

**IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS**

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 0.4078 acres (Parcel 29) described by metes and bounds in Exhibit "A" and the acquisition of a waterline easement to that certain tracts of land being 0.0098 acres (parcel 29E) described by metes and bounds in Exhibit "B; owned by **SONWEST CO. A TEXAS CORPORATION.** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 314 roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore,

the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibits "A&B" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

Bill Gravel, Jr.
Williamson County Judge

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.4078 ACRE (17,766 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF RESTRICTIVE LOTS 54-H, 21-J, 43-N, G.C.E. AND P.U.E.s KNOWN AS CIRCLE WAY AND JERICO PASS, AND TWO G.C.E. LANDSCAPE LOTS ABUTTING SAID JERICO PASS, OUT OF SONTERRA I CONDOMINIUMS, AS DESCRIBED IN EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA I CONDOMINIUMS, A CONDOMINIUM REGIME OF RECORD IN DOCUMENT NO. 2019033781, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.4078 ACRE (17,766 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "LENZ&ASOC-AUSTIN,TX" found (Grid coordinates determined as N=10,265,658.69, E=3,160,011.51) at the intersection of the existing northerly right of way (ROW) line of County Road 314 (C.R. 314)(variable ROW width), and the westerly ROW line of County Road 322 (C.R. 322)(variable ROW width), said point being the southeasterly corner of said SONTERRA I CONDOMINIUMS, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing said westerly ROW line of C.R. 322, with said existing northerly ROW line, same line being the southerly boundary line of said SONTERRA I CONDOMINIUMS the following three (3) courses:

- 1) **S 68°09'45" W**, with the southerly boundary line of said Lot 43-N, said G.C.E. landscape lots, said Jericho Pass and in part with said Lot 21-J, a distance of **1,272.44 feet** to a 1/2 inch iron rod found for an interior ell corner of the herein described parcel;
- 2) **S 20°49'09" E**, continuing with the southerly boundary line of said Lot 21-J, a distance of **9.63 feet** to a 1/2 inch iron rod with plastic cap stamped "LENZ&ASOC-AUSTIN,TX" found for an exterior ell corner of the herein described parcel;
- 3) **S 68°12'02" W**, continuing in part with the southerly boundary of Lot 21-J, and with the southerly boundary line of said Circle Way and said Lot 54-H, passing at a distance of 156.41 feet a 1/2 inch iron rod found with plastic cap stamped "LENZ&ASOC-AUSTIN,TX", passing at a distance of 205.39 feet a 1/2 inch iron rod with plastic cap stamped "LENZ&ASOC-AUSTIN,TX", and continuing for a total distance of **323.77 feet** to a calculated point being the southeasterly corner of that called 8.028 acre tract of land described in General Warranty Deed to 313 Jarrell Properties, LLC in Document No. 2023077477, said Official Public Records, same point being the southwesterly corner of said SONTERRA I CONDOMINIUMS, for the southwesterly corner of the herein described parcel;
- 4) **THENCE, N 21°08'45" W**, departing said existing northerly ROW line, with the common boundary line of said 8.028 acre tract and said SONTERRA I CONDOMINIUMS, a distance of **44.90 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 66.00 feet left of Engineer's baseline station 134+38.82 on the proposed northerly ROW line of C.R. 314, for the beginning of a non-tangent curve to the right and the northwesterly corner of the herein described parcel, from which a 1/2 inch iron rod with plastic cap stamped "LENZ&ASOC-AUSTIN,TX" found being the northwesterly corner of said SONTERRA I CONDOMINIUMS bears **N 21°08'45" W**, with said proposed northerly ROW line and said common boundary line, passing at a distance of 2.00 feet a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 134+38.71, then, departing said proposed northerly ROW line and continuing with said common boundary line, for a total distance of 586.77 feet;

THENCE, with said proposed northerly ROW line, through the interior of said SONTERRA I CONDOMINIUMS, the following seven (7) courses:

- 5) with said curve to the right having a radius of **3,766.00 feet**, a delta angle of **00°25'34"**, an arc length of **28.01 feet**, and a chord which bears **N 72°30'58" E**, a distance of **28.01 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 66.00 feet left of Engineer's baseline station 134+66.34, for a point of tangency;

- 6) **N 72°43'45" E** a distance of **86.12 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 66.00 feet left of Engineer's baseline station 135+52.46, for an interior ell corner;
- 7) **N 21°45'57" W** a distance of **2.01 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 135+52.30, for an exterior ell corner;
- 8) **N 72°43'45" E** a distance of **150.88 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 137+03.18 for the beginning of a tangent curve to the left;
- 9) with said curve to the left having a radius of **3,632.00 feet**, a delta angle of **04°34'07"**, an arc length of **289.60 feet**, and a chord which bears **N 70°26'42" E**, a distance of **289.52 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 139+98.20, for a point of tangency;
- 10) **N 68°09'38" E**, a distance of **970.28 feet** to a 1/2 inch iron rod with plastic cap stamped "LENZ&ASOC-AUSTIN,TX" found, being 68.00 feet left of Engineer's baseline station 149+68.48, for the beginning of a tangent curve to the left;
- 11) with said curve to the left having a radius of **3,792.00 feet**, a delta angle of **01°05'22"**, an arc length of **72.10 feet**, and a chord which bears **N 67°36'57" E**, a distance of **72.10 feet**, to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 150+41.87 on said westerly ROW line of C.R. 322, same line being the easterly boundary line of said SONTERRA I CONDOMINIUMS, for the northeasterly corner of the herein described parcel, from which a 1/2 inch iron rod with plastic cap stamped "LENZ&ASOC-AUSTIN,TX" found bears **N 21°49'16" W**, a distance of 34.31 feet;
- 12) **THENCE, S 21°49'16" E**, with said westerly ROW line of C.R. 322, and said easterly boundary line of SONTERRA I CONDOMINIUMS, a distance of **5.69 feet** to the **POINT OF BEGINNING**, and containing an area of 0.4078 acres (17,766 square feet) of land, more or less.

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.


This property description is accompanied by a separate parcel plat.

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 (Now retired).

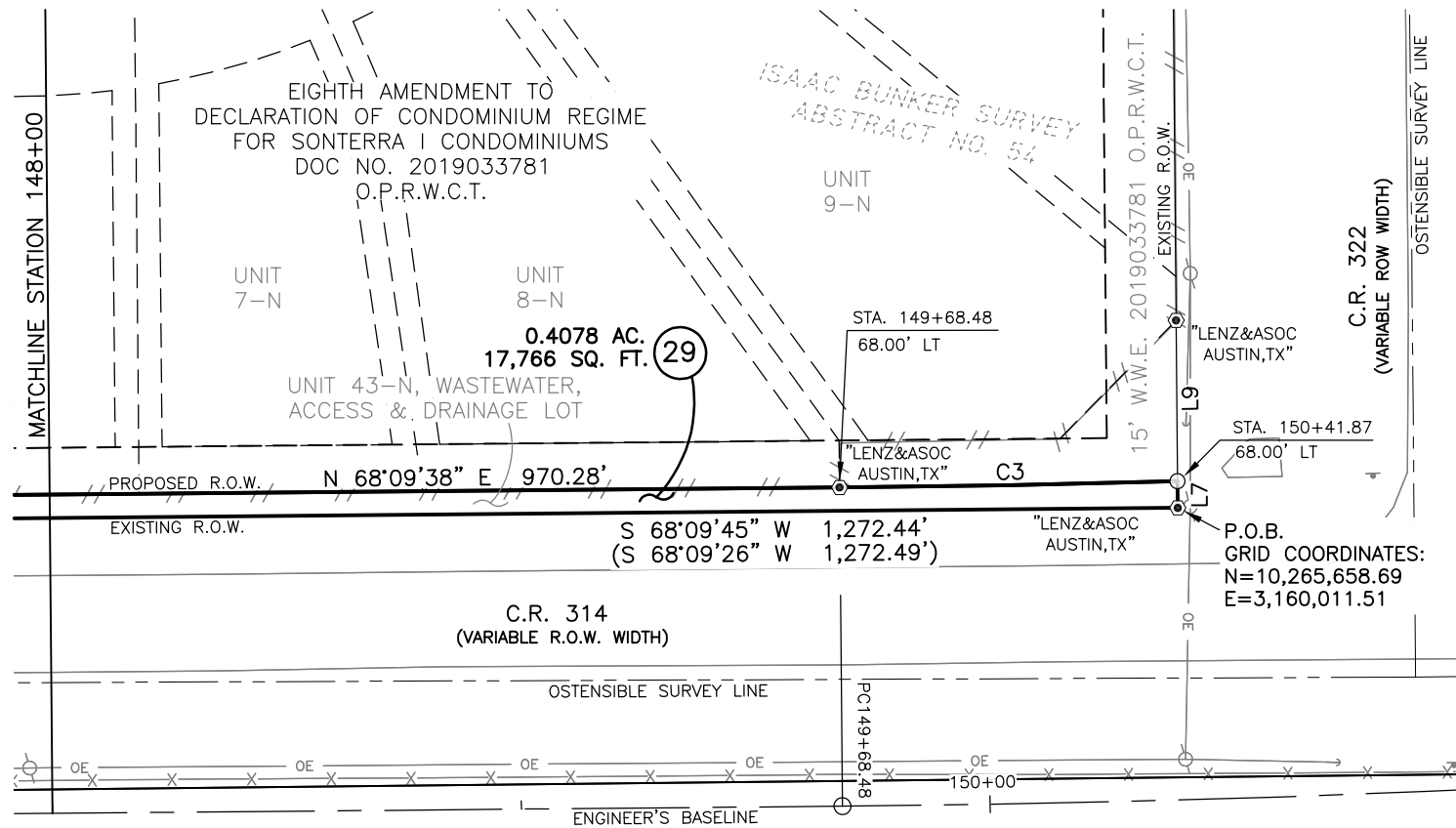
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

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



PLAT TO ACCOMPANY DESCRIPTION

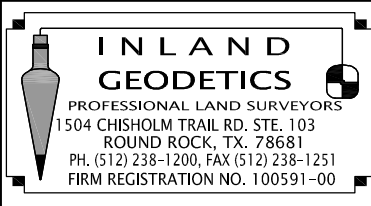


CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3,766.00'	0°25'34"	28.01'	N 72°30'58" E	28.01'
C2	3,632.00'	4°34'07"	289.60'	N 70°26'42" E	289.52'
C3	3,792.00'	1°05'22"	72.10'	N 67°36'57" E	72.10'

NO.	BEARING	DISTANCE
L1	S 20°49'09" E	9.63'
L2	S 68°12'02" W	323.77'
L3	N 21°08'45" W	44.90'
L4	N 72°43'45" E	86.12'
L5	N 21°45'57" W	2.01'
L6	N 72°43'45" E	150.88'
L7	S 21°49'16" E	5.69'
L8	N 68°12'02" E	325.65'
L9	N 21°49'16" W	34.31'

PROJECT NO.: SLAN-001

08/15/2024



PARCEL PLAT SHOWING PROPERTY OF
SONTERRA CONDOMINIUM REGIME

PARCEL 29
 0.4078 AC.
 17,766 SQ. FT.

SCALE
 1" = 40'

WILLIAMSON COUNTY

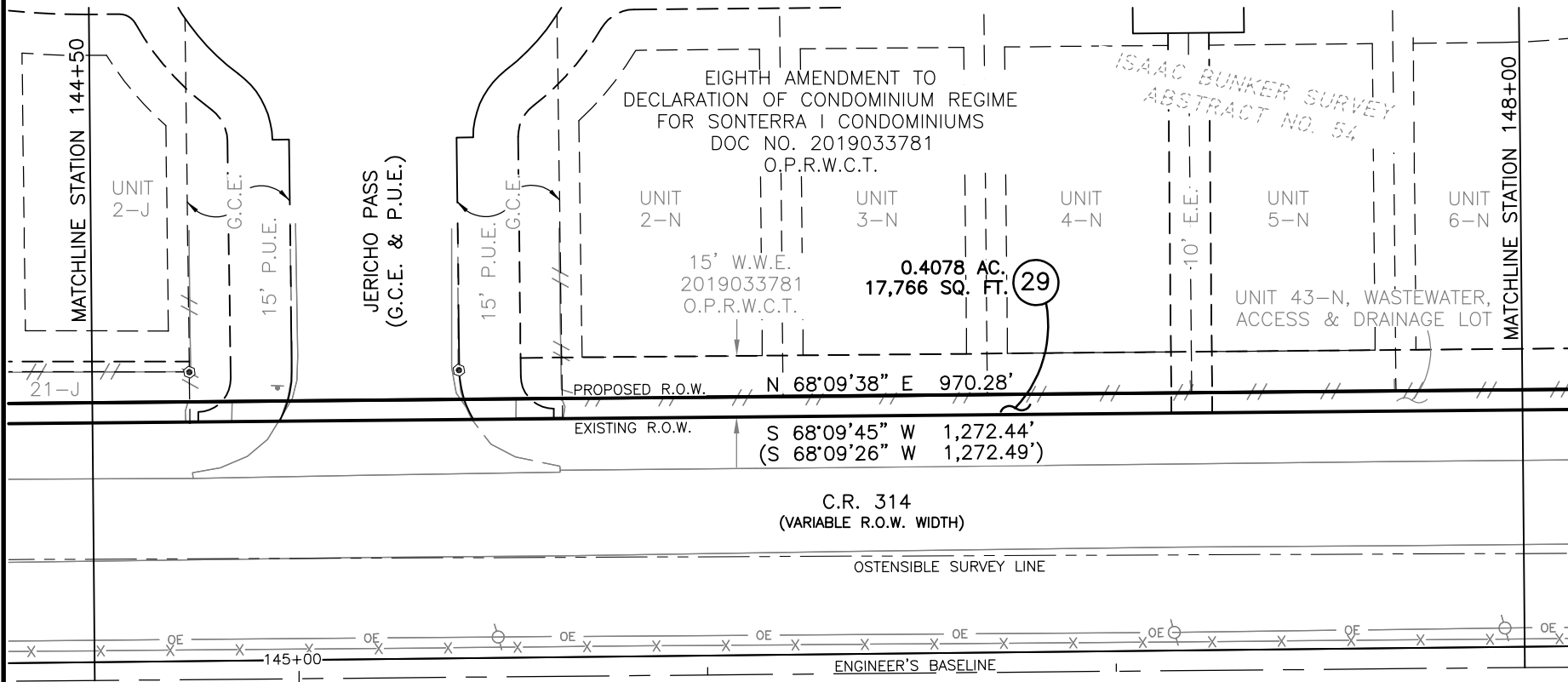
PROJECT
 C.R. 314

PAGE 3 OF 8

PLAT TO ACCOMPANY DESCRIPTION

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PROJECT NO.: SLAN-001

08/15/2024

**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
SONTERRA CONDOMINIUM REGIME

SCALE
1" = 40'

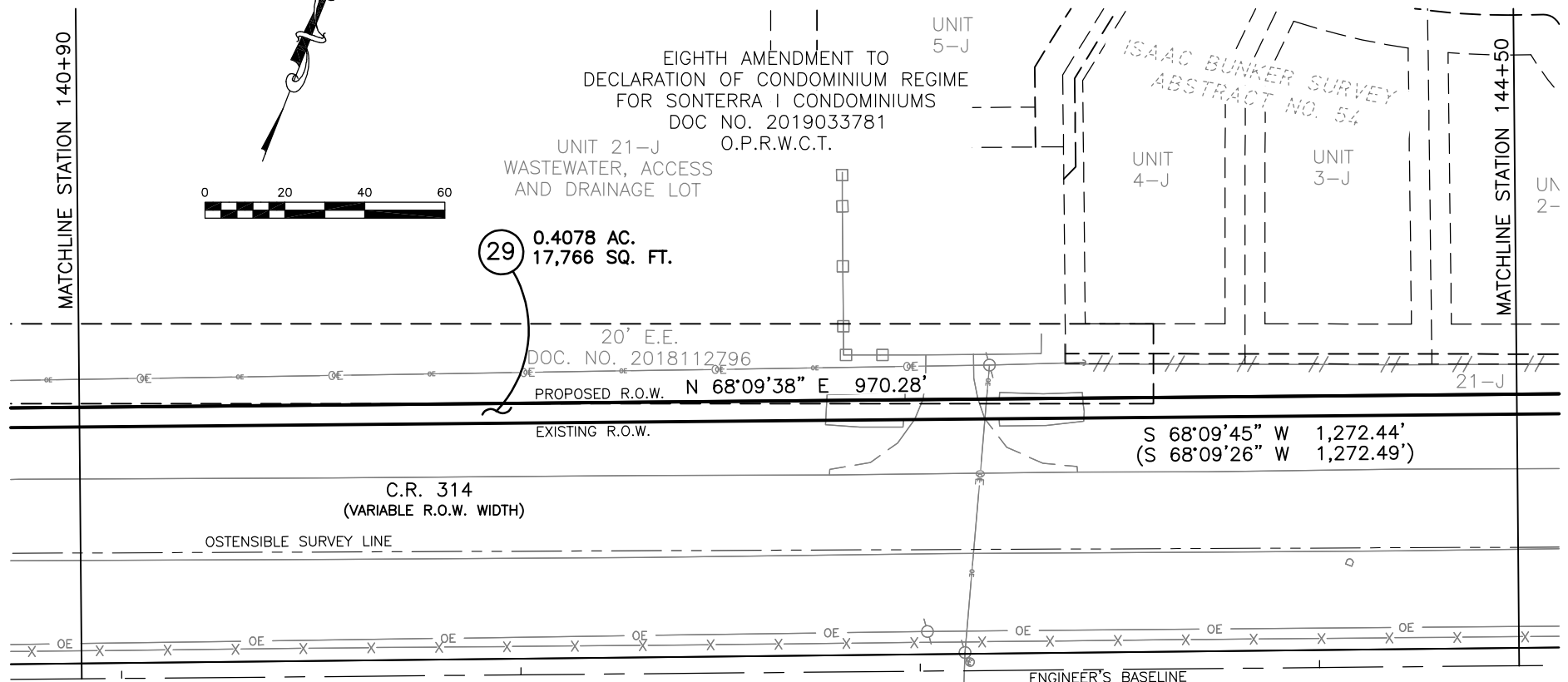
WILLIAMSON COUNTY

PROJECT
C.R. 314

PARCEL 29
0.4078 AC.
17,766 SQ. FT.

PAGE 4 OF 8

PLAT TO ACCOMPANY DESCRIPTION

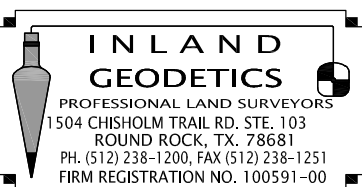


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PROJECT NO.: SLAN-001

08/15/2024

PARCEL PLAT SHOWING PROPERTY OF
SONTERRA CONDOMINIUM REGIMESCALE
1" = 40'

WILLIAMSON COUNTY

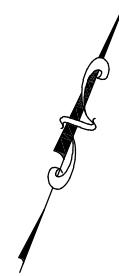
PROJECT
C.R. 314PARCEL 29
0.4078 AC.
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PAGE 5 OF 8

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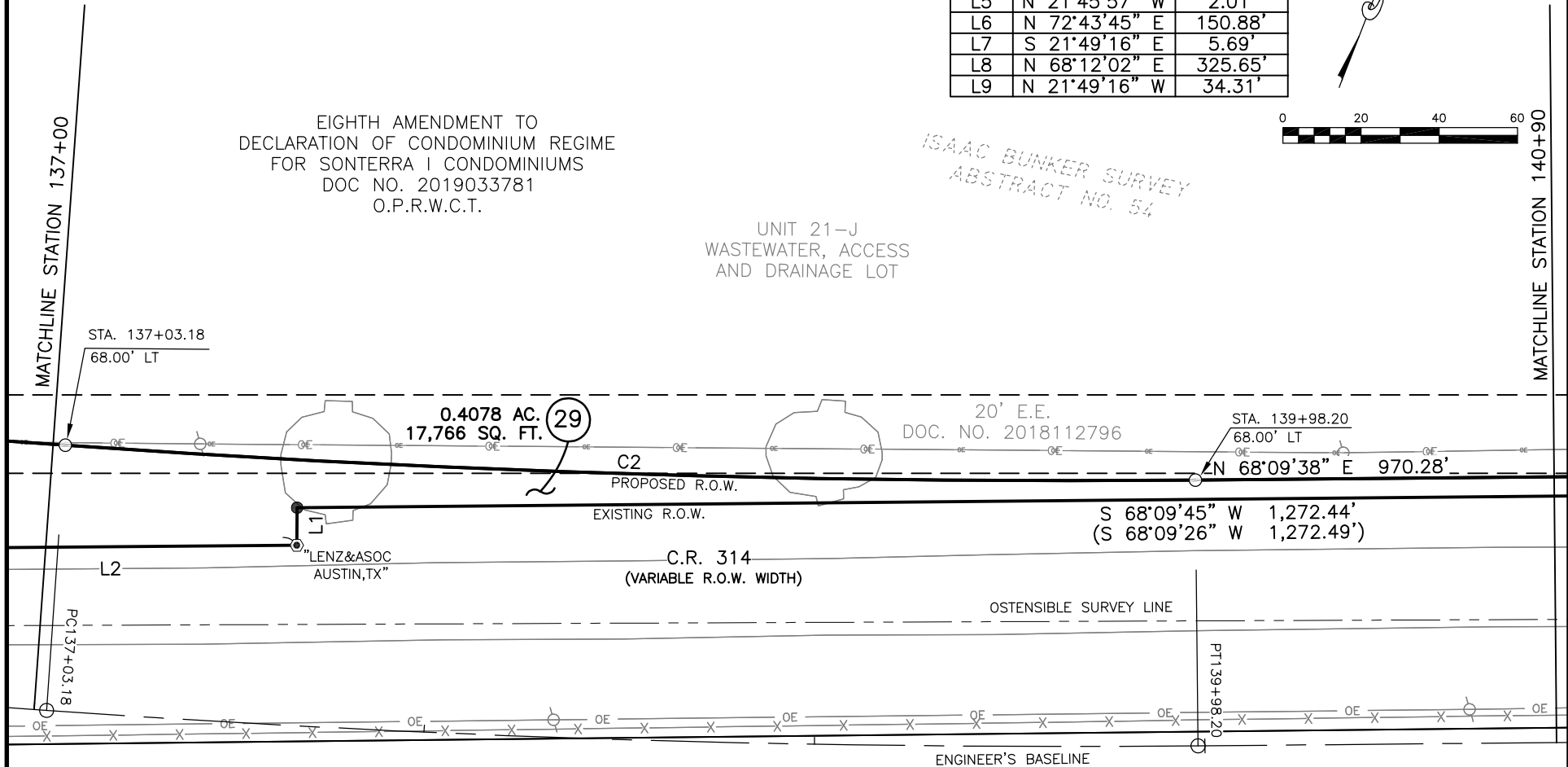
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ISAAC BUNKER SURVEY
ABSTRACT NO. 54

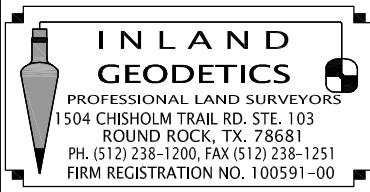
EIGHTH AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR SONTERRA I CONDOMINIUMS
DOC NO. 2019033781
O.P.R.W.C.T.

UNIT 21-J
WASTEWATER, ACCESS
AND DRAINAGE LOT



PROJECT NO.: SLAN-001

08/15/2024



PARCEL PLAT SHOWING PROPERTY OF
SONTERRA CONDOMINIUM REGIME

PARCEL 29
0.4078 AC.
17,766 SQ. FT.

SCALE
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WILLIAMSON COUNTY

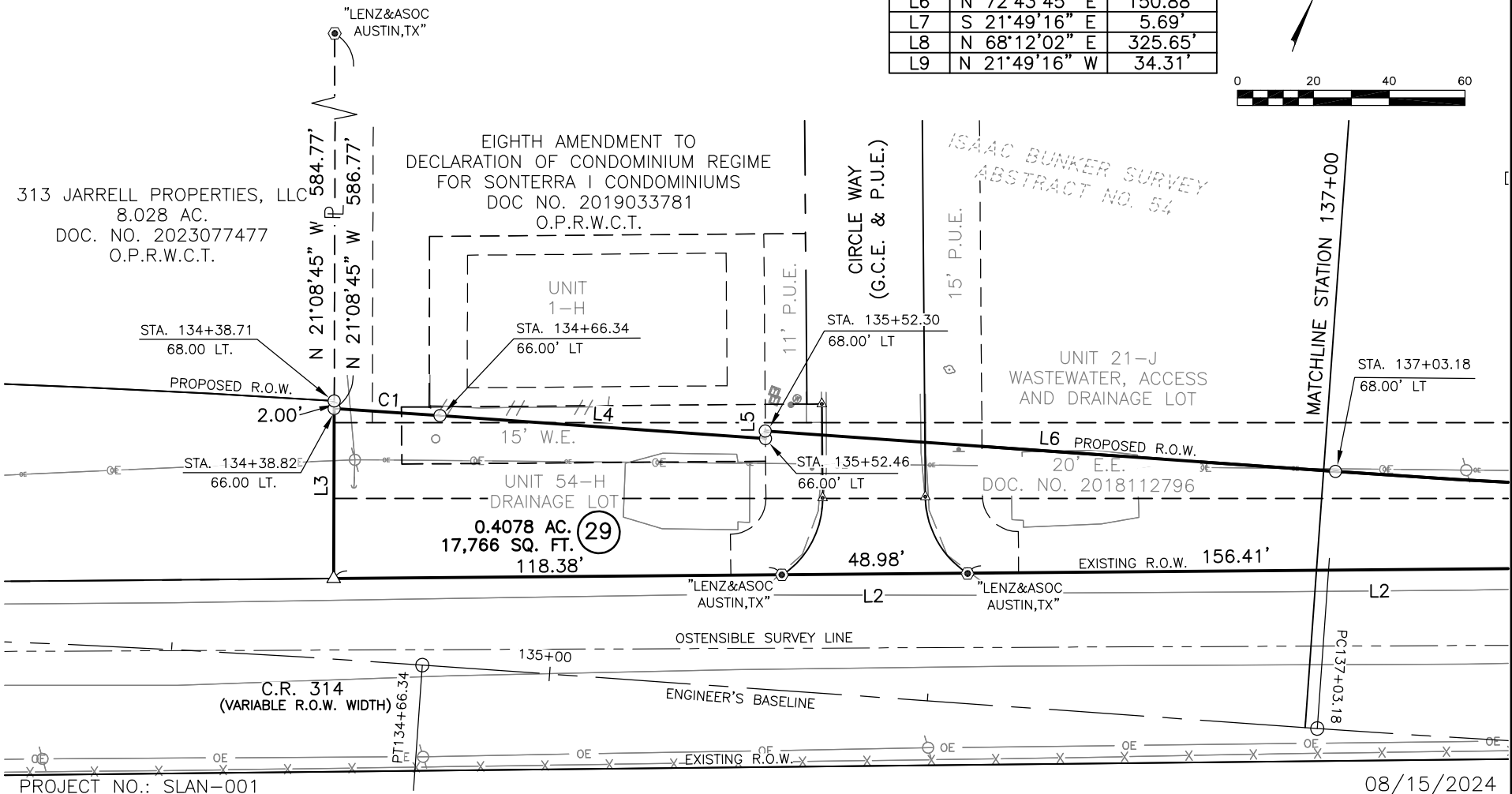
PROJECT
C.R. 314

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PLAT TO ACCOMPANY DESCRIPTION

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<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>	<p>PARCEL PLAT SHOWING PROPERTY OF</p> <p>SONTERRA CONDOMINIUM REGIME</p>		<p>PARCEL 29 0.4078 AC. 17,766 SQ. FT.</p>
	<p>SCALE 1" = 40'</p>	<p>WILLIAMSON COUNTY</p>	<p>PROJECT C.R. 314</p>

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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) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2402770, EFFECTIVE 05/09/2024, ISSUED 05/16/2024. 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.

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 (NOW RETIRED).

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

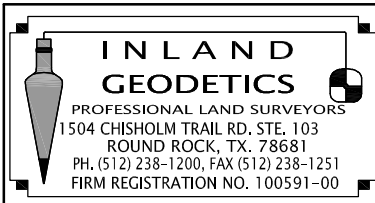
SCHEDULE B:

1. RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NOS. 2016002134, 2016113961, 2017013653, 2017023247, 2017114936, 2018009990, 2016070754, 2016070755, 2018070519, 2017116208, 2019033781, 2019057526, 2019107835, 2019109277, 2019114524, 2020133220, 2020162027 AND 2020162029, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
- 10a. TEMPORARY DRAINAGE EASEMENT DATED APRIL 25, 2017, EXECUTED BY SONWEST CO. TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2017036157, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY)
- 10b. WATER LINE EASEMENT DATED APRIL 25, 2017, EXECUTED BY SONWEST CO. TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2017036158, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY)
- 10c. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED NOVEMBER 28, 2018, EXECUTED BY SONWEST CO. TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED UNDER DOCUMENT NO. 2018112796, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10d. ALL EASEMENTS, MAINTENANCE CHARGES, ASSESSMENTS, RIGHTS AND REMEDIES, CONTRACTUAL OR OTHERWISE, INCLUDING BUT NOT LIMITED TO TERMS, CONDITIONS, COVENANTS, OPTIONS, RESTRICTIONS CONTAINED IN DECLARATION OF CONDOMINIUM AND BY-LAWS RECORDED UNDER DOCUMENT NOS. 2016002134, 2016113961, 2017013653, 2017023247, 2017114936, 2018009990, 2016070754, 2016070755, 2018070519, 2017116208, 2019033781, 2019109277, 2019057526, 2019107835, 2019114524, 2020133220, 2020162027 AND 2020162029, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)
- 10e. (NOT A SURVEY MATTER)
- 10f. (NOT A SURVEY MATTER)
- 10g. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
- 10h. RIGHTS OF PARTIES IN POSSESSION.

LEGEND

△	CALCULATED POINT
⊙	1/2" IRON ROD WITH CAP FOUND (AS NOTED)
●	1/2" IRON ROD FOUND
○	5/8" IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET
↗	BREAK IN SCALE
ℙ	PROPERTY LINE
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
E.E.	ELECTRIC LINE EASEMENT
W.E.	WATERLINE EASEMENT
W.W.E.	WASTEWATER LINE EASEMENT
P.O.B.	POINT OF BEGINNING
()	RECORD INFORMATION

08/15/2024



PARCEL PLAT SHOWING PROPERTY OF
SONTERRA CONDOMINIUM REGIME

PARCEL 29
0.4078 AC.
17,766 SQ. FT.

WILLIAMSON COUNTY

PROJECT
C.R. 314

PAGE 8 OF 8

EXHIBIT B
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0098 ACRE (426 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF RESTRICTIVE LOT 54-H, OUT OF SONTERRA I CONDOMINIUMS, AS DESCRIBED IN EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA I CONDOMINIUMS, A CONDOMINIUM REGIME OF RECORD IN DOCUMENT NO. 2019033781, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.0098 ACRE (426 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "LENZ&ASOC-AUSTIN,TX" found (Grid Coordinates determined as: N=10,265,100.16, E=3,158,643.25) on the existing northerly right-of-way (ROW) line of County Road 314 (C.R. 314) (variable ROW width), being the southwesterly corner of Circle Way (G.C.E. & P.U.E.), same point being the southeasterly corner of Unit 54-H, Drainage Lot, both of said SONTERRA I CONDOMINIUMS;

THENCE, S 68°12'02" W, with said existing northerly ROW line of C.R. 314, same line being the southerly boundary line of said Unit 54-H, a distance of 118.32 feet to a calculated point being the southeasterly corner of that called 8.028 acre tract of land described in General Warranty Deed to 313 Jarrell Properties, LLC in Document No. 2023077477, said Official Public Records, same point being the southwesterly corner of said Unit 54-H;

THENCE, N 21°08'45" W, with the common boundary line of said 8.028 acre tract and said Unit 54-H, a distance of 44.90 feet to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set (Grid Coordinates determined as: N=10,265,098.10, E=3,158,517.21), being 66.00 feet left of Engineer's baseline station 134+38.82, on the proposed northerly ROW line of C.R. 314 (variable ROW width) for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

1) **THENCE, N 21°08'45" W**, with said common boundary line of the 8.028 acre tract and Lot 54-H, passing at a distance of 2.00 feet a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer's baseline station 134+38.71, and continuing for a total distance of **17.03 feet** to a calculated point for the beginning of a non-tangent curve to the right, from which a 1/2 inch iron rod with plastic cap stamped "LENZ&ASOC-AUSTIN,TX" found being the northeasterly corner of said 8.028 acre tract and the northwesterly corner of said SONTERRA I CONDOMINIUMS bears N 21°08'45" W, a distance of 569.77 feet;

THENCE through the interior of said Unit 54-H the following three (3) courses:

- 2) with said curve to the right having a radius of **3,783.00 feet**, a delta angle of **00°22'47"**, an arc length of **25.07 feet**, and a chord which bears **N 72°28'38" E**, a distance of **25.07 feet** to a calculated point for the northeasterly corner of the herein described parcel;
- 3) **S 21°08'27" E**, a distance of **17.04 feet** to a calculated point on said proposed northerly ROW line, for the beginning of a non-tangent curve to the left, for the southeasterly corner of the herein described parcel, from which a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 66.00 feet left of Engineer's baseline station 134+66.34, bears N 72°42'24" E, a distance of 2.94 feet;

- 4) with said proposed northerly ROW line, with said curve to the left having a radius of **3,766.00 feet**, a delta angle of **00°22'53"**, an arc length of **25.07 feet**, and a chord which bears **S 72°29'37" W**, a distance of **25.07 feet** to the **POINT OF BEGINNING**, containing 0.0098 acre (426 square feet) of land, more or less.

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.

This property description is accompanied by a separate parcel plat.


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.

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

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 (Now retired).

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

Inland Geodetics

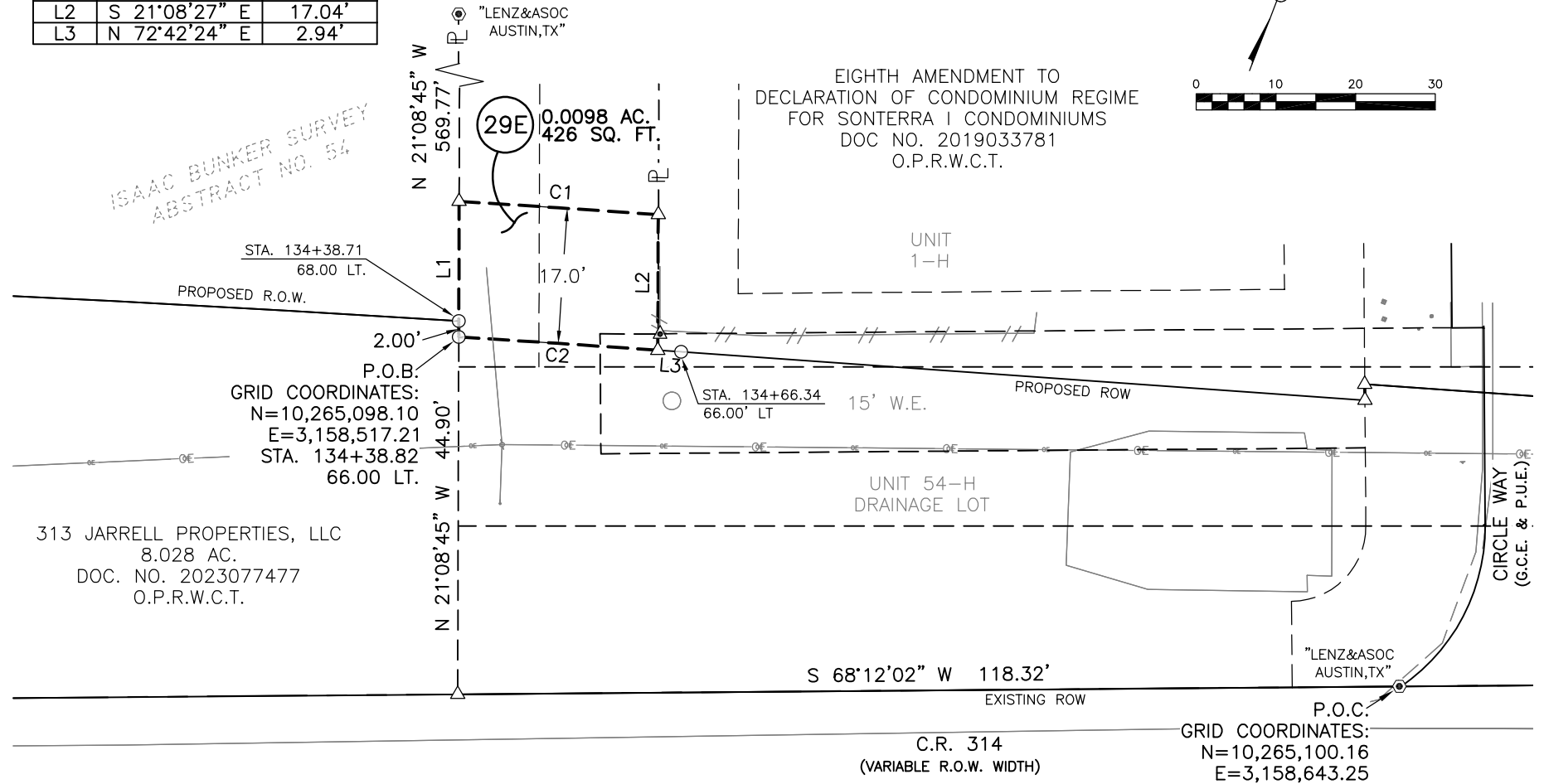

Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, Tx 78681
TBPELS Firm No. 10059100
Project No: SLAN-001



PLAT TO ACCOMPANY DESCRIPTION

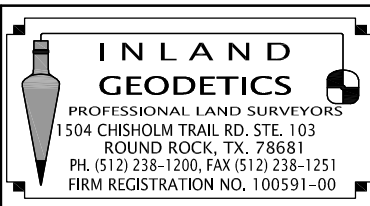
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3,783.00'	0°22'47"	25.07'	N 72°28'38" E	25.07'
C2	3,766.00'	0°22'53"	25.07'	S 72°29'37" W	25.07'

NO.	BEARING	DISTANCE
L1	N 21°08'45" W	17.03'
L2	S 21°08'27" E	17.04'
L3	N 72°42'24" E	2.94'



PROJECT NO.: SLAN-001

08/13/2024



PARCEL PLAT SHOWING PROPERTY OF
SONTERRA CONDOMINIUM REGIME

PARCEL 29E
0.0098 AC.
426 SQ. FT.

SCALE
1" = 20'

WILLIAMSON COUNTY

PROJECT
C.R. 314

PAGE 3 OF 4

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 INSURANCE COMPANY, UNDER GF NO. GT2402770, EFFECTIVE 05/09/2024, ISSUED 05/16/2024. 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.

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 (NOW RETIRED).

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



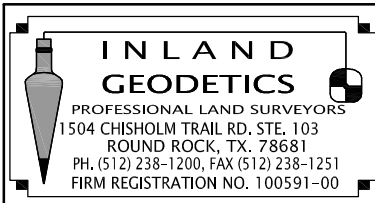
SCHEDULE B:

1. RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NOS. 2016002134, 2016113961, 2017013653, 2017023247, 2017114936, 2018009990, 2016070754, 2016070755, 2018070519, 2017116208, 2019033781, 2019057526, 2019107835, 2019109277, 2019114524, 2020133220, 2020162027 AND 2020162029, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
- 10a. TEMPORARY DRAINAGE EASEMENT DATED APRIL 25, 2017, EXECUTED BY SONWEST CO. TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2017036157, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY)
- 10b. WATER LINE EASEMENT DATED APRIL 25, 2017, EXECUTED BY SONWEST CO. TO SONTERRA MUNICIPAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2017036158, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (IT IS NOT ON OR DOES NOT TOUCH THE SURVEYED PROPERTY)
- 10c. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED NOVEMBER 28, 2018, EXECUTED BY SONWEST CO. TO BARTLETT ELECTRIC COOPERATIVE, INC., RECORDED UNDER DOCUMENT NO. 2018112796, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)
- 10d. ALL EASEMENTS, MAINTENANCE CHARGES, ASSESSMENTS, RIGHTS AND REMEDIES, CONTRACTUAL OR OTHERWISE, INCLUDING BUT NOT LIMITED TO TERMS, CONDITIONS, COVENANTS, OPTIONS, RESTRICTIONS CONTAINED IN DECLARATION OF CONDOMINIUM AND BY-LAWS RECORDED UNDER DOCUMENT NOS. 2016002134, 2016113961, 2017013653, 2017023247, 2017114936, 2018009990, 2016070754, 2016070755, 2018070519, 2017116208, 2019033781, 2019109277, 2019057526, 2019107835, 2019114524, 2020133220, 2020162027 AND 2020162029, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)
- 10e. (NOT A SURVEY MATTER)
- 10f. (NOT A SURVEY MATTER)
- 10g. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.
- 10h. RIGHTS OF PARTIES IN POSSESSION.

LEGEND

△	CALCULATED POINT
▲	MAG NAIL FOUND
⊗	1/2" IRON ROD WITH CAP FOUND (AS NOTED)
●	1/2" IRON ROD FOUND
○	5/8" IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET
∨	BREAK IN SCALE
ℙ	PROPERTY LINE
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
E.E.	ELECTRIC LINE EASEMENT
W.E.	WATERLINE EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
()	RECORD INFORMATION

08/13/2024



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SONTERRA CONDOMINIUM REGIME

WILLIAMSON COUNTY

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C.R. 314

PARCEL 29E
0.0098 AC.
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