

CAUSE NO. 22-0809-CC3

WILLIAMSON COUNTY, TEXAS
Condemnor

V.

WESS ARTHUR CASSENS, JR. AND
HELEN MARTHA CASSENS, as
Co-Trustees of THE WESS & HELEN
CASSENS TRUST U/A dates November
11, 2019

Condemnees

§ IN THE COUNTY COURT

§

§

§ AT LAW NUMBER THREE OF

§

§

§

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§

§

§ WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGMENT

As the use of the property sought has been completed, the parties to this lawsuit have agreed to compromise and settle the issues in this lawsuit and request the entry of this Agreed Final Judgment by the Court. It appears to the Court that it has jurisdiction of this matter, the parties have agreed to all provisions contained within this Agreed Final Judgment, and the parties desire to resolve this lawsuit,

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that fee simple interest in and across to approximately 8.144 acre (Parcel 1 Part 1) and 0.282 acre (Parcel 1 Part 2) of land in Williamson County, Texas, said property being more particularly described by metes and bounds in Exhibits "A&B" attached hereto and incorporated herein for all purposes, and additional rights or encumbrances as further described in Plaintiff's Original Petition, filed among the papers of this cause on or about June 15, 2022; be vested to **WILLIAMSON COUNTY, TEXAS**, and its assigns which has completed the construction, reconstruction, realignment, widening, and/or maintaining of improvements to the Bud Stockton Extension roadway improvement project, and to perform associated public use and purposes.

It is further ORDERED that in complete satisfaction of any and all claims which have been made, or which could have been made in this litigation, including both the property to be acquired and damages (if any) to any remaining property of **WESS ARTHUR CASSENS, JR. AND HELEN MARTHA CASSENS, AS CO-TRUSTEES OF THE WESS AND HELEN CASSENS TRUST** U/A dated November 11, 2019 (“CONDEMNEE”), that Condemnee shall recover from Condemnor the total sum of **NINE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$950,000.00)**. Pursuant to the provisions of a Possession and Use Agreement, which was recorded in the Official Records of Williamson County as Document No. 2022115940 Condemnor has previously paid to Condemnee the sum of **SIX HUNDRED SIXTY THOUSAND SIX HUNDRED NINETY and 0/100 DOLLARS (\$660,690.00)** and the parties agree that an additional **SEVENTY THREE THOUSAND FOUR HUNDRED TEN and 0/100 Dollars (\$73,410.00)** was deposited with the court pursuant to the written Award of Special Commissioners, leaving a balance due of **TWO HUNDRED FIFTEEN THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$215,900.00)**, and the remaining balance to be paid by check or warrant to **WESS ARTHUR CASSENS, JR. AND HELEN MARTHA CASSENS, AS CO-TRUSTEES OF THE WESS AND HELEN CASSENS TRUST** U/A dated November 11, 2019 c/o MARRS ELLIS & HODGE LLP., 809 W. 12th Street, Austin, Texas 78701 within (45) days of court approval to avoid paying interest. If the remaining balance is not paid within (45) days of court approval of this Agreed Final Judgment, then the statutory interest will accrue on the unpaid balance until paid.

It is further ORDERED that all costs be assessed against Condemnor.

This Agreed Final Judgment is intended by the parties to fully and finally dispose of all claims, parties, and issues in this lawsuit.

SIGNED this _____ day of February 2025.

Judge Presiding

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

/s/ Erik Cardinell
Erik Cardinell
State Bar No. 00796304
erik@scrllaw.com
(512) 255-8877
(512) 255-8986 (fax)
Sheets & Crossfield, P.L.L.C.
309 East Main Street
Round Rock, Texas 78664
Attorneys for Condemnor

AGREED AS TO SUBSTANCE AND FORM:



Jacob Merkord
State Bar No. 24074705
jmerkord@mehlaw.com
Luke Ellis
State Bar No. 24038878
lellis@mehlaw.com
Marrs Ellis & Hodge LLP
808 W. 10th Street, Suite 400
Austin, Texas 78701
512.215.4078
Attorneys for Condemnee

WILLIAMSON COUNTY

Bill Gravell Jr.
County Judge

EXHIBIT A

PROPERTY DESCRIPTION FOR PARCEL 1-PART 1

DESCRIPTION OF A 8.144 ACRE (354,763 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JAMES ROEBUCK SURVEY, ABSTRACT NO. 527 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 91.75 ACRE TRACT (SECOND TRACT) OF LAND DESCRIBED IN WARRANTY DEED TO WESS ARTHUR CASSENS JR. AND HELEN MARTHA CASSENS, CO-TRUSTEES OF THE WESS & HELEN CASSENS TRUST, U/A, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020005553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 8.144 ACRE (354,763 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" (Grid Coordinates determined as: N=10,270,878.59, E=3,146,999.36 TxsPC Zone 4203), set 80.43 feet right of Bud Stockton Extension baseline station 609+25.04 at the intersection of the proposed easterly Right-of-Way (ROW) line of Bud Stockton Extension (variable width ROW) and the northerly ROW line of Farm to Market Road (F.M.) 487 (variable width ROW), same being the southerly boundary line of said 91.75 acre tract, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said proposed easterly ROW line, with said northerly F.M. 487 ROW line and said southerly boundary line of the 91.75 acre tract, **S 68°34'05" W**, for a distance of **131.63** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 51.20 feet left of Bud Stockton Extension baseline station 609+24.52, being the southeasterly corner of that called 99.84 acre tract of land described in Warranty Deed to Jarrell Independent School District by instrument recorded in Document No. 1997041311 of the Official Records of Williamson County, Texas, same being the southwesterly corner of said 91.75 acre tract, for the southwesterly corner of the herein described parcel;
- 2) **THENCE**, departing said northerly F.M. 487 ROW line, with the common boundary line of said 99.84 acre and said 91.75 acre tracts, being the proposed westerly ROW line of said Bud Stockton Extension, **N 21°13'09" W**, at a distance of 1.05 feet, pass a 3/8" iron rod found, at a distance of 26.17 feet, pass an iron rod with plastic cap stamped "ESMT" found, at a distance of 1,952.50 feet, pass a 1/2" iron rod found, and continuing for a total distance of **2,637.41** feet to a 1/2" iron rod found, being the southeasterly corner of that called 163.36 acre tract of land described in Warranty Deed with Vendor's Lien to Gregory S. Danek by instrument recorded in Document No. 2007071560 of the Official Public Records of Williamson County, Texas, same being the northeasterly corner of said 99.84 acre tract, same being an angle point in the westerly boundary line of said 91.75 acre tract, for an angle point in the westerly boundary line hereof;
- 3) **THENCE**, with the common boundary line of said 163.36 acre and said 91.75 acre tracts, being said proposed westerly ROW line, **N 21°26'47" W**, for a distance of **362.86** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 53.39 feet left of Bud Stockton Extension baseline station 639+24.79, being the southwesterly corner of that called 2.87 acre tract (Third Tract) of land in said Warranty Deed to Wess and Helen Cassens recorded in said Document No. 2020005553, same being the northwesterly corner of said 91.75 acre tract, for the northwesterly corner of the herein described parcel, and from which a 1/2" iron rod found, being the northwesterly corner of said 2.87 acre tract bears **N 21°26'47" W**, at a distance of 102.62 feet;
- 4) **THENCE**, departing the easterly boundary line of said 163.36 acre tract and said proposed westerly ROW line, with the common boundary line of said 2.87 acre and said 91.75 acre tracts, **N 55°34'34" E**, for a distance of **122.64** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 66.00 feet right of Bud Stockton Extension baseline station 639+52.83 in said proposed easterly ROW line, for the northeasterly corner of the herein described parcel;

County: Williamson
Parcel: 1-PART 1
Project: CR305

May 11, 2021
Page 2 of 5

THENCE, departing said 2.87 acre boundary line, with said proposed easterly ROW line, through the interior of said 91.75 acre tract, the following two (2) courses:

- 5) **S 21°12'17" E**, for a distance of **3,013.37** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 66.00 feet right of baseline station 609+39.47 in said proposed easterly ROW line, for an angle point in the easterly line hereof;
- 6) **S 66°12'17" E**, for a distance of **20.40** feet to the **POINT OF BEGINNING**, containing 8.144 acres (354,763 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

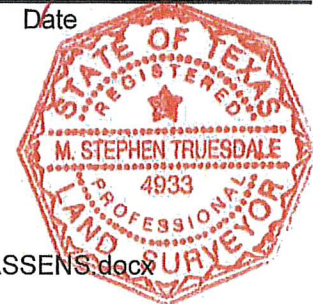
That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date

23 MAY 2022

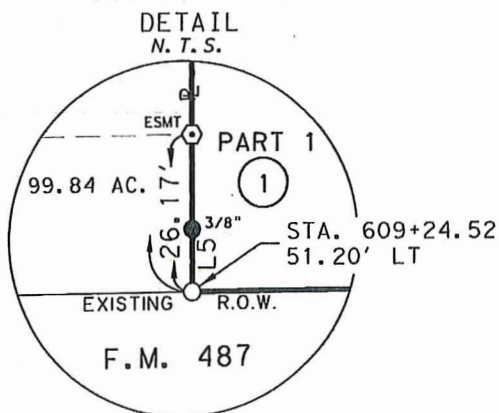


S:\PAPE-DAWSON\CR 305\PARCELS\PARCEL 1-PART 1\PARCEL 1-PT1-CASSENS.docx

PLAT TO ACCOMPANY PARCEL DESCRIPTION

STA. 624+00
SEE SHEET 4JAMES ROEBUCK SURVEY
ABSTRACT No. 527JARRELL ISD
99.84 ACRES
DOC. NO. 1997041311
O. R. W. C. T.WESS ARTHUR CASSENS JR. AND
HELEN MARTHA CASSENS
CO-TRUSTEES OF THE WESS
AND HELEN CASSENS TRUST, U/A
(SECOND TRACT)
91.75 ACRES
DOC. NO. 202005553
O. P. R. W. C. T.

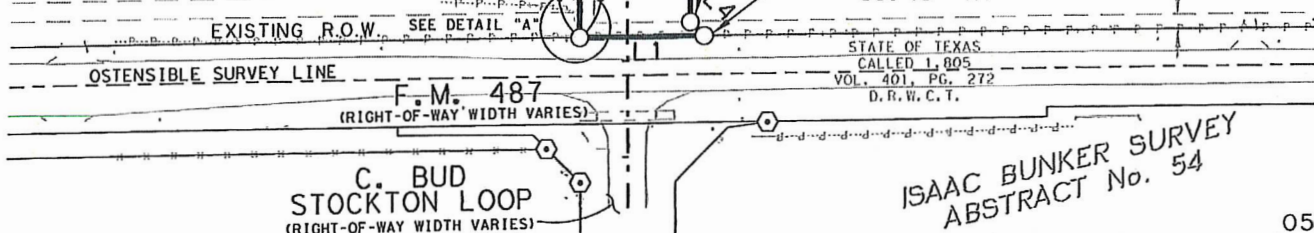
NO.	DIRECTION	DISTANCE
L1	S68°34'05"W	131.63'
L4	S66°12'17"E	20.40'
L5	N21°13'09"W	1.05'



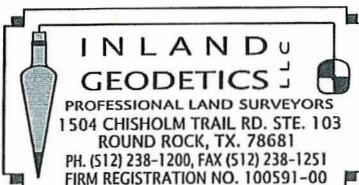
PART 1

8.144 AC.
354,763 SQ. FT.STA. 609+39.47
66.00' RT

P.O.B.

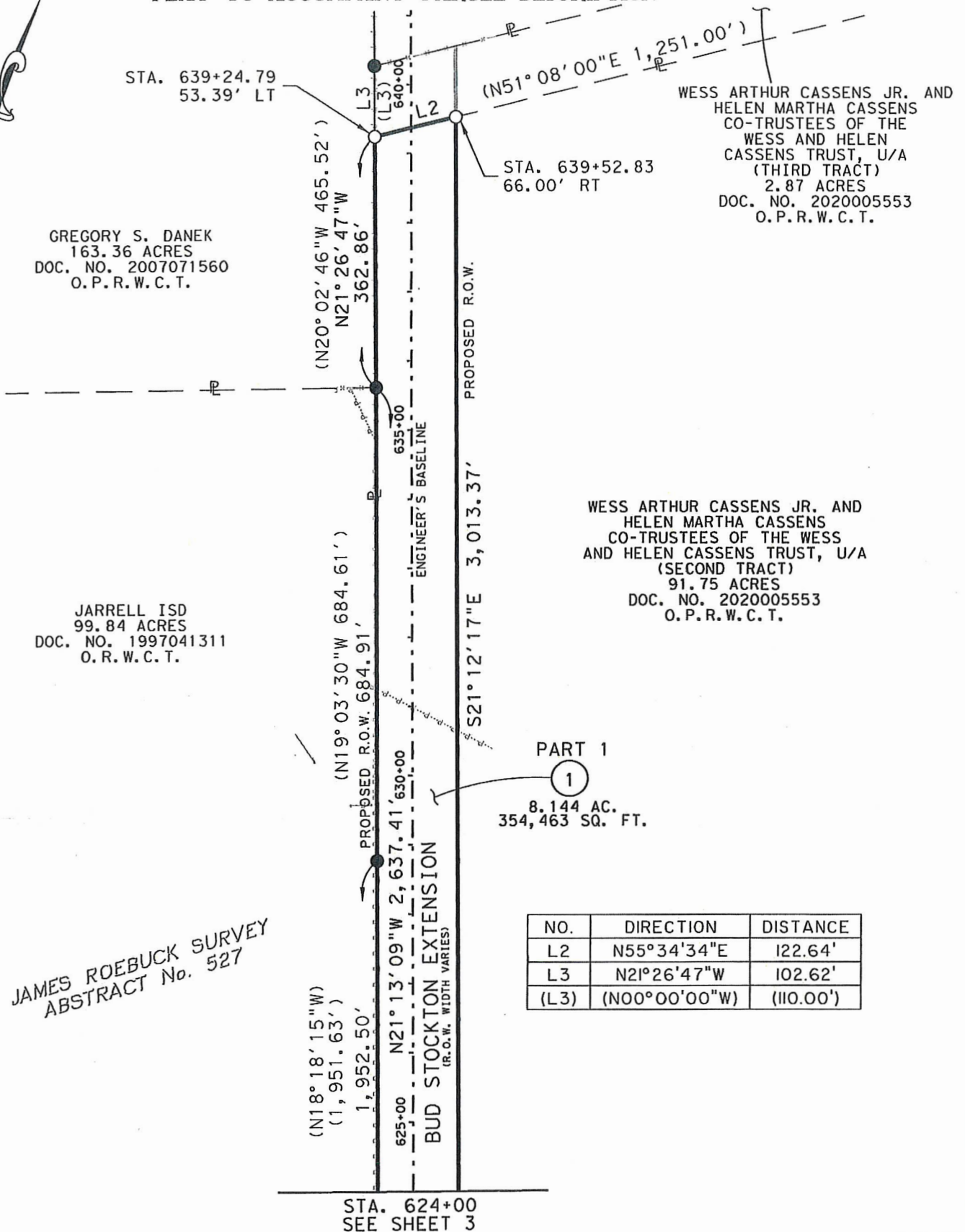
GRID COORDINATES:
N=10,270,878.59
E=3,146,999.36
STA. 609+25.04
80.43' RTJARRELL INDEPENDENT
SCHOOL DISTRICT
15' WIDE WASTEWATER
EASEMENT
DOC. NO. 2012073410
O.P.R.W.C.T.
(APPROXIMATE LOCATION
BASED ON
DIMENSIONS PROVIDED)ISAAC BUNKER SURVEY
ABSTRACT No. 54

05/11/22

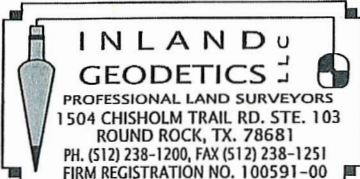
PARCEL PLAT SHOWING PROPERTY OF
WESS ARTHUR CASSENS JR. AND
HELEN MARTHA CASSENS
CO-TRUSTEES OF THE WESS
AND HELEN CASSENS TRUST, U/ASCALE
1" = 200'PROJECT
COUNTY ROAD 305COUNTY
WILLIAMSONPARCEL 1
PART 1
8.144 ACRES
354,763 Sq. Ft.

PAGE 3 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION



05/11/22



PARCEL PLAT SHOWING PROPERTY OF
**WESS ARTHUR CASSENS JR. AND
 HELEN MARTHA CASSENS
 CO-TRUSTEES OF THE WESS
 AND HELEN CASSENS TRUST, U/A**

PARCEL 1
 PART 1
 8.144 ACRES
 354,763 Sq. Ft.

SCALE
 1" = 200'

PROJECT
 COUNTY ROAD 305

COUNTY
 WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.B.	POINT OF BEGINNING
⊕	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	()	RECORD INFORMATION
●	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
▲	MAG NAIL FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	DENOTES COMMON OWNERSHIP		
	LINE BREAK		

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2100336, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE DECEMBER 15, 2021, ISSUE DATE DECEMBER 26, 2021.

1. RESTRICTIVE COVENANTS: VOLUME 901, PAGE 290, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- 10B. RIGHT OF WAY EASEMENT TO JARRELL-SCHWERTNER WATER SUPPLY CORPORATION RECORDED IN VOL. 524, PG. 749, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- C. EASEMENT TO TEXAS POWER & LIGHT COMPANY AND GENERAL TELEPHONE COMPANY RECORDED IN VOLUME 664, PAGE 875, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- I. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 2008045568, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- J. TEMPORARY CONSTRUCTION EASEMENT TO CITY OF JARRELL RECORDED IN DOCUMENT NO. 2012073409, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- K. WASTEWATER UTILITY EASEMENT TO JARRELL INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NO. 2012073410, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

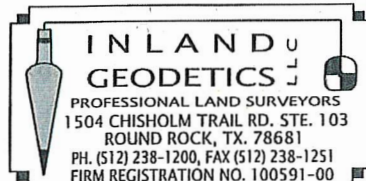
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION.

M. Stephen Truesdale
M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

23 MAY
2022



05/11/22



PARCEL PLAT SHOWING PROPERTY OF
**WESS ARTHUR CASSENS JR. AND
HELEN MARTHA CASSENS
CO-TRUSTEES OF THE WESS
AND HELEN CASSENS TRUST, U/A**

SCALE
1" = 200'

PROJECT
COUNTY ROAD 305

COUNTY
WILLIAMSON

PARCEL 1
PART 1
8.144 ACRES
354,763 Sq. Ft.

PAGE 5 OF 5

County: Williamson
Parcel: 1-PART 2
Project: CR305

May 11, 2022
Page 1 of 4

EXHIBIT B

PROPERTY DESCRIPTION FOR PARCEL 1-PART 2

DESCRIPTION OF A 0.282 ACRE (12,286 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JAMES ROEBUCK SURVEY, ABSTRACT NO. 527 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 2.87 ACRE TRACT (THIRD TRACT) OF LAND DESCRIBED IN WARRANTY DEED TO WESS ARTHUR CASSENS JR. AND HELEN MARTHA CASSENS, CO-TRUSTEES OF THE WESS & HELEN CASSENS TRUST, U/A, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020005553 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.282 ACRE (12,286 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" (Grid Coordinates determined as: N=10,273,791.51, E=3,145,853.76 TxSPC Zone 4203), set 66.00 feet right of Bud Stockton Extension baseline station 640+55.56 in the proposed easterly Right-of-Way (ROW) line of Bud Stockton Extension (variable width ROW), same being the southerly boundary line of that called 25.17 acre tract of land described in Warranty Deed to James R. Davidson and wife, Virginia L. Davidson by instrument recorded in Volume 2491, Page 120 of the Official Records of Williamson County, Texas, same being the northerly boundary line of said 2.87 acre tract, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which a 1/2" iron rod found being the northeasterly corner of said 2.87 acre tract, same being the southeasterly corner of said 25.17 acre tract, bears N 55°34'34" E, at a distance of 1,132.58 feet;

- 1) **THENCE**, departing the 25.17 acre boundary line, with said proposed easterly ROW line, through the interior of said 2.87 acre tract, **S 21°12'17" E**, for a distance of **102.72** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 66.00 feet right of Bud Stockton Extension baseline station 639+52.83, being the northerly boundary line of that called 91.75 acre tract (Second Tract) of land in said Warranty Deed to Wess and Helen Cassens Trust recorded in said Document No. 2020005553, same being the southerly boundary line of said 2.87 acre tract, for the southeasterly corner of the herein described parcel;
- 2) **THENCE**, departing said proposed easterly ROW line, with the common boundary line of said 91.75 acre and said 2.87 acre tracts, **S 55°34'34" W**, for a distance of **122.64** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 53.39 feet left of Bud Stockton Extension baseline station 639+24.79 in the proposed westerly ROW line of said Bud Stockton Extension, being the easterly boundary line of that called 163.36 acre tract of land described in Warranty Deed with Vendor's Lien to Gregory S. Danek by instrument recorded in Document No. 2007071560 of the Official Public Records of Williamson County, Texas, same being the northwesterly corner of said 91.75 acre tract, also being the southwest corner of said 2.87 acre tract, for the southwest corner of the herein described parcel, and from which a 1/2" iron rod found, being the northeasterly corner of that called 99.84 acre tract of land described in Warranty Deed to Jarrell Independent School District by instrument recorded in Document No. 1997041311 of the Official Public Records of Williamson County, Texas, same being the southeasterly corner of said 163.36 acre tract, bears S 21°26'47" E at a distance of 362.86 feet;
- 3) **THENCE**, departing said 91.75 acre tract, with the common boundary line of said 163.36 acre and said 2.87 acre tracts, same being said proposed westerly ROW line, **N 21°26'47" W** for a distance of **102.62** feet to a 1/2" iron rod found, being the southwest corner of said 25.17 acre tract, same being the northwesterly corner of said 2.87 acre tract, for the northwesterly corner of the herein described parcel;

County: Williamson
Parcel: 1-PART 2
Project: CR305

May 11, 2022
Page 2 of 4

- 4) **THENCE**, departing the easterly boundary line of said 163.36 acre tract, same being said proposed westerly ROW line, with the common boundary line of said 25.17 acre and said 2.87 acre tracts, **N 55°34'34" E** for a distance of **123.08** feet to the **POINT OF BEGINNING**, containing 0.282 acres (12,286 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M. Stephen Truesdale, a Registered Professional 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 herein was determined by a survey made on the ground under my direction and supervision.

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

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

23 MAY 2022
Date



S:\PAPE-DAWSON\CR 305\PARCELS\PARCEL 1-PART 2\PARCEL 1-PT2-CASSENS.docx

PLAT TO ACCOMPANY PARCEL DESCRIPTION

JAMES ROEBUCK SURVEY
ABSTRACT No. 527

JAMES R. DAVIDSON AND
WIFE, VIRGINIA L. DAVIDSON
25.17 ACRES
VOL. 2491, PG. 120
O.R.W.C.T.

GREGORY S. DANEK
163.36 ACRES
DOC. NO. 2007071560
O.P.R.W.C.T.

STA. 639+24.79
53.39' LT

(N20°02'46"W 465.52')

PROPOSED R.O.W. S21°26'47"E 362.86'

PROPOSED R.O.W.

635+00

ENGINEER'S BASELINE

BUD STOCKTON EXTENSION
(R.O.W. WIDTH VARIES)

PROPOSED R.O.W.

PROPOSED R.O.W.

[P.O.B.]

GRID COORDINATES:
N=10,273,791.51
E=3,145,853.76
STA. 640+55.56
66.00' RT

PART 2

0.282 AC.
12,286 SQ. FT.

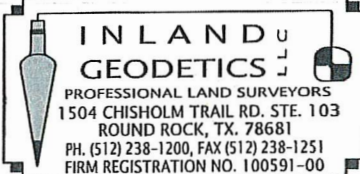
(N51°08'00"E 1,251.00')
STA. 639+52.83
66.00' RT

WESS ARTHUR CASSENS JR. AND
HELEN MARTHA CASSENS
CO-TRUSTEES OF THE
WESS AND HELEN
CASSENS TRUST, U/A
(THIRD TRACT)
2.87 ACRES
DOC. NO. 2020005553
O.P.R.W.C.T.

WESS ARTHUR CASSENS JR. AND
HELEN MARTHA CASSENS
CO-TRUSTEES OF THE WESS
AND HELEN CASSENS TRUST, U/A
(SECOND TRACT)
91.75 ACRES
DOC. NO. 2020005553
O.P.R.W.C.T.

NO.	DIRECTION	DISTANCE
L1	S21°12'17"E	102.72'
L2	S55°34'34"W	122.64'
L3	N21°26'47"W	102.62'
(L3)	(SOUTHERLY)	(110.00')
L4	N55°34'34"E	123.08'

05/11/22



PARCEL PLAT SHOWING PROPERTY OF
WESS ARTHUR CASSENS JR. AND
HELEN MARTHA CASSENS
CO-TRUSTEES OF THE WESS
AND HELEN CASSENS TRUST, U/A

PARCEL 1
PART 2
0.282 ACRES
12,286 Sq. Ft.

SCALE
1" = 100'

PROJECT
COUNTY ROAD 305

COUNTY
WILLIAMSON

PAGE 3 OF 4

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	()	RECORD INFORMATION
●	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
▲	MAG NAIL FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	DENOTES COMMON OWNERSHIP		
	LINE BREAK		

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2100336, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE DECEMBER 15, 2021, ISSUE DATE DECEMBER 26, 2021.

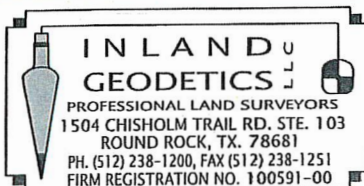
1. RESTRICTIVE COVENANTS: VOLUME 901, PAGE 290, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- 10B. RIGHT OF WAY EASEMENT TO JARRELL-SCHWERTNER WATER SUPPLY CORPORATION RECORDED IN VOL. 524, PG. 749, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- C. EASEMENT TO TEXAS POWER & LIGHT COMPANY AND GENERAL TELEPHONE COMPANY RECORDED IN VOLUME 664, PAGE 875, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- I. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS TO BARTLETT ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 2008045568, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- J. TEMPORARY CONSTRUCTION EASEMENT TO CITY OF JARRELL RECORDED IN DOCUMENT NO. 2012073409, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- K. WASTEWATER UTILITY EASEMENT TO JARRELL INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NO. 2012073410, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION.

M. Stephen Truesdale 23 MAY 2022
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



05/11/22



PARCEL PLAT SHOWING PROPERTY OF
**WESS ARTHUR CASSENS JR. AND
HELEN MARTHA CASSENS
CO-TRUSTEES OF THE WESS
AND HELEN CASSENS TRUST, U/A**

PARCEL 1
PART 2
0.282 ACRES
12,286 Sq. Ft.

SCALE
1" = 100'

PROJECT
COUNTY ROAD 305

COUNTY
WILLIAMSON

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