

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

Phone 512-738-8731 (D) • fax 512-255-8986

lisad@scrllaw.com

September 30, 2024

John B. Schwertner & Belinda Schwertner
1171 CR 314
Jarrell, Texas 76537

Re: CR 314
Sonterra Municipal Utility District and Jarrell Schwertner Water Supply
Corporation Water & Wastewater Line Easement

Dear Mr. & Ms. Schwertner:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a permanent water and wastewater line easement by Williamson County, Sonterra Municipal Utility District, a political subdivision of the State of Texas, and Jarrell Schwertner Water Supply Corporation, a Texas non-profit corporation (collectively the "County") in and across portions of the property owned by both of you ("Owner") as part of the County's proposed CR 314 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 water and wastewater line easement ("Easement") in and to a 0.5168-acre (22,512 square foot) tract of land, such rights to be granted in the form as set out in Exhibit "A" attached hereto and incorporated herein, County shall pay Owner the sum of **\$49,280.00** in cash or other good funds ("Purchase Price").

2. If requested by County, the Closing and completion of this transaction shall take place at Longhorn 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, the 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 or to the Easement Grantee 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 October 31, 2024 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 have this letter executed by the appropriate person 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,

/s/ John L. Kelley

John L. Kelley

Sheets & Crossfield, PLLC

[signature pages follow]

AGREED:

By: 

Name: John B. Schwertner

Title: OWNER

Date: 10-2-2024

By: 

Name: Belinda Schwertner

Title: Owner

Date: 10.2.2024

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Date: _____

EXHIBIT “A” FORM OF EASEMENT FOLLOWS

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.

JOINT WATER AND WASTEWATER LINE EASEMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

EFFECTIVE DATE: _____, 2024

GRANTOR: **JOHN B. SCHWERTNER**

GRANTOR'S MAILING ADDRESS: 1171 CR 314
Jarrell, Williamson County, Texas 76537

GRANTEE: **SONTERRA MUNICIPAL UTILITY DISTRICT**, a political subdivision of the State of Texas ("Sonterra")

AND

JARRELL SCHWERTNER WATER SUPPLY CORPORATION, a Texas non-profit corporation ("JSWSC")

SONTERRA'S MAILING ADDRESS: c/o Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Travis County, Texas 78701

JSWSC'S MAILING ADDRESS: P.O. Box 40
Jarrell, Williamson County, Texas 76537
Attn: General Manager

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

LIENHOLDER(S): None.

LIENHOLDER'S
MAILING ADDRESS (including County): N/A.

EASEMENT TRACT:

The 0.5168-acre tract or parcel of land located in Williamson County, Texas, more fully described on **Exhibit "A"** attached hereto and made a part hereof for all purposes (the "Easement Tract").

Grantor, for the consideration paid to Grantor, hereby grants, sells, and conveys to Grantee, its successors and assigns, an exclusive, perpetual easement for the purposes of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating and removing or causing to be placed, constructed, operated, repaired, maintained, rebuilt, replaced, relocated and removed water and wastewater lines and related facilities, appurtenances, structures, or improvements as may be necessary or useful for the provision of water and wastewater utility services (collectively, the "Facilities") in, upon, under, and across the Easement Tract; making connections to the Facilities; maintaining the Easement Tract by clearing and removing vegetation and debris; and for access related to such purposes (the "Water and Wastewater Easement").

The Water and Wastewater Easement will be exclusive, except for any portion of the Easement Tract that is subject to existing easements of record at the time of execution of this instrument. Without limiting the generality of the foregoing, (a) no permanent structure may be constructed on the surface of the Easement Tract; (b) Grantor may not use the Easement Tract in any manner or grant any other easement or conflicting rights on, over, across, or under the Easement Tract that interferes or is inconsistent with or prevents the use of the Water and Wastewater Easement by Grantee as contemplated herein; and (c) Grantee will have no obligation to restore or replace any landscaping or other improvements installed or placed on, over, or under the Easement Tract that are removed, damaged, or destroyed as a result of Grantee's use of the Water and Wastewater Easement as contemplated herein.

Sonterra and JSWSC will each hold an equal, undivided interest in the Water and Wastewater Easement. Sonterra's and JSWSC's Facilities will be located within the Easement Tract as depicted on the utility assignment attached hereto as **Exhibit "B"** and made a part hereof for all purposes. Sonterra and JSWSC will coordinate in good faith to ensure that the exercise of their rights under the Water and Wastewater Easement do not conflict.

TO HAVE AND TO HOLD the Water and Wastewater Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind Grantor, and Grantor's heirs, legal representatives, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Water and Wastewater Easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

(The remainder of this page has been intentionally left blank, and the signature page or pages follow.)

GRANTOR:

JOHN B. SCHWERTNER

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

 This instrument was acknowledged before me on the ____ day of
_____, 2024 by John B. Schwertner.

(SEAL)

Notary Public Signature

AFTER RECORDING PLEASE RETURN TO:

Carter Dean
Armbrust & Brown, PLLC
100 Congress Ave., Ste. 1300
Austin, Texas 78701

EXHIBIT "A"
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.5168 ACRE (22,512 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 14.238 ACRE OF LAND DESCRIBED IN A SPECIAL WARRANTY GIFT DEED TO JOHN B. SCHWERTNER RECORDED IN DOCUMENT NO. 2008086836, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.5168 ACRE (22,512 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being on the proposed northerly right-of-way line of County Road 314 (C.R. 314) (ROW width varies), said point being on the southerly boundary line of that called 81.949 acre tract of land described in a Warranty Deed with Vendor's Lien to Pale Rider LP recorded in Document No. 2019091043, of the Official Public Records of Williamson County, Texas, same line being the westerly boundary line of said 14.238 acre tract, (Grid Coordinates determined as N=10,263,030.94, E=3,153,309.00), and being 68.00 feet left of Engineer's baseline station 78+37.88, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel, from which a 1/2 iron rod capped 'RPLS 1817' found bears S 21°24'24" E a distance of 28.15 feet;

1) **THENCE, N 21°24'24" W**, with the common line of said 14.238 acre tract and said 81.949 acre tract, **30.00** feet to a calculated point for the northwest corner of the herein described parcel, from which a 1/2 inch iron rod with plastic cap stamped "RPLS 1817" found for the northwest corner of said 14.238 acre tract, same being an interior ell corner in the southerly boundary line of said 81.949 acre tract, bears N 21°24'24" W a distance of 782.47 feet;

THENCE through the interior of the said 14.238 acre tract, the following four (4) courses:

- 2) **N 69°04'07" E** a distance of **324.58 feet** to a calculated point for the beginning of a curve to the left;
- 3) with said curve to the left having a radius of **5,902.00** feet, a delta angle of **00°54'53"** an arc length of **94.22** feet, and a chord which bears **N 68°36'40" E**, a distance of **94.22 feet**, to a calculated point;
- 4) **N 68°09'14" E** a distance of **269.14 feet** to a calculated point;
- 5) **N 51°29'24" E** a distance of **52.31 feet** to a calculated point in the common line of said 14.238 acres and said 81.949 acres for the northeast corner of the herein described parcel, from which a 1/2 inch iron rod with plastic cap stamped "RPLS 1817" found for the northeast corner of said 14.238 acre tract, same being an interior ell corner of said 81.949 acre tract bears N 21°25'20 W a distance of 767.12 feet;
- 6) **THENCE, S 21°25'20" E**, with said common line of the 14.238 acres and the 81.949 acres, a distance of **45.00** feet to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of Engineer's baseline station 85+76.92 on said proposed northerly right of way line of County Road 314, for the southeast corner of the herein described parcel, from which a 1/2 inch iron rod with plastic cap stamped "RPLS 1817" found for the southeasterly corner of said 14.238 acres, same being an exterior ell corner of said 81.949 acres, bears S 21°25'20" E a distance of 28.61 feet;

County: Williamson
Parcel: 7E, John B. Schwertner
Highway: County Road 314

01/11/2024
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THENCE through the interior of the 14.238 acres with said proposed northerly right-of-way of County Road 314, the following three (3) courses:

- 7) **S 68°09'14" W** a distance of **318.92** feet to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of Engineer's baseline station 82+58.00 at the beginning of a curve to the right;
- 8) with said curve to the right having a radius of **5,932.00** feet, a delta angle of **00°54'53"**, an arc length of **94.70 feet**, and a chord which bears **S 68°36'40" W** a distance of **94.70 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of Engineer's baseline station 81+62.21;
- 9) **S 69°04'07" W** a distance of **324.34 feet** to the **POINT OF BEGINNING** and containing an area of 0.5168 acre of land (22,512 square feet) more or less.

This property description is accompanied by a separate parcel plat.

The subject tract shown hereon is an easement, monuments were not set for corners.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99985232.

The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLs, RPLS No. 4933.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Inland Geodetics



Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, Tx 78681
TBPELS Firm No. 10059100
Project No: SLAN-001
S:\SEILER-LANKES\CR 314\5-Descriptions-Reports\PARCEL-7E-SCHWERTNER .doc

EXHIBIT

PLAT TO ACCOMPANY DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	00°54'53"	5,932.00'	94.70'	S 68°36'40" W	94.70'
C2	00°54'53"	5,902.00'	94.22'	N 68°36'40" E	94.22'

NO.	DIRECTION	DISTANCE
L1	S 21°25'20" E	28.61'
L2	S 21°24'24" E	28.15'
L3	N 21°24'24" W	30.00'
L4	N 69°04'07" E	324.58'
L5	N 68°09'14" E	269.14'
L6	N 51°29'24" E	52.31'
L7	S 21°25'20" E	45.00'

50 0 50 100
SCALE 1" = 100'

PALE RIDER LP
81.949 ACRES
DOC. NO. 2019091043
O.P.R.W.C.T.

PALE RIDER LP
81.949 ACRES
DOC. NO. 2019091043
O.P.R.W.C.T.

JOHN B. SCHWERTNER
14.238 ACRES
DOC. NO. 2008086836
O.P.R.W.C.T.

P.O.B.
GRID COORDINATES:
N=10,263,030.94
E=3,153,309.00

ELECTRIC EASEMENT
VOL. 2109, PG. 23
D.R.W.C.T.
APPROX. LOCATION

STA. 81+62.21
68.00' LT

BLDG.

STA. 82+58.00
68.00' LT

57.4'

30'

STA. 85+76.92
68.00' LT

STA. 78+37.88
68.00' LT

S69°04'07" W 324.34'

30' WATER & WASTEWATER EASEMENT
DOC. NO. 2021078121 O.P.R.W.C.

(S71°03'09" W 737.88')

PROPOSED R.O.W. S 68°09'14" W 318.92'

EXISTING R.O.W.

C.R. 314

80+00 (R.O.W. WIDTH VARIES)

ENGINEER'S BASELINE 85+00

EXISTING R.O.W.

BLDG.

PROJECT NO.: SLAN-001

01/11/2024

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH: (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

JOHN B. SCHWERTNER

PARCEL 7E
0.5168 AC.
22,512 SQ. FT.

SCALE
1" = 100'

WILLAMSON COUNTY

PROJECT
C.R. 314

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EXHIBIT

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

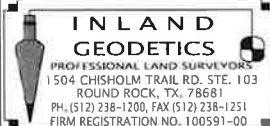
- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.
- 2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- 3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
- 4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- 5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.
- 6) THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT, MONUMENTS WERE NOT SET FOR CORNERS.
- 7) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE COMPANY, UNDER GF NO. GT2301878, EFFECTIVE 06/28/2023, ISSUED 07/03/2023, THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

TEXAN TITLE INSURANCE COMPANY
GF NO. GT2301878
SCHEDULE B:

- 10a. (NOT A SURVEY MATTER)
- 10b. (NOT A SURVEY MATTER)
- 10c. (NOT A SURVEY MATTER)
- 10d. (NOT A SURVEY MATTER)
- 10e. (NOT A SURVEY MATTER)
- 10f. EASEMENT DATED OCTOBER 9, 1946, TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 346, PAGE 135, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10g. EASEMENT DATED JULY 24, 1962, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 453, PAGE 8, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10h. EASEMENT DATED DECEMBER 5, 1962, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 456, PAGE 86, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10i. EASEMENT DATED JULY 16, 1963, TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 462, PAGE 266, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10j. EASEMENT DATED AUGUST 29, 1969, TO JARRELL-SCHWERTNER WATER SUPPLY CORPORATION, RECORDED IN VOLUME 524, PAGE 781, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10k. EASEMENT DATED MAY 13, 1973, TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 576, PAGE 216, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10l. EASEMENT DATED OCTOBER 24, 1972, TO JARRELL-SCHWERTNER WSC, RECORDED IN VOLUME 601, PAGE 268, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10m. EASEMENT DATED NOVEMBER 5, 1974, TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 603, PAGE 91, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10n. EASEMENT DATED MARCH 17, 1977, TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 666, PAGE 239, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY)

PROJECT NO. SLAN-001

01/11/2024

 INLAND GEODETICS PROFESSIONAL LAND SURVEYORS 1504 CHISHOLM TRAIL RD. STE. 103 ROUND ROCK, TX. 78681 PH: (512) 238-1200, FAX (512) 238-1251 FIRM REGISTRATION NO. 100591-00	PARCEL PLAT SHOWING PROPERTY OF		PARCEL 7E 0.5168 AC. 22,512 SQ. FT.
	JOHN B. SCHWERTNER		
WILLIAMSON COUNTY		PROJECT C.R. 314	PAGE 4 OF 5

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EXHIBIT

PLAT TO ACCOMPANY DESCRIPTION

- 10a. EASEMENT DATED NOVEMBER 18, 1982, TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 925, PAGE 821, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)
- 10p. EASEMENT DATED FEBRUARY 27, 1992, TO BARTLETT ELECTRIC COOPERATIVE, RECORDED IN VOLUME 2109, PAGE 23, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10q. EASEMENT DATED JANUARY 28, 1997, TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED UNDER DOCUMENT NO. 9707631, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY)
- 10r. EASEMENT DATED JANUARY 28, 1997, TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED UNDER DOCUMENT NO. 9707632, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY)
- 10s. WASTEWATER LINE EASEMENT DATED MAY 24, 2021, TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2021078120, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY)
- 10t. WATER AND WASTEWATER LINE EASEMENT DATED MAY 24, 2021, TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2021078121, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10u. DRAINAGE EASEMENT DATED NOVEMBER 17, 2021, TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2021186357, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (IT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED PROPERTY)
- 10v. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD OR ROADWAY.
- 10w. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT OF RECORD.
- 10x. (NOT A SURVEY MATTER)
- 10y. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
- 10z. RIGHTS OF PARTIES IN POSSESSION.

LEGEND

⊙	1/2" IRON ROD WITH CAP FOUND
○	5/8" IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET
△	CALCULATED POINT
ℙ	PROPERTY LINE
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
()	RECORD INFORMATION
—	BREAKLINE

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., RPLS NO. 4933.

INLAND GEODETICS

Miguel A. Escobar

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL RD #103
ROUND ROCK, TX 78681
TBPELS FIRM NO. 10059100



PROJECT NO. SLAN-001

01/11/2024

<p>INLAND GEODETICS PROFESSIONAL LAND SURVEYORS 1504 CHISHOLM TRAIL RD. STE. 103 ROUND ROCK, TX. 78681 PH. (512) 238-1200, FAX (512) 238-1251 FIRM REGISTRATION NO. 100591-00</p>	PARCEL PLAT SHOWING PROPERTY OF		<p>PARCEL 7E 0.5168 AC. 22,512 SQ. FT.</p>
	JOHN B. SCHWERTNER		
WILLIAMSON COUNTY		PROJECT C.R. 314	PAGE 5 OF 5

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EXHIBIT "B"

