D = 05°05'43.00"
L = 01°54'35.49"
T = 266.79'
R = 133.48'
PC STA 349+60.75
PT STA 352+27.53



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

LINE NO.	BEARING	DISTANCE
L1	N71°43'14"W	64.34'
L2	N72°10'18"W	5.23'
L3	S16°36'38"W	25.07'
L4	S16°36'38"W	45.07'
L5	N16°36'38"E	27.08'
L6	S72°08'05"E	40.05'

PAGE 3 OF 5
REF. FIELD NOTE NO. 49092

FILE: \\samsinc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\60\PLAT\00\DE-60_R3.dgn

EXISTING 1.29 AC. ACQUIRE 0.000 AC. REMAINING 1.29 AC. RIGHT

SAM

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 1006-4300


EASEMENT SKETCH
SHOWING PROPERTY OF
JAN O'CONNELL
AND PATRICK O'CONNELL
DE-60
0.399 AC. (17,377 SQ. FT.)

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-165404, ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, EFFECTIVE DATE JULY 13, 2022, AND ISSUED DATE JULY 22, 2022. PLAT NO. 1, RESTRICTIVE COVENANTS: VOLUME 554, PAGE 135 AND VOLUME 568, PAGE 10, PLAT RECORDS AND VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

- 10.1. RIGHTS OF PARTIES IN POSSESSION.
2. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
2. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 466, PAGE 132 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT)
3. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 489, PAGE 270 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT)
4. A WATER LINE EASEMENT GRANTED TO GREENWOOD HILLS, INC. AS DESCRIBED IN VOLUME 602, PAGE 539 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES AFFECT, AS SHOWN ON PLAT)
5. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2012063645 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES AFFECT, AS SHOWN ON PLAT)
6. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS, WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
7. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.
8. THE COMPANY SHALL HAVE NO LIABILITY FOR, NOR RESPONSIBILITY TO DEFEND, ANY PART OF THE PROPERTY DESCRIBED HEREIN AGAINST:
- (1) ALL RIGHT, TITLE OR CLAIM OF ANY CHARACTER BY THE UNITED STATES, STATE OF TEXAS, LOCAL GOVERNMENT OR BY THE PUBLIC GENERALLY IN AND TO ANY PORTION OF THE LAND LYING WITHIN THE CURRENT OR FORMER BED, OR BELOW THE ORDINARY HIGH WATER MARK, OR BETWEEN THE CUT BANKS OF A STREAM NAVIGABLE IN FACT OR IN LAW.
- (2) RIGHT OF RIPARIAN WATER RIGHTS OWNERS TO THE USE AND FLOW OF THE WATER.
- (3) THE CONSEQUENCE OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE BED.
9. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF LAND.

EXISTING	1.29 AC.	ACQUIRE	0.000 AC.	REMAINING	1.29 AC.	RIGHT
				EASEMENT SKETCH SHOWING PROPERTY OF JAN O'CONNELL AND PATRICK O'CONNELL DE-60 0.399 AC. (17,377 SQ. FT.)		
4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300						

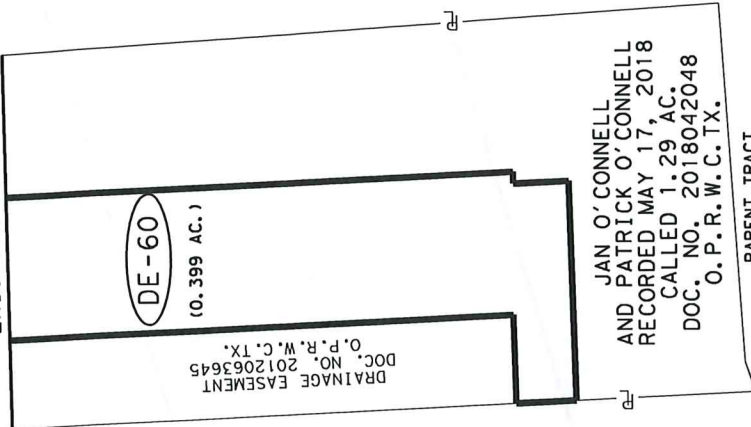
LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE 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
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- Z--- DEED LINE (COMMON OWNERSHIP)

A
CAROLYN ANNE
BRYDSON PURSLEY
CALLED 1.66 AC.
VOL. 987, PG. 717
D.R.W.C.TX.

C.R. 175 (SAM BASS RD)

EXISTING ROW



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 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 WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, OF NO. T-165404, EFFECTIVE DATE IS JULY 13, 2022 AND ISSUED DATE IS JULY 22, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
 4. 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

12/19/23

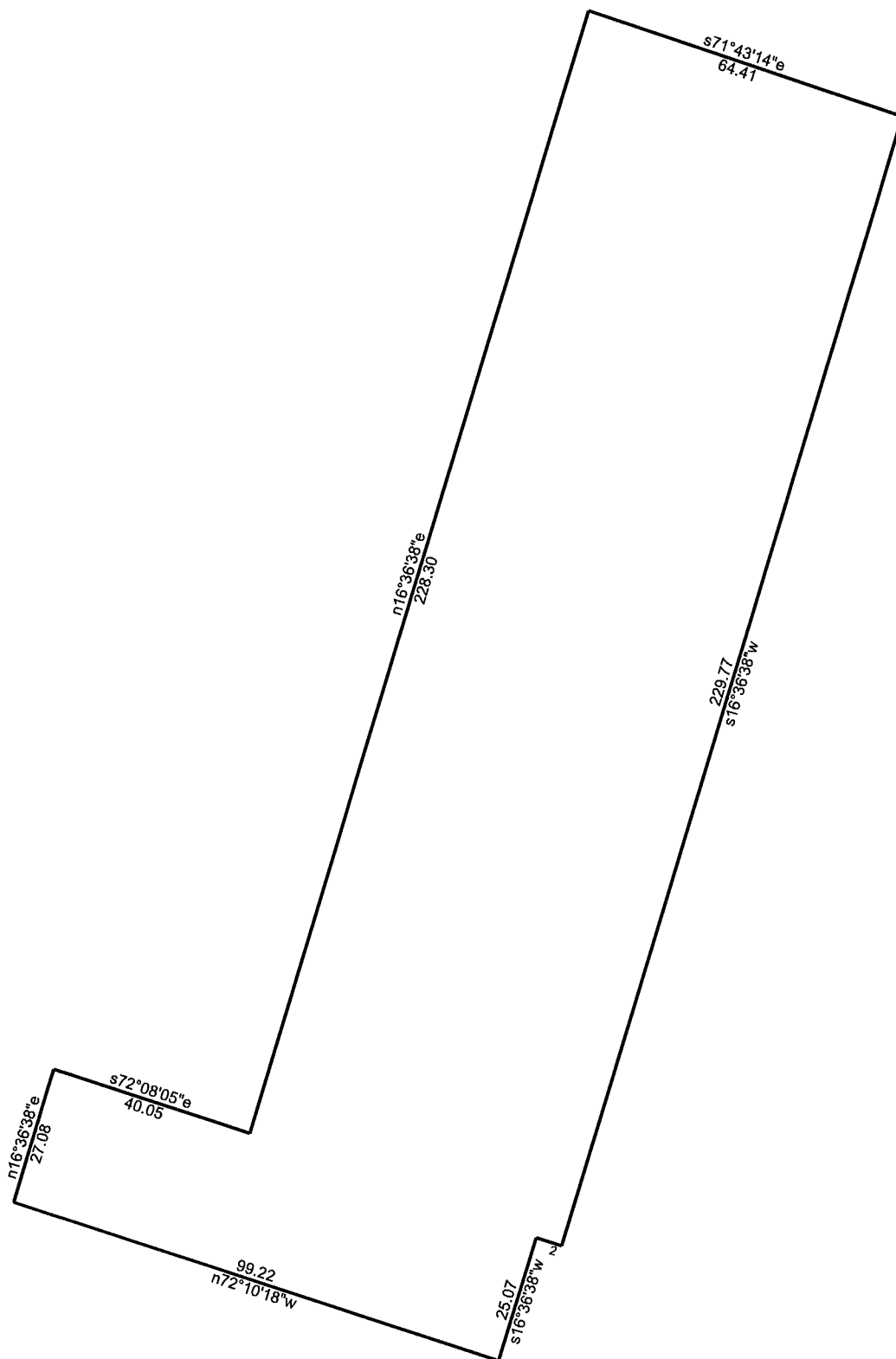
DATE

FILE: \\saminc\saus\PROJECTS\1017038216\100\Survey\03Exhibits\60\PLAT\00\DE-60-R3.dgn
EXISTING 1.29 AC. ACQUIRE 0.000 AC. REMAINING 1.29 AC. RIGHT

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

SAM

EASEMENT SKETCH
SHOWING PROPERTY OF
JAN O'CONNELL
AND PATRICK O'CONNELL
DE-60
0.399 AC. (17,377 SQ. FT.)



12/19/2023

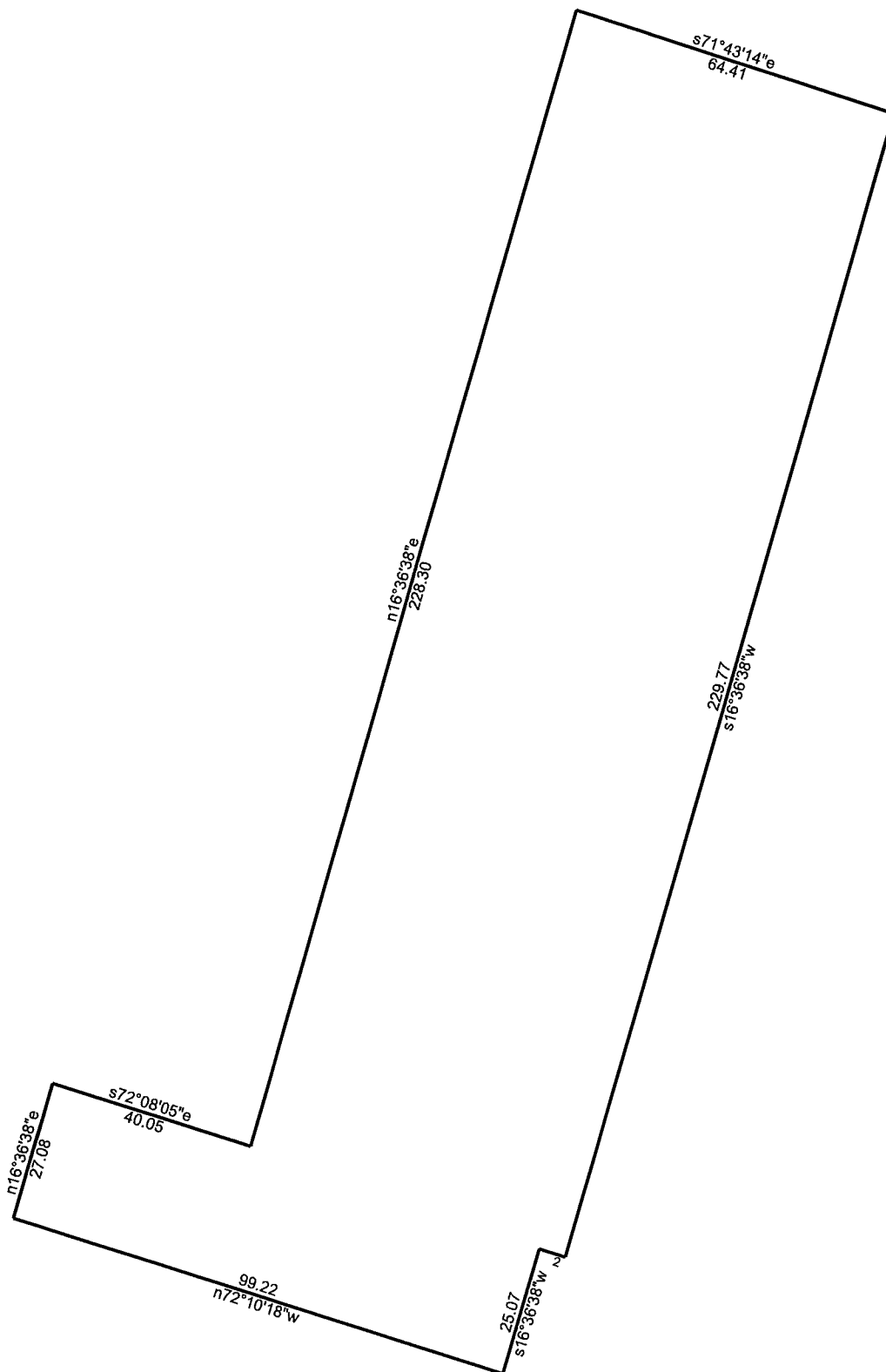
Scale: 1 inch= 31 feet

File: DE-60_R3_FN.ndp

Tract 1: 0.3989 Acres (17377 Sq. Feet), Closure: s08.4937e 0.01 ft. (1/92664), Perimeter=719 ft.

01 s16.3638w 229.77
02 n72.1018w 5.23
03 s16.3638w 25.07
04 n72.1018w 99.22
05 n16.3638e 27.08
06 s72.0805e 40.05
07 n16.3638e 228.30

08 s71.4314e 64.41



12/19/2023

Scale: 1 inch= 31 feet

File: DE-60_R3_PLAT.ndp

Tract 1: 0.3989 Acres (17377 Sq. Feet), Closure: s08.4937e 0.01 ft. (1/92664), Perimeter=719 ft.

01 s16.3638w 229.77
02 n72.1018w 5.23
03 s16.3638w 25.07
04 n72.1018w 99.22
05 n16.3638e 27.08
06 s72.0805e 40.05
07 n16.3638e 228.30

08 s71.4314e 64.41

2
 3
 4 Parcel DE-60_R3 : 800015 800016 800017 800018 800013 800014 800011 800012 800015
 5
 6 Total parent tract area = 17,375.6437 ft² = 0.3989 a
 7 Total taken area = 0.0000 ft² = 0.0000 a
 8 Remaining area = 17,375.6437 ft² = 0.3989 a
 9
 10 Description of parcel: DE-60_R3
 11
 12 Beginning parent tract description
 13 =====
 14
 15 Point 800015 N 10,168,241.5189 E 3,114,524.8989 Sta 0+00.00
 16
 17 Course from 800015 to 800016 S 16° 36' 38" W Dist 229.7682
 18
 19 Point 800016 N 10,168,021.3389 E 3,114,459.2164 Sta 2+29.77
 20
 21 Course from 800016 to 800017 N 72° 10' 18" W Dist 5.2264
 22
 23 Point 800017 N 10,168,022.9391 E 3,114,454.2410 Sta 2+34.99
 24
 25 Course from 800017 to 800018 S 16° 36' 38" W Dist 25.0724
 26
 27 Point 800018 N 10,167,998.9129 E 3,114,447.0737 Sta 2+60.07
 28
 29 Course from 800018 to 800013 N 72° 10' 18" W Dist 99.2174
 30
 31 Point 800013 N 10,168,029.2901 E 3,114,352.6210 Sta 3+59.28
 32
 33 Course from 800013 to 800014 N 16° 36' 38" E Dist 27.0774
 34
 35 Point 800014 N 10,168,055.2376 E 3,114,360.3615 Sta 3+86.36
 36
 37 Course from 800014 to 800011 S 72° 08' 05" E Dist 40.0496
 38
 39 Point 800011 N 10,168,042.9511 E 3,114,398.4799 Sta 4+26.41
 40
 41 Course from 800011 to 800012 N 16° 36' 38" E Dist 228.2961
 42
 43 Point 800012 N 10,168,261.7204 E 3,114,463.7416 Sta 6+54.71
 44
 45 Course from 800012 to 800015 S 71° 43' 14" E Dist 64.4074
 46
 47 Point 800015 N 10,168,241.5189 E 3,114,524.8989 Sta 7+19.11
 48
 49 =====
 50 Ending parent tract description
 51
 52 =====
 53
 54 End of parcel DE-60_R3 description
 55