

DEED

Seward Junction Loop North Right of Way

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

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

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

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

TRACT 1:

All of that certain 0.59 acre tract of land out of the Noah Smithwick Survey, Abstract No. 590, in Williamson County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** attached hereto and made a part hereof (**Parcel 2**); and

TRACT 2:

All of that certain 0.9119 acre tract of land, being all of Lot 93, Amended Plat of Lots 80, 81, 82, 87, 88, 89, 92 and 93, Block C, Terra Del Sol at Santa Rita West Phase 1 Section 1, a subdivision in and to the County of Williamson, Texas, according to the map or plat thereof recorded under Document No. 2019022600, Official Public Records, Williamson County, Texas, and being more particularly described by metes and bounds in **Exhibit "B"** attached hereto and made a part hereof (**Parcel 3**); and

TRACT 3:

All of that certain 1.485 acre tract of land, being all of Lot 62, Block A, Terra Del Sol at Santa Rita West Phase 1 Section 1, a subdivision in and to the County of Williamson, Texas, according to the map or plat thereof recorded under Document No. 2018037552, Official Public Records, Williamson County, Texas, and being more particularly described by metes and bounds in **Exhibit "C"** attached hereto and made a part hereof (**Parcel 5**).

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

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

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

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

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

TO HAVE AND TO HOLD the Property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor but not otherwise.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the 11 day of June, 2025.

[signature on following page]

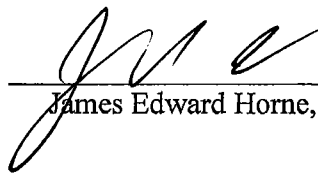
GRANTOR:

MIDDLEBROOK, LTD., a Texas limited partnership

By: Middlebrook GP, LLC, a Texas limited liability company,
General Partner

By: MREM Texas Manager, LLC, a Delaware limited
liability company, Manager

By: _____



James Edward Horne, Vice President

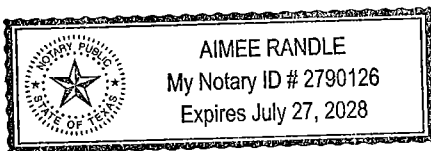
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 11 day of June,
2025 by James Edward Horne in the capacity and for the purposes and consideration recited
therein.





Notary Public, State of Texas

ACCEPTED BY GRANTEE:

WILLIAMSON COUNTY, TEXAS

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the _____ day of _____, 2025 by _____ in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

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

AFTER RECORDING RETURN TO:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

EXHIBIT A

Parcel 02
0.5900 Acre Right-of-Way
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 02

BEING a 0.5900 of one acre (25,700 square foot) parcel of land out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being a portion of the remainder of that tract described as 27.627 acres (being the remainder of 103.80 acres described in Document No. 2013064831, Official Public Records, Williamson County, Texas) conveyed to Middlebrook, Ltd. by Warranty Deed dated October 25, 2019, as recorded in Document No. 2019102590, Official Public Records, Williamson County, Texas; said 0.5900 of one acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap set in the proposed north right-of-way line of State Highway No. 29 (SH 29), being in the north line of the remainder of said 27.627 acre Middlebrook tract, at the southwest corner of Lot 92 and the southeast corner of Lot 93, Amended Plat of Lots 80, 81, 82, 87, 88, 89, 92 and 93, Block C, Terra Del Sol at Santa Rita Ranch West Phase 1 Section 1, a subdivision of record in Document No. 2019022600, Official Public Records, Williamson County, Texas, said POINT OF BEGINNING being 79.32 feet left of County Road 260 (CR 260) Engineer's Baseline Station 302+71.43, and having Surface Coordinates of N=10,209,664.66, E=3,074,829.84, from which a 1/2-inch iron rod with "Forest RPLS 1847" cap found at a corner in the north line of the remainder of said 27.627 acre Middlebrook tract, and the southeast corner of said Lot 92, bears South 72°15'42" East 170.85 feet;

THENCE, along the proposed north right-of-way line of SH 29, crossing the remainder of the said 27.627 acre Middlebrook tract, the following five (5) courses, numbered 1 through 5:

- 1) South 03°44'05" East 128.88 feet to a 1/2-inch iron rod with "McGray McGray" cap set, being 77.64 feet left of CR 260 Engineer's Baseline Station 304+00.30;
- 2) South 72°13'30" East 49.26 feet to a 1/2-inch iron rod with "McGray McGray" cap set, being 123.23 feet left of CR 260 Engineer's Baseline Station 304+18.96;

- 3) **South 27°13'30" East 14.14 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 128.70 feet left of CR 260 Engineer's Baseline Station 304+32.00;
- 4) **South 72°13'30" East 680.68 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 758.68 feet left of CR 260 Engineer's Baseline Station 306+89.77, and
- 5) **South 17°46'30" West 18.92 feet** to a 1/2-inch iron rod found at the southeast corner of the remainder of said 27.627 acre Middlebrook tract, and the southwest corner of Lot 1, De Veau Subdivision, a subdivision of record in Cabinet K, Slide 125, Plat Records, Williamson County, Texas, being corrected in Volume 2226, Page 686, Official Records, Williamson County, Texas, being in the existing north right-of-way line of SH 29 (100 foot width right-of-way), from which a 1/2-inch iron rod found in the east line of the remainder of said 27.627 acre Middlebrook tract, and the west line of said Lot 1, bears **North 67°31'58" East 299.68 feet**;
- 6) **THENCE**, along the south line of the remainder of said 27.627 acre Middlebrook tract, and the existing north right-of-way line of SH 29, **North 72°21'20" West 747.05 feet** to a 1/2-inch iron rod found at the southwest corner of the remainder of said 27.627 acre Middlebrook tract, being at the intersection of the existing north right-of-way line of SH 29 and the existing east right-of-way line of CR 260 (Sunset Ridge Drive, varying width right-of-way);

THENCE, along the west line of the remainder of said 27.627 acre Middlebrook tract, and the existing east right-of-way line of CR 260, the following two (2) courses, numbered 7 and 8:

- 7) **North 41°04'00" West 85.57 feet** to a calculated point, and
- 8) **North 09°24'02" West 119.37 feet** to a calculated point at the northwest corner of the remainder of said 27.627 acre Middlebrook tract, and the southwest corner of said Lot 93;

Parcel 02

- 9) THENCE, along the north line of the remainder of said 27.627 acre Middlebrook tract, and the south line of said Lot 93, **South 72°15'42" East 87.61 feet** to the POINT OF BEGINNING and containing 0.5900 of one acre (25,700 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

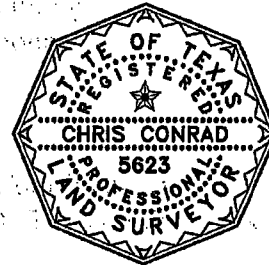
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



A handwritten signature in cursive script, appearing to read "Chris Conrad".

08/13/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LJA~23-086~Seward Junction Loop\Description\Parcel 02~0.5900 Ac

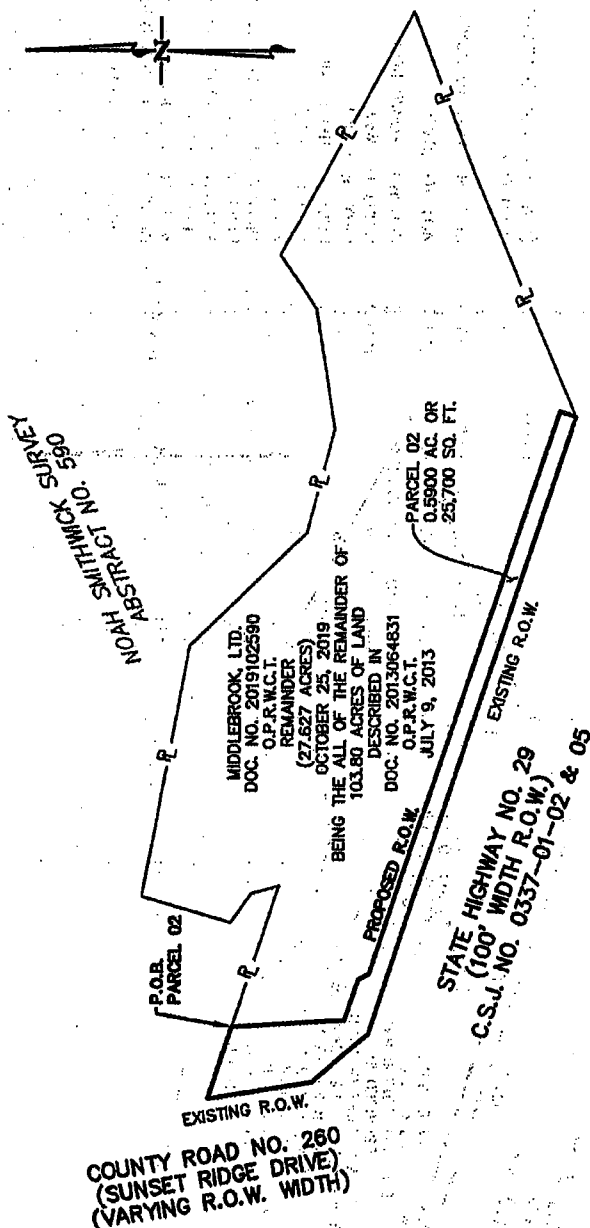
Issued 08/13/2024

WCAD ID R022965, R022966, & R392827

**SURVEY TO ACCOMPANY DESCRIPTION
OF 0.5900 AC. OR 25,700 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS**

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD CAP STAMPED
- "FOREST RPLS 1847" FOUND
- 1/2" IRON ROD WITH CAP
- STAMPED "MCGRAY MCGRAY" SET
- △ CALCULATED POINT
- OFFICIAL PUBLIC RECORDS
- WILLIAMSON COUNTY, TEXAS
- DEED RECORDS
- WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS
- WILLIAMSON COUNTY, TEXAS
- VOLUME/PAGE
- CABINET/SLIDE
- POINT OF BEGINNING
- PROPERTY LINE
- RIGHT OF WAY
- RECORD INFORMATION
- NOT TO SCALE
- DISTANCE NOT TO SCALE
- DEED LINE
- (OWNERSHIP IN COMMON)



WCAD ID R022965, R022966, & R392827

REVISIONS

-	-
-	-

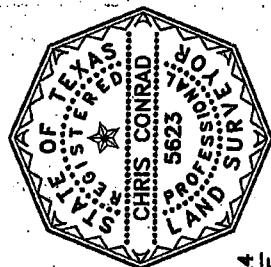
AREA TABLE -- ACRES (SQUARE FEET)

CALCULATED	ACQUISITION	REMAINDER
6.6 AC. (287,496 SF.)	0.5900 AC. (25,700 SF.)	6.01 AC. (261,796 SF.)

**MCGRAY & MCGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.	TECH:	DL
DATE:	08/13/2024	FIELD:	-
PROJECT:	23-086	SHEET:	4 OF 5



NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND IN U.S. SURVEY FEET.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

Chris Conrad

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 08/13/2024
Note: There is a description to accompany this plat.

**SURVEY TO ACCOMPANY DESCRIPTION
OF 0.5900 AC. OR 25,700 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS**



AMENDED PLAT OF LOTS 80, 81, 82, 87, 88, 89,
92 AND 93, BLOCK C, TERRA DEL SOL AT SANTA
RITA RANCH WEST PHASE 1 SECTION 1
DOC. NO. 2019022600
O.P.R.W.C.T.
MARCH 20, 2019

LOT 89
LOT 88
LOT 80
LOT 81

MIDDLEBROOK, LTD.
DOC. NO. 2017053245
O.P.R.W.C.T.
REMAINDER
(25.994 ACRES)
JUNE 12, 2016

NOAH SMITHWICK SURVEY
ABSTRACT NO. 590

MIDDLEBROOK, LTD.
DOC. NO. 2019102560
O.P.R.W.C.T.
REMAINDER
(27.627 ACRES)
OCTOBER 25, 2019
BEING THE ALL OF THE REMAINDER OF
103.60 ACRES OF LAND
DESCRIBED IN
DOC. NO. 2013064831
O.P.R.W.C.T.
JULY 9, 2013

DE VEAU SUBDIVISION
CABINET K, SLIDES 125-126
P.R.W.C.T.
NOVEMBER 9, 1992
CORRECTED IN
VOL. 2226, PG. 686
O.R.W.C.T.
DECEMBER 4, 1992

[A]
21 MANAGEMENT, LLC
DOC. NO. 2019031867
O.P.R.W.C.T.
(LOT 1)
APRIL 15, 2019

PARCEL 02
0.5900 AC. OR
25,700 SQ. FT.

PROPOSED R.O.W.

S72°13'30"E 680.68'

N72°21'20"W 747.05'
(N70°49'W)

STATE HIGHWAY NO. 29
(100' WIDTH R.O.W.)
C.S.J. NO. 0337-01-02 & 05

RECORD LINE TABLE		
LINE#	BEARING	DISTANCE
(L5)	(N39°48'54"W)	(85.54')
(L7)	(N72°17'06"W)	(87.09')
(L8)	(N68°55'E)	(300.76')

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S03°44'05"E	128.88'
L2	S72°13'30"E	49.26'
L3	S27°13'30"E	14.14'
L4	S17°46'30"W	18.92'
L5	N41°04'00"W	85.57'
L6	N09°24'02"W	119.37'
L7	S72°15'42"E	87.61'
L8	N67°31'58"E	299.68'

305+00
ENGINEER'S BASELINE
S04°28'41"E

COUNTY ROAD NO. 260
(SUNSET RIDGE DRIVE)
(VARYING R.O.W. WIDTH)

WCAD ID R022965,
R022966, & R392827

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE, #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBP'S SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	08/13/2024	TECH: DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 5

M:\JAN-23-086-Seward Junction Loop\Draw\Parcels\PROW-MIDDLEBROOK, LTD\PARCEL 02 - REMAINDER 27.627 AC\PROW-MIDDLEBROOK - PARCEL 02.dwg

EXHIBIT **B**

Parcel 03
0.9119 Acre Right-of-Way
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 03

BEING a 0.9119 of one acre (39,721 square foot) parcel of land out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being all of Lot 93, Amended Plat of Lots 80, 81, 82, 87, 88, 89, 92 and 93, Block C, Terra Del Sol at Santa Rita Ranch West Phase 1 Section 1, a subdivision of record in Document No. 2019022600, Official Public Records, Williamson County, Texas, said Lot 93 being a portion of the remainder of that tract described as 25.994 acres conveyed to Middlebrook, Ltd. by Warranty Deed dated June 12, 2016, as recorded in Document No. 2017053245, Official Public Records, Williamson County, Texas; said 0.9119 of one acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of County Road 260 (CR 260), being at the northeast corner of Lot 93, and the northwest corner of Lot 92 in said Amended Plat of Lots 80, 81, 82, 87, 88, 89, 92 and 93, Block C, Terra Del Sol at Santa Rita Ranch West Phase 1, Section 1 subdivision, and in the existing south right-of-way line of Terra Del Sol Parkway (60 foot width right-of-way), said POINT OF BEGINNING being 83.12 feet left of Engineer's Baseline Station 298+36.81, and having Surface Coordinates of N=10,210,100.99, E=3,074,785.56, from which a 1/2-inch iron rod with "Forest RPLS 1847" cap found at the northeast corner of Lot 90, Terra Del Sol at Santa Rita Ranch West Phase 1 Section 1, a subdivision of record in Document No. 2018037552, Official Public Records, Williamson County, Texas, and in the existing south right-of-way line of Terra Del Sol Parkway, bears North 81°41'21" East 298.66 feet;

THENCE, along the proposed east right-of-way line of CR 260, the east line of said Lot 93, and the west line of said Lot 92, the following three (3) courses, numbered 1 through 3:

- 1) **South 06°54'57" East 221.58 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 81.47 feet left of Engineer's Baseline Station 300+58.39;
- 2) **South 04°49'13" East 180.01 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 79.74 feet left of Engineer's Baseline Station 302+34.37, and

- 3) **South 03°48'57" East 37.07 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the southeast corner of said Lot 93, and the southwest corner of said Lot 92, being in the north line of the remainder of that tract described as 27.627 acres (being the remainder of 103.80 acres described in Document No. 2013064831, Official Public Records, Williamson County, Texas) conveyed to Middlebrook, Ltd. by Warranty Deed, as recorded in Document No. 2019102590, Official Public Records, Williamson County, Texas, and being 79.32 feet left of Engineer's Baseline Station 302+71.43, from which a 1/2-inch iron rod with "Forest RPLS 1847" cap found at the southeast corner of said Lot 92, and a corner in the north line of the remainder of said 27.627 acre Middlebrook tract, bears **South 72°15'42" East 170.85 feet**;
- 4) THENCE, along the south line of said Lot 93 and the north line of the remainder of said 27.627 acre Middlebrook tract, **North 72°15'42" West 87.61 feet** to a calculated point at the southwest corner of said Lot 93, and the northwest of the remainder of said 27.627 acre Middlebrook tract, being in the existing east right-of-way line of CR 260 (Sunset Ridge Drive, varying width right-of-way);
- 5) THENCE, along the west line of said Lot 93 and the existing east right-of-way line of CR 260, **North 09°24'02" West 399.75 feet** to a 1/2-inch iron rod found at the northwest corner of said Lot 93, being at the intersection of the existing east right-of-way line of CR 260, and the existing south right-of-way line of Terra Del Sol Parkway;

Parcel 03

- 6) THENCE, along the north line of said Lot 93 and the existing south right-of-way line of Terra Del Sol Parkway, **North 81°41'21" East 105.58 feet** to the POINT OF BEGINNING and containing 0.9119 of one acre (39,721 square feet) of land within these metes and bounds.

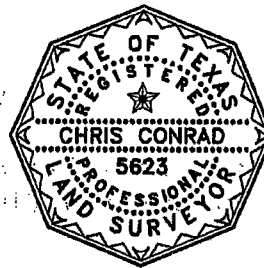
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



A handwritten signature in black ink, appearing to read "Chris Conrad".

08/13/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LJA~23-086~Seward Junction Loop\Description\ROW_0.9119 Ac

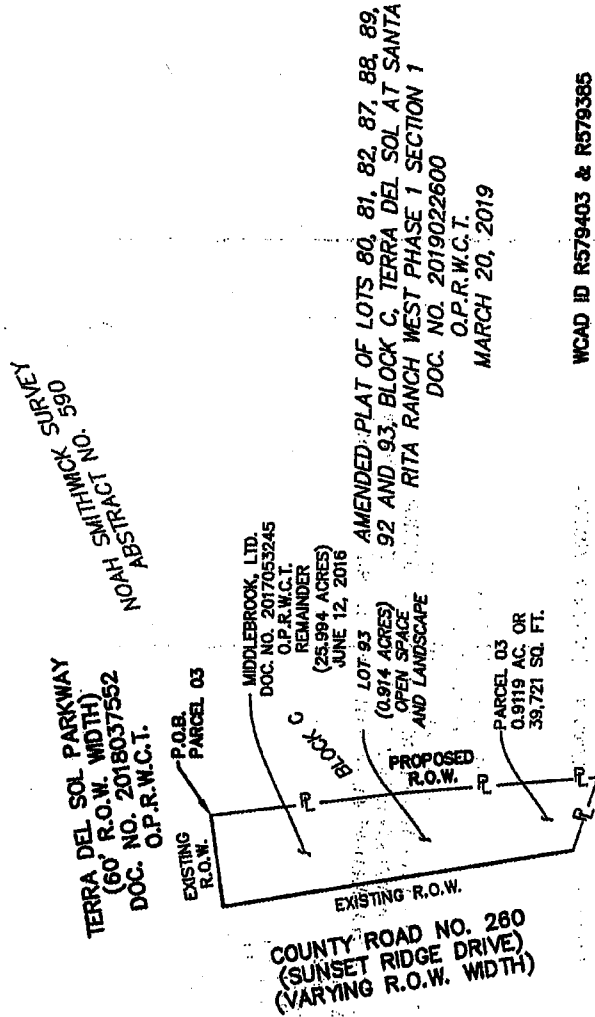
Issued 08/13/2024

WCAD ID R579403 & 579385

**SURVEY TO ACCOMPANY DESCRIPTION
OF 0.9119 AC. OR 39,721 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS**

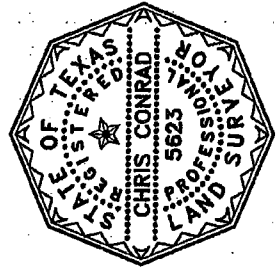
LEGEND

- 1/2" IRON ROD FOUND
- ◉ 1/2" IRON ROD CAP STAMPED
"FOREST RPLS 1847" FOUND
- ◉ 1/2" IRON ROD WITH CAP
STAMPED "MCGRAY MCGRAY" SET
- Δ CALCULATED POINT
- OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- VOL/PG
CAB/SLD
- P.O.B.
P.
- R.O.W.
(....)
- P.U.E.
- N.T.S.
- DEED LINE
(OWNERSHIP IN COMMON)



WCAD ID R579403 & R579385

REVISIONS			
-	-	-	-
-	-	-	-
AREA TABLE - ACRES (SQUARE FEET)			
SURVEYED	ACQUISITION	REMAINDER	
0.9119 AC. (39,721 SF.)	0.9119 AC. (39,721 SF.)	0.0000 AC. (0.0000 SF.)	



NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND IN U.S. SURVEY FEET.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

Chris Conrad

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 08/13/2024
Note: There is a description to accompany this plat.

SCALE: N.T.S. DATE: 08/13/2024 TECH: DL PROJECT: 23-086 FIELD: SHEET: 4 OF 5
M:\JLM-23-086-Seward Junction Loop\Draw\Parcels\PROW-MIDDLEBROOK, LTD\PARCEL 03 - LOT 93, BLK C\PROW-MIDDLEBROOK - PARCEL 03.dwg

SURVEY TO ACCOMPANY DESCRIPTION OF 0.9119 AC. OR 39,721 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

ENGINEER'S BASELINE C.R. 260

CURVE DATA
P1 NORTHING = 10,209,817.04
P1 EASTING = 3,074,737.72
P1 STATION = 301+12.32
DELTA = 02° 51' 58" (RT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 50.03'
LENGTH = 100.04'
RADIUS = 2,000.00'
CHORD BEARING = S 05° 54' 40" E
CHORD = 100.03'
PC STATION = 300+62.29
PT STATION = 301+62.34

EXISTING
R.O.W.

LOT 58

TERRA DEL SOL AT
SANTA RITA RANCH WEST
PHASE 1 SECTION 1
DOC. NO. 2018037552
O.P.R.W.C.T.
MAY 3, 2018

LOT 59

SANTA RITA MASTER
COMMUNITY, INC.
DOC. NO. 2022135235
O.P.R.W.C.T.
(LOT 80, BLOCK A)
DECEMBER 9, 2022

LOT 60
OPEN SPACE
AND
LANDSCAPE
NOAH SMITHWICK SURVEY
ABSTRACT NO. 590
LOT 61
(1.921 ACRES)
DRAINAGE

WILLIAMSON COUNTY
MUNICIPAL UTILITY
DISTRICT NO. 19
DOC. NO. 202189279
O.P.R.W.C.T.
(LOT 61, BLOCK A)
DECEMBER 8, 2021

APPROXIMATE LOCATION OF
15' WATERLINE EASEMENT
VOL. 821, PG. 682, D.R.W.C.T.
DOC. NO. 2012037585
O.P.R.W.C.T.
295+00

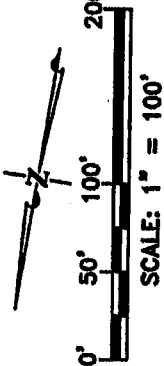
ENGINEER'S BASELINE
S0720°39'E

EXISTING R.O.W.

EXISTING R.O.W.

LINE TABLE	
LINE#	BEARING DISTANCE
L1	S06°34'57"E 221.58'
L2	S04°49'13"E 180.01'
L3	S03°48'57"E 37.07'
L4	N81°41'21"E 105.58'

RECORD LINE TABLE	
LINE#	BEARING DISTANCE
(L1)	(N06°56'21"W) (222.28')
(L2)	(N04°50'37"W) (180.01')
(L3)	(N03°05'21"W) (36.96')
(L4)	(N81°47'41"E) (105.61')



AMENDED PLAT OF LOTS 80, 81, 82, 87, 88, 89,
92 AND 93, BLOCK C, TERRA DEL SOL AT SANTA
RITA RANCH WEST PHASE 1 SECTION 1
DOC. NO. 2019022600
O.P.R.W.C.T.
MARCH 20, 2019

LOT 88

SANTA RITA MASTER
COMMUNITY, INC.
DOC. NO. 2022135235
O.P.R.W.C.T.
(LOT 91, BLOCK C)
DECEMBER 9, 2022

BEING THE ALL OF THE REMAINDER OF
103.80 ACRES OF LAND
DESCRIBED IN
DOC. NO. 2013064831
O.P.R.W.C.T.
JULY 9, 2013

LOT 82
(1.601 ACRES)
DRAINAGE

MIDDLEBROOK, LTD.
DOC. NO. 2017053245
O.P.R.W.C.T.
REMAINDER
(25.994 ACRES)
JUNE 12, 2016

P.O.B.
PARCEL 03
SURFACE COORDINATES
N = 10,210,100.99
E = 3,074,785.58
288+36.81
83.12' LT.

LOT 83
(0.914 ACRES)
OPEN SPACE
AND LANDSCAPE

STA. 302+71.43
79.32' LT.

(N721°06'W)
(87.09')
N7215°42'W
87.61'

EXISTING
R.O.W.

S04°28'41"E

EXISTING R.O.W.

N09°24'02"W 399.75'
(N09°25'26"W 400.76')

EXISTING R.O.W.

COUNTY ROAD NO. 260
(SUNSET RIDGE DRIVE)
(VARYING R.O.W. WIDTH)

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	08/13/2024	TECH: DL
PROJECT:	23-086	FIELD:
FIELD BOOK:		SHEET: 5 OF 5

Mc\LA-23-086-Seward Junction Loop\Draw\Parcels\PROW-MIDDLEBROOK, LTD\PARCEL 03 - LOT 93, BLK C\PROW-MIDDLEBROOK - PARCEL 03.dwg

EXHIBIT C

Parcel 05
1.485 Acre Right-of-Way
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 05

BEING a 1.485 acre (64,698 square foot) parcel of land out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being all of Lot 62, Terra Del Sol at Santa Rita Ranch West Phase 1 Section 1, a subdivision of record in Document No. 2018037552, Official Public Records, Williamson County, Texas, said Lot 62 being a portion of the remainder of that tract described as 25.994 acres conveyed to Middlebrook, Ltd. by Warranty Deed dated June 12, 2016, as recorded in Document No. 2017053245, Official Public Records, Williamson County, Texas; said 1.485 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of County Road 260 (CR 260), being at the southeast corner of Lot 93, and the southwest corner of Lot 61 in said Terra Del Sol at Santa Rita Ranch West Phase 1 Section 1 subdivision, and in the existing north right-of-way line of Terra Del Sol Parkway (60 foot width right-of-way), said POINT OF BEGINNING being 83.57 feet left of Engineer's Baseline Station 297+76.80, and having Surface Coordinates of N=10,210,160.56, E=3,074,778.34, from which a chisel mark found at the southeast corner of Lot 59 in said Terra Del Sol at Santa Rita Ranch West Phase 1 Section 1 subdivision, and in the existing north right-of-way line of Terra Del Sol Parkway, bears North 81°41'21" East 295.75 feet;

- 1) THENCE, along the south line of said Lot 62, and the existing north right-of-way line of Terra Del Sol Parkway, **South 81°41'21" West 108.18 feet** to a calculated point at the southwest corner of said Lot 62, being at the intersection of the existing north right-of-way line of Terra Del Sol Parkway and the existing east right-of-way line of CR 260 (Sunset Ridge Drive, varying width right-of-way);
- 2) THENCE, along the west line of said Lot 62, and the existing east right-of-way line of CR 260, **North 09°24'02" West 580.01 feet** to a 1/2-inch iron rod with "Forest RPLS 1847" cap found at the northwest corner of said Lot 62;

- 3) THENCE, along the north line of said Lot 62, the existing east right-of-way line of CR 260, and the south line of the remainder of that tract described as 107-1/2 acres (Tract 1, save & except 0.89 of one acre and 0.09 of one acre) conveyed to Larry Everett Foust and Maydale Foust by Warranty Deed with Vendor's Lien, as recorded in Volume 764, Page 801, Deed Records, Williamson County, Texas, **South 82°17'48" East 124.67 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of CR 260, being at the northeast corner of said Lot 62, and the northwest corner of said Lot 61, and being 75.00 feet left of Engineer's Baseline Station 292+31.36, from which a 1/2-inch iron rod with "RJ Surveying" cap found at an angle point in the north line of said Lot 61, and the south line of the remainder of said 107-1/2 acre Foust tract, bears **South 82°17'48" East 94.60 feet**;

THENCE, along the proposed east right-of-way line of CR 260, the east line of said Lot 62, and the west line of said Lot 61; the following two (2) courses, numbered 4 and 5:

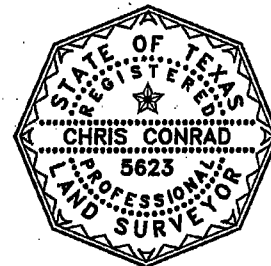
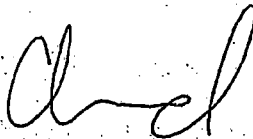
- 4) **South 08°32'44" East 444.91 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 84.32 feet left of Engineer's Baseline Station 296+76.17, and
- 5) **South 06°54'57" East 100.64 feet** to the POINT OF BEGINNING and containing 1.485 acres (64,698 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



08/13/2024

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LJA~23-086~Seward Junction Loop\Description\Parcel 05~1.485 Ac

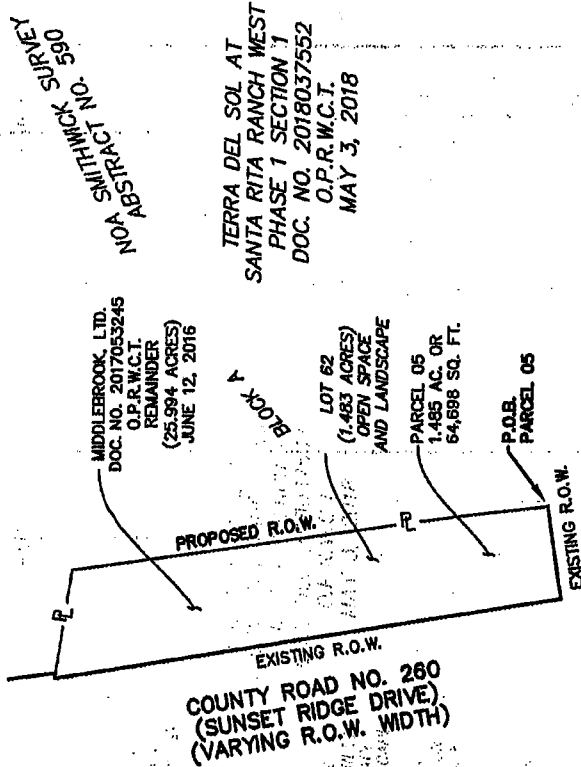
Issued 08/13/2024

WCAD ID R569184

**SURVEY TO ACCOMPANY DESCRIPTION
OF 1.485 AC. OR 64,698 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS**

LEGEND

- 1/2" IRON ROD CAP STAMPED
"FOREST RPLS 1847" FOUND
(UNLESS NOTED)
- CHISEL MARK FOUND IN
CONCRETE
- 1/2" IRON ROD WITH CAP
STAMPED "MCGRAY MCGRAY" SET
- CALCULATED POINT
- OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- VOL/PAGE
CAB/SLD
- P.O.B.
- R.O.W.
- (.....)
- P.U.E.
- N.T.S.
- DEED LINE
(OWNERSHIP IN COMMON)



WCAD ID R569184

REVISIONS

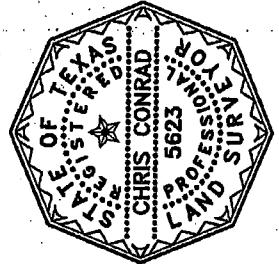
SURVEYED	ACQUISITION	REMAINDER
1.485 AC. (64,698 SF.)	1.485 AC. (64,698 SF.)	000.000 AC. (000,000 SF.)

AREA TABLE - ACRES (SQUARE FEET)

SURVEYED	ACQUISITION	REMAINDER
1.485 AC. (64,698 SF.)	1.485 AC. (64,698 SF.)	000.000 AC. (000,000 SF.)

**MCGRAY & MCGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.	DATE:	08/13/2024	TECH:	DL
PROJECT:	23-086	FIELD:			
FIELD BOOK:		SHEET:			3 OF 4



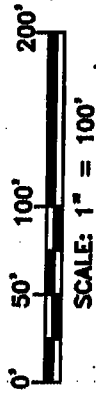
NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND IN U.S. SURVEY FEET.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

Chris Conrad

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 08/13/2024
Note: There is a description to accompany this plat.

**SURVEY TO ACCOMPANY DESCRIPTION
OF 1.485 AC. OR 64,698 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS**



[A]
AMENDED PLAT OF LOTS 80, 81, 82, 87, 88, 89,
92 AND 93, BLOCK C, TERRA DEL SOL AT SANTA
RITA RANCH WEST PHASE 1 SECTION 1
DOC. NO. 2019022600
O.P.R.W.C.T.
MARCH 20, 2019

LARRY EVERETT FOUST
AND
MAYDALE FOUST
VOL. 764, PG. 801
D.R.W.C.T.
AUGUST 1, 1979
REMANDER OF
FIRST TRACT
(107-1/2 ACRES)
SAVE AND EXCEPT
(0.88 ACRES)
(0.09 ACRES)
VOL. 542, PG. 580
D.R.W.C.T.
NOVEMBER 30, 1971

"TRU SURVEYING"

WILLIAMSON COUNTY
MUNICIPAL UTILITY
DISTRICT NO. 19
DOC. NO. 2021189279
O.P.R.W.C.T.
(LOT 61, BLOCK A)
DECEMBER 8, 2021

SANTA RITA MASTER
COMMUNITY, INC.
DOC. NO. 2022135235
O.P.R.W.C.T.
DECEMBER 9, 2022

LOT 61
(1.921 ACRES)
DRAINAGE
STA. 296+76.17
84.32' LT.

PROPOSED R.O.W.
S08°32'44"E 444.91'

PARCEL 05
1.485 AC. OR
64,698 SQ. FT.

MIDDLEBROOK, LTD.
DOC. NO. 2017053245
O.P.R.W.C.T.
REMANDER
(25.994 ACRES)
JUNE 12, 2016

S82°17'37"E 124.67'
(S82°17'37"E 124.67')
(84.51')
94.60'±

STA. 296+76.17
84.32' LT.

LOT 62
(1.483 ACRES)
OPEN SPACE
AND LANDSCAPE

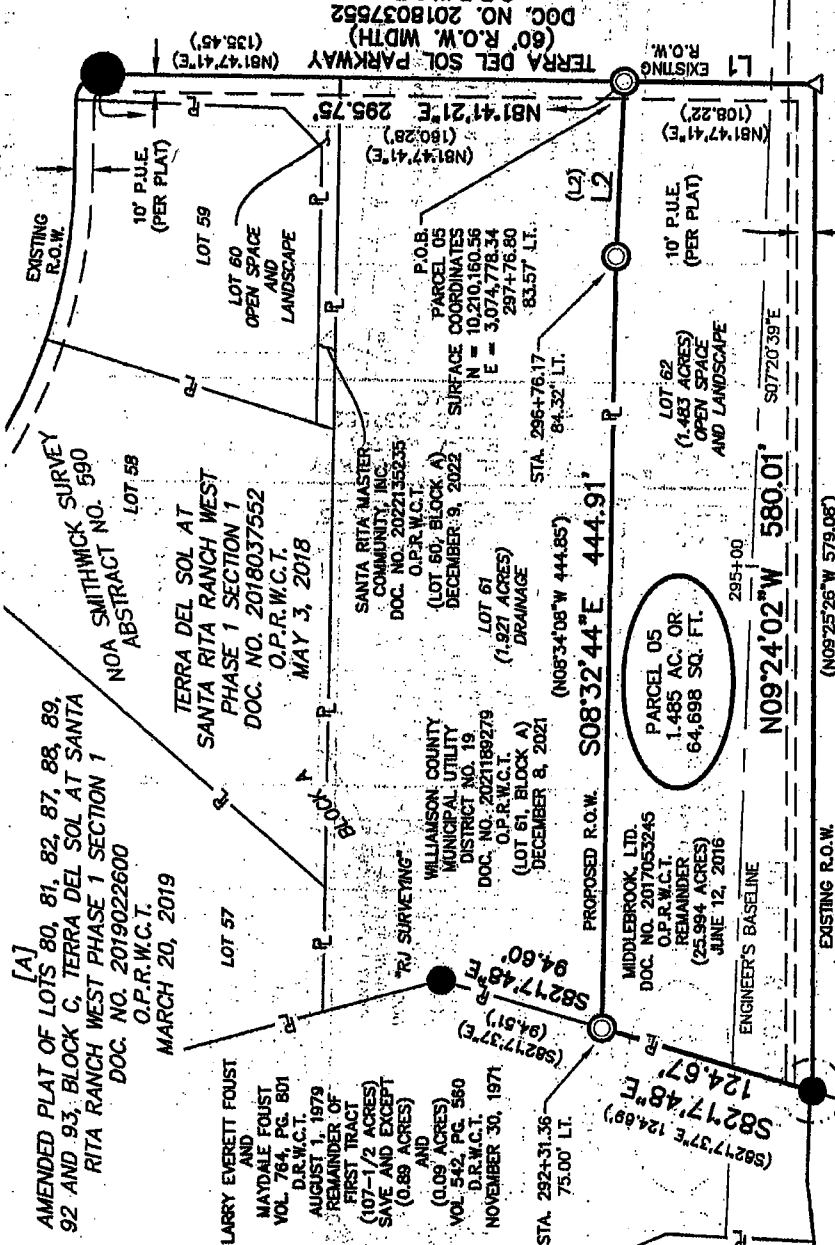
N09°24'02"W 580.01'
S07°20'39"E

ENGINEER'S BASELINE

SEE DETAIL "A"

COUNTY ROAD NO. 260
(SUNSET RIDGE DRIVE)
(VARYING R.O.W. WIDTH)

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S81°41'21"W	108.18'
L2	S06°54'57"E	100.64'
(L2)	(N06°56'21"W)	(99.95')



WCAD ID R569184

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	
DATE:	08/13/2024	TECH: DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 4