

# Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

Phone 512-255-8877 • fax 512-255-8986

[John@scrllaw.com](mailto:John@scrllaw.com)

July 9, 2025

**Via e-mail:** [clough@barronadler.com](mailto:clough@barronadler.com)

Chris Clough

Barron Adler Clough & Oddo, PLLC

808 Nueces Street

Austin, Texas 78701

Attorney for J.A. Davidson Holdings, L.P., Pamela G. Martin, Dennis L. Davidson, and James A. Davidson, Jr.

## RULE 11 SETTLEMENT AGREEMENT

Re: 1) *Williamson County, Texas v. J.A. Davidson Holdings, L.P., et al.*; Cause No. 20-0999-CC2; filed in the County Court at Law No. Two of Williamson County, Texas; Corridor C project; Parcel 11, Part 1; and 2) *Williamson County, Texas v. J.A. Davidson Holdings, L.P., et al.*; Cause No. 20-1000-CC3; filed in the County Court at Law No. Three of Williamson County, Texas; Corridor C project; Parcel 11, Parts 2 and 3.

Dear Mr. Clough:

This letter will serve as a Rule 11 Settlement Agreement (“Agreement”) between Williamson County, Texas (“Condemnor”), J.A. Davidson Holdings, L.P., a Texas Limited Partnership, Pamela G. Martin, Dennis L. Davidson, and James A. Davidson, Jr. (hereinafter “Condemnees”), (collectively the “Parties”) as to the following:

1. This Rule 11 Settlement Agreement is for the resolution of the above referenced condemnation cases brought by the Condemnor.
2. Cause No. 20-0999-CC2, Parcel 11, Part 1:
  - a. Condemnor agrees to pay the total compensation amount of \$2,913,000.00 in complete settlement of any and all claims which have been or which could have been made by the parties as a result of the events giving rise to the filing of the live petition in the case under Cause No. 20-0999-CC2, including, but not limited to, compensation for Condemnor’s fee simple acquisition, described in Exhibit “A” (“Parcel 11, Part 1”) attached hereto, damages to the remainder, if any, and any costs to cure.
  - b. The Parties agree to settle this condemnation case for the acquisition of Parcel 11, Part 1, via an agreed or final judgment for the total compensation amount of \$2,913,000.00.

- c. The Parties agree that \$2,913,000.00 is the final and total compensation amount payable to all parties in this case and is inclusive of any pre-judgment interest. The Condemnor shall receive a credit of \$1,391,321.00 previously paid pursuant to the Award in this case, leaving a balance of \$1,521,679.00 to be paid pursuant to this agreement for Parcel 11, Part 1.
  - d. Post-judgment interest, if any, is tolled for a period of 60 days after the Court signs a judgment in this case. If Condemnor fails to pay the \$1,521,679.00 amount within the 60 days of the Court signing a judgment in this case, then Condemnees shall be entitled to post-judgment interest only on the \$1,521,679.00 balance at the statutory rate as of the date the judgment is signed by the Court until paid.
  - e. Plaintiff shall make such check or warrant payable to “Barron, Adler, Clough & Oddo, PLLC, Client Trust Account, FBO J.A. Davidson Holdings, L.P., a Texas Limited Partnership, Pamela G. Martin, Dennis L. Davidson, and James A. Davidson, Jr.” and deliver such payment to Barron, Adler, Clough & Oddo, PLLC, at 808 Nueces Street, Austin, Texas 78701; and that Condemnees or its attorneys shall sign a release of judgment within 30 days of a request by the Condemnor, which may be duly recorded in the deed records of Williamson County, Texas. In the event Condemnees are unable to provide necessary documents to effectuate payment, or be available to accept payment, as directed above, Condemnor may deposit the unpaid balance in the registry of the Court to satisfy payment obligations.
  - f. Condemnor’s sole compensation obligation shall be the total payment of \$2,913,000.00 for Parcel 11, Part 1. Any compensation claims made in this case by parties to this lawsuit shall be satisfied from this payment without further recourse to Condemnor.
3. Cause No. 20-1000-CC3, Parcel 11, Parts 2 and 3:
- a. Condemnor agrees to pay the total compensation amount of \$4,437,000.00 in complete settlement of any and all claims which have been or which could have been made by the parties as a result of the events giving rise to the filing of the live petition in the case under Cause No. 20-1000-CC3, including, but not limited to, compensation for Condemnor’s fee simple acquisitions, described in Exhibits “B” and “C” (“Parcel 11, Parts 2 and 3”) attached hereto, damages to the remainder, if any, and any costs to cure.
  - b. The Parties agree to settle this condemnation case for the acquisition of Parcel 11, Parts 2 and 3, via an agreed or final judgment for the total compensation amount of \$4,437,000.00.
  - c. The Parties agree that \$4,437,000.00 is the final and total compensation amount payable to all parties in this case and is inclusive of any pre-judgment interest. The Condemnor shall receive credits of \$803,682.00 and \$196,318.00, previously paid pursuant to the PUA and Award in this case respectively, leaving a balance of \$3,437,000.00 to be paid pursuant to this agreement for Parcel 11, Parts 2 and 3.

- d. Post-judgment interest, if any, is tolled for a period of 60 days after the Court signs a judgment in this case. If Condemnor fails to pay the \$3,437,000.00 amount within the 60 days of the Court signing a judgment in this case, then Condemnees shall be entitled to post-judgment interest only on the \$3,437,000.00 balance at the statutory rate as of the date the judgment is signed by the Court until paid.
  - e. Plaintiff shall make such check or warrant payable to “Barron, Adler, Clough & Oddo, PLLC, Client Trust Account, FBO J.A. Davidson Holdings, L.P., a Texas Limited Partnership, Pamela G. Martin, Dennis L. Davidson, and James A. Davidson, Jr.” and deliver such payment to Barron, Adler, Clough & Oddo, PLLC, at 808 Nueces Street, Austin, Texas 78701; and that Condemnees or its attorneys shall sign a release of judgment within 30 days of a request by the Condemnor, which may be duly recorded in the deed records of Williamson County, Texas. In the event Condemnees are unable to provide necessary documents to effectuate payment, or be available to accept payment, as directed above, Condemnor may deposit the unpaid balance in the registry of the Court to satisfy payment obligations.
  - f. Condemnor’s sole compensation obligation shall be the total payment of \$4,437,000.00 for Parcel 11, Parts 2 and 3. Any compensation claims made in this case by parties to this lawsuit shall be satisfied from this payment without further recourse to Condemnor.
- 4. If any party outside of this Agreement contests compensation and/or this settlement at any proceeding after this Agreement is fully executed in either case, Condemnor may terminate this contract, and the Parties may proceed with both lawsuits as if there had never been an agreement.
  - 5. This agreement is contingent on final approval by Condemnor. In the event this Agreement is not approved by Condemnor and executed by an authorized representative, this agreement is null and void and the Parties may continue with both cases as if there had never been an agreement.
  - 6. This Agreement may be filed as a Rule 11 agreement in both cases.
  - 7. The Parties bear their own cost of court as incurred.

If this letter correctly sets forth the terms of our agreement and the settlement reached between Condemnor and Condemnees, please indicate by having the appropriate person execute this letter in the space indicated below and return it to my attention for filing with the Clerk.

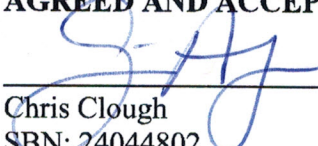
Sincerely,

/s/John Kelley

John Kelley  
Sheets & Crossfield, PLLC  
Attorney for Williamson County, Texas

*[Signature page follow]*

**AGREED AND ACCEPTED:**

  
Chris Clough

SBN: 24044802

Barron, Adler, Clough & Oddo, PLLC

808 Nueces Street,

Austin, Texas 78701

clough@barronadler.com

Office: (512) 478-4995

Fax: (512) 478-6022

*Glorieni Azeredo on behalf of Chris Clough*

**ATTORNEY FOR CONDEMNEDS**

J.A. DAVIDSON HOLDINGS, L.P., PAMELA G. MARTIN, DENNIS L. DAVIDSON, AND  
JAMES A. DAVIDSON, JR.

**AGREED AND ACCEPTED:**

Williamson County, Texas

By: \_\_\_\_\_

Print/title: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT “A”

**EXHIBIT**  
**PROPERTY DESCRIPTION FOR PARCEL 11, PART 1**

DESCRIPTION OF A 41.194 ACRE (1,794,404 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 83.23 ACRE TRACT 4, A PORTION OF THAT CALLED 89.1 ACRE TRACT 5 (DESCRIBED IN VOLUME 401, PAGE 221 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS) AND A PORTION OF THE REMAINDER OF THAT CALLED 92.0 ACRE TRACT 6 OF LAND (DESCRIBED IN VOLUME 401, PAGE 225 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS), CITED IN WARRANTY DEED TO J. A. DAVIDSON HOLDINGS, L.P. (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001027783 AND ALSO CITED IN EXECUTOR'S DISTRIBUTION DEED TO PAMELA G. MARTIN, DENNIS L. DAVIDSON AND JAMES A. DAVIDSON JR (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001072772 BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 41.194 ACRE (1,794,404 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" ID pipe found, being in the easterly boundary line of said Tract 4, same being the northwesterly corner of said Tract 5, also being the southwesterly corner of said remainder of Tract 6;

**THENCE**, departing said remainder of Tract 6, with the common boundary line of said Tract 4 and said Tract 5, S 34°08'29" E at a distance of 944.28 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10202470.14, E=3157629.29 TxSPC Zone 4203) set 213.00 feet left of proposed Corridor C baseline station 192+40.15 in the proposed northwesterly Right-of-Way (ROW) line of Corridor C (ROW width varies), for the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, departing said Tract 4, through the interior of said Tract 5 and said remainder of Tract 6, with said proposed northwesterly ROW line, the following eight (8) courses:

- 1) **N 46°39'53" E** for a distance of **287.37** feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet left of proposed Corridor C baseline station 195+27.52, for an ell corner;
- 2) **S 43°20'07" E** for a distance of **10.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set 203.00 feet left of proposed Corridor C baseline station 195+27.52, for an ell corner;
- 3) **N 46°39'53" E** for a distance of **486.89** feet to an iron rod with aluminum cap stamped "ROW 4933" set 203.00 feet left of proposed Corridor C baseline station 200+14.41, for the beginning of a curve to the left;
- 4) Along said curve to the left, having a delta angle of **01°24'32"**, a radius of **4540.00** feet, an arc length of **111.64** feet and a chord which bears **N 45°57'37" E** for a distance of **111.63** feet to an iron rod with aluminum cap stamped "ROW 4933" set 204.23 feet left of proposed Corridor C baseline station 201+27.63, for a point of non-tangency;
- 5) **N 44°44'39" W** for a distance of **30.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set 234.22 feet left of proposed Corridor C baseline station 201+27.10, for the beginning of a non-tangent curve to the left;
- 6) Along said curve to the left, having a delta angle of **24°14'38"**, a radius of **4510.00** feet, an arc length of **1908.35** feet and a chord which bears **N 33°08'02" E** for a distance of **1894.14** feet to an iron rod with aluminum cap stamped "ROW 4933" set 287.08 feet left of proposed Corridor C baseline station 221+38.20, for a point of compound curvature;
- 7) Along said curve to the left, having a delta angle of **07°33'34"**, a radius of **1906.00** feet, an arc length of **251.47** feet and a chord which bears **N 15°14'14" E** for a distance of **251.29** feet to an iron rod with aluminum cap stamped "ROW 4933" set 315.18 feet left of proposed Corridor C baseline station 224+03.95, for a point of non-tangency;
- 8) **N 70°31'29" W** for a distance of **166.51** feet to an iron rod with aluminum cap stamped "ROW 4933" set 481.68 feet left of proposed Corridor C baseline station 224+01.83, for a point in the fenced existing ostensible southerly ROW line of County Road (C.R.) 106;



THENCE, with the fenced ostensible southerly and westerly existing ROW line of said C.R. 106, same being the north and easterly boundary lines of said Tracts 6 and 5 the following five (5) courses:

- 9) **N 76°06'06" E** for a distance of **301.04** feet to an angle point;
- 10) **N 75°59'17" E** for a distance of **184.07** feet to the northeasterly corner of the herein described tract;
- 11) **S 60°30'01" E** for a distance of **70.73** feet to an angle point;
- 12) **S 21°27'37" E** for a distance of **675.71** feet to the calculated approximate northeasterly corner of said Tract 5, same being the southeasterly corner of said remainder of Tract 6, for an angle point;
- 13) **S 21°51'32" E** for a distance of **545.06** feet to an iron rod with aluminum cap stamped "ROW 4933" set 18.70 feet left of proposed C.R. 106 baseline station 99+99.85 and 839.67 feet right of proposed Corridor C baseline station 218+44.45, for the southeasterly corner of the herein described tract, and from which a corner cedar fence post found, held as the southeasterly corner of said Tract 5, same being the northeasterly corner of that called 134.52 acre tract of land cited in Special Warranty Deed to Kathryn J. Carlton as Trustee of the Kathryn J. Carlton Revocable Living Trust recorded in Document No. 2016089829 and described in Document No. 2016027127 both of the Official Public Records of Williamson County, Texas bears, with said fenced ostensible westerly ROW line of said C.R. 106, **S 21°51'32" E** at a distance of 782.42 feet;

THENCE, departing said existing ostensible westerly ROW line, through the interior of said Tract 5 and said remainder of Tract 6, with said proposed southeasterly ROW line, the following eight (8) courses:

- 14) **S 68°37'18" W** for a distance of **61.56** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline station 100+00.00 and 798.60 feet right of proposed Corridor C baseline station 218+05.05, for an ell corner;
- 15) **N 21°22'42" W** for a distance of **568.91** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline station 105+68.91 and 386.61 feet right of proposed Corridor C baseline station 221+56.12, for an angle point;
- 16) **S 89°08'28" W** for a distance of **140.48** feet to an iron rod with aluminum cap stamped "ROW 4933" set 258.41 feet right of proposed Corridor C baseline station 221+02.15, for the beginning of a non-tangent curve to the right;
- 17) Along said curve to the right, having a delta angle of **26°41'14"**, a radius of **3350.00** feet, an arc length of **1560.36** feet and a chord which bears **S 33°00'14" W** for a distance of **1546.29** feet to an iron rod with aluminum cap stamped "ROW 4933" set 232.82 feet right of proposed Corridor C baseline station 206+23.07, for a point of non-tangency;
- 18) **S 43°39'09" E** for a distance of **10.05** feet to an iron rod with aluminum cap stamped "ROW 4933" set 242.82 feet right of proposed Corridor C baseline station 206+22.10, for an ell corner;
- 19) **S 46°39'53" W** for a distance of **900.39** feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet right of proposed Corridor C baseline station 197+46.56, for an ell corner;
- 20) **N 43°20'07" W** for a distance of **10.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set 203.00 feet right of proposed Corridor C baseline station 197+46.56, for an ell corner;
- 21) **S 46°39'53" W** for a distance of **396.43** feet to an iron rod with aluminum cap stamped "ROW 4933" set 203.00 feet right of proposed Corridor C baseline station 193+50.13, for a point in the southerly boundary line of said Tract 5, same being in the northerly boundary line of said 134.52 acre tract, for the southwesterly corner of the herein described tract;

THENCE, departing said proposed southeasterly ROW line, with the common boundary line of said Tract 5 and said 134.52 acre tract, the following two (2) courses:



- 22) **S 76°44'17" W** for a distance of **187.33** feet to the calculated southwesterly corner of said Tract 5, same being an angle point in the northerly boundary line of said 134.52 acre tract;
- 23) **N 34°08'29" W** for a distance of **10.61** feet to a calculated point, being the southeasterly corner of said Tract 4, same being an angle point in the northerly boundary line of said 134.52 acre tract;
- 24) **THENCE**, departing said Tract 5, with the common boundary line of said Tract 4 and said 134.52 acre tract, **S 78°01'31" W** for a distance of **527.69** feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet left of proposed Corridor C baseline station 187+74.32 in said proposed northwesterly ROW line, for the northwesterly corner of the herein described tract, and from which, a 1/2" iron rod found 264.85 feet left of proposed Corridor C baseline station 187+22.53, being an angle point in said proposed northwesterly ROW line, same being the southwesterly corner of said Tract 4, also being the northwesterly corner of said 134.52 acre tract and also being an angle point in the easterly boundary line of that called 172.51 acre tract of land described in Warranty Deed to Richard Charles Schmickrath and Wife, Carol Jean Schmickrath recorded in Volume 959, Page 961 of the Deed Records of Williamson County, Texas, bears **S 78°01'31" W** at a distance of 77.35 feet;
- THENCE**, departing said 134.52 acre boundary line, through the interior of said Tract 4, with said proposed northwesterly ROW line, the following two (2) courses:
- 25) Along said non-tangent curve to the right, having a delta angle of **10°03'05"**, a radius of **2413.00** feet, an arc length of **423.31** feet and a chord which bears **N 41°38'21" E** for a distance of **422.77** feet to an iron rod with aluminum cap stamped "ROW 4933" set 213.00 feet left of proposed Corridor C baseline station 191+60.26, for a point of tangency;
- 26) **N 46°39'53" E** for a distance of **79.89** feet to the **POINT OF BEGINNING**, containing 41.194 acre, (1,794,404 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 and that the property described herein was determined by a survey made on the ground under my direct 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

*3 DEC 2019*



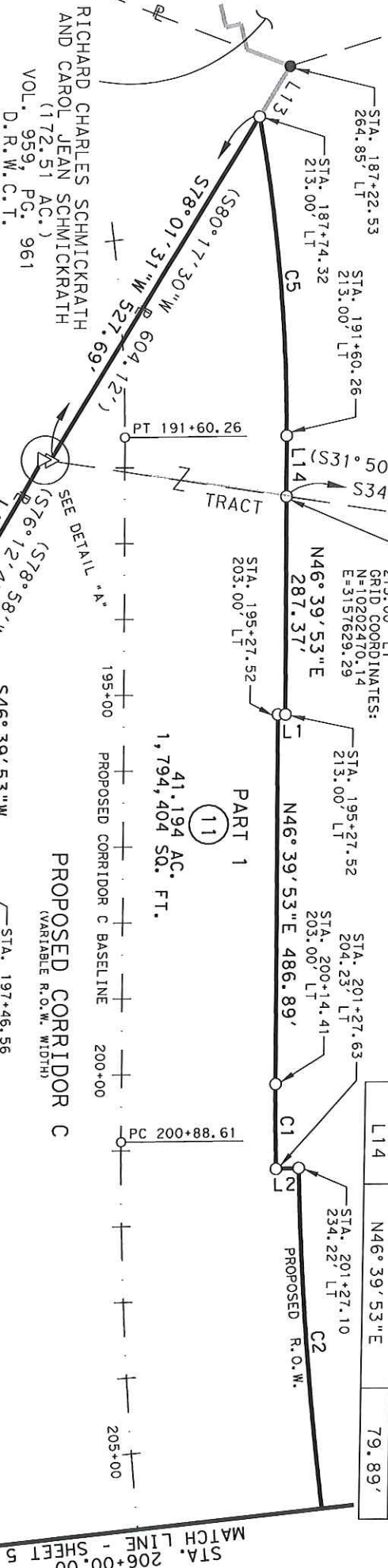
# PLAT TO ACCOMPANY PARCEL DESCRIPTION



J.A. DAVIDSON HOLDINGS, L.P.  
1/2 INTEREST  
DOC. NO. 2001027783  
PAMELA G. MARTIN, DENNIS L.  
DAVIDSON & JAMES A. DAVIDSON, JR.  
1/2 INTEREST  
DOC. NO. 2001072772  
(83.23 AC.)  
TRACT 4  
O.P.R.W.C.T.

J.A. DAVIDSON HOLDINGS, L.P.  
1/2 INTEREST  
DOC. NO. 2001027783  
PAMELA G. MARTIN, DENNIS L.  
DAVIDSON & JAMES A. DAVIDSON, JR.  
1/2 INTEREST  
DOC. NO. 2001072772  
(89.1 AC.)  
TRACT 5  
DESCRIBED IN  
VOL. 401, PG. 221  
D.R.W.C.T.

NUMBER	DIRECTION	DISTANCE
L1	S43°20'07"E	10.00'
L2	N44°44'39"W	30.00'
L9	N43°20'07"W	10.00'
L10	S76°44'17"W	187.33'
L11	N76°44'17"E	260.77'
L12	N34°08'29"W	10.61'
L13	S78°01'31"W	77.35'
L14	N46°39'53"E	79.89'



KATHRYN J. CARLTON AS  
TRUSTEE OF THE KATHRYN J.  
CARLTON REVOCABLE LIVING TRUST  
(134.52 AC.)  
DOC. NO. 2016089829  
DESCRIBED IN DOC. NO. 2016027127  
O.P.R.W.C.T.

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01°24'32"	4540.00'	111.64'	111.63'	N45°57'37"E
C2	24°14'38"	4510.00'	1908.35'	1894.14'	N33°08'02"E
C5	10°03'05"	2413.00'	423.31'	422.77'	N41°38'21"E

J.A. DAVIDSON HOLDINGS, L.P.  
1/2 INTEREST  
DOC. NO. 2001027783  
PAMELA G. MARTIN, DENNIS L.  
DAVIDSON & JAMES A. DAVIDSON, JR.  
1/2 INTEREST  
DOC. NO. 2001072772  
(89.1 AC.)  
TRACT 5  
DESCRIBED IN VOL. 401, PG. 221  
D.R.W.C.T.

WOODRUFF SURVEY  
STUBBLEFIELD NO. 556  
ABSTRACT

PARCEL PLAT SHOWING PROPERTY OF

J.A. DAVIDSON HOLDINGS, L.P., ET AL

**INLAND**  
**GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251

SCALE  
1" = 200'

WILLIAMSON COUNTY

PROJECT  
CORRIDOR C

PARCEL 11  
PART 1







# LEGEND

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

EXHIBIT " " "

11/20/19  
PAGE 6 OF 6

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- IRON ROD FOUND W/TXDOT ALUMINUM CAP
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP, AS NOTED
- ⊗ FENCE POST FOUND
- △ CALCULATED POINT
- IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)
- ⊙ IRON PIPE FOUND
- ⊙ AXLE FOUND

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. 1933226-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST 27, 2019, ISSUE DATE SEPTEMBER 13, 2019.

10F. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 414, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.

G. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 338, PAGE 383, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.

H. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 362, PAGE 74, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.

I. FLOODWATER RETARDING STRUCTURE TO DONAHUE CREEK WATERSHED AUTHORITY RECORDED IN VOLUME 485, PAGE 144, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

J. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 493, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

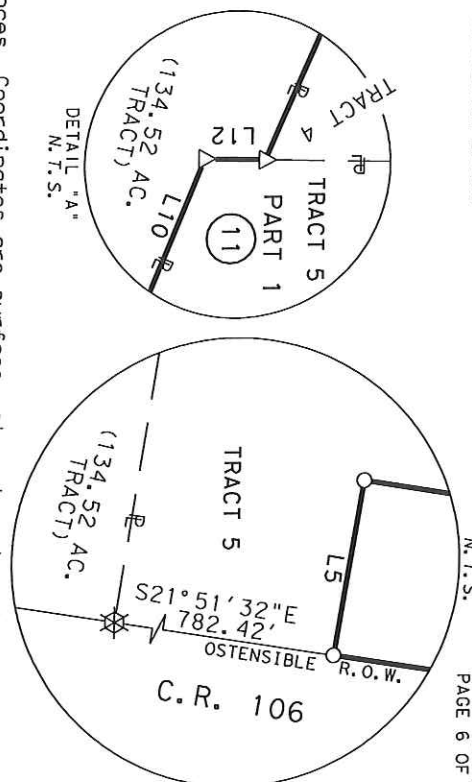
K. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 494, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

L. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 495, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

M. TERMS, CONDITIONS AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENT AND RECIPROCAL EASEMENT AGREEMENT RECORDED DOC. NO. 9729468, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

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: 3 Dec 2019



	ACRES	SQUARE FEET
ACQUISITION	41.194	1,794,404
CALC/DEED AREA	245.813	10,707,611
REMAINDER AREA	204.619	8,913,207

**INLAND GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251

SCALE 1" = 200'  
PARCEL PLAT SHOWING PROPERTY OF  
**J.A. DAVIDSON HOLDINGS, L.P., ET AL**  
WILLIAMSON COUNTY  
PROJECT CORRIDOR C

**PARCEL 11  
PART 1**

## EXHIBIT “B”

EXHIBIT \_\_\_\_\_  
PROPERTY DESCRIPTION FOR PARCEL 11, PART 2

DESCRIPTION OF A 29.534 ACRE (1,286,502 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556 AND THE JOHN F. FERGUSEN SURVEY, ABSTRACT NO. 231 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 92.0 ACRE TRACT 6 (DESCRIBED IN VOLUME 401, PAGE 225 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS), A PORTION OF THE REMAINDER OF THAT CALLED 134.09 ACRE TRACT 7 (DESCRIBED IN VOLUME 401, PAGE 217 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS) AND A PORTION OF THE REMAINDER OF THAT CALLED 134.4 ACRE TRACT 2 CITED AND/OR DESCRIBED IN WARRANTY DEED TO J. A. DAVIDSON HOLDINGS, L.P. (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001027783 AND ALSO CITED AND/OR DESCRIBED IN EXECUTOR'S DISTRIBUTION DEED TO PAMELA G. MARTIN, DENNIS L. DAVIDSON AND JAMES A. DAVIDSON JR (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001072772 BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 29.534 ACRE (1,286,502 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" iron rod found, being an angle point in the northerly boundary line of said remainder of the 134.09 acre Tract 7, same being in the southerly boundary line of that called 80.35 acre tract of land described in Special Warranty Deed to Davidson Brothers Partnership recorded in Document No. 2011088303 of the Official Public Records of Williamson County, Texas, said boundary line established by Boundary Line and Reciprocal Easement Agreement described in Document No. 199729468 of the Official Records of Williamson County, Texas;

**THENCE**, with the common boundary line of said remainder of Tract 7 and said 80.35 acre tract, N 54°49'39" E for a distance of 95.50 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10206705.87, E=3158779.55 TxSPC Zone 4203) set 170.05 feet left of proposed County Road (C.R.) 106 baseline station 131+30.27 in the proposed westerly Right-of-Way (ROW) line of said C.R. 106 (ROW width varies), being an angle point in the northerly boundary line of said remainder of Tract 7, same being the southeasterly corner of said 80.35 acre tract, for the northwesterly corner and **POINT OF BEGINNING** of the herein described tract;

1) **THENCE**, continuing with said common boundary line, same being said proposed westerly ROW line, N 09°25'00" W for a distance of 68.75 feet to a calculated point in the approximate centerline of Mankin's Branch, being an angle point in the northerly boundary of said remainder of Tract 7, same being an angle point in the easterly boundary line of said 80.35 acre tract, also being the southwesterly corner of the remainder of that called 144.83 acre (Tract I) described in Special Warranty Deed to Georgetown Independent School District recorded in Document No. 2003103794 of the Official Public Records of Williamson County, Texas;

**THENCE**, departing said 80.35 acre tract and said proposed westerly ROW line, with the common boundary line of said remainder of Tract 7 and said remainder of the 144.83 acre tract, being the approximate centerline of said Mankin's Branch the following five (5) courses:

- 2) N 27°06'42" E for a distance of 54.16 feet to an angle point;
- 3) N 16°07'22" E for a distance of 48.06 feet to an angle point;
- 4) N 03°14'25" W for a distance of 41.19 feet to an angle point;
- 5) N 20°07'23" E for a distance of 144.78 feet to an angle point;
- 6) N 29°03'44" E for a distance of 68.04 feet to a point in the proposed easterly ROW line of said C.R. 106 100.00 feet right of proposed C.R. 106 baseline station 134+40.65, for an angle point, and from which, the northeasterly corner of said remainder of Tract 7, same being the northwesterly corner of said remainder of Tract 2 bears, with said common boundary line, N 29°55'07" E at a distance of 70.7 feet;



- 7) **THENCE**, departing said remainder of the 144.83 acre boundary line, same being said approximate centerline of Mankin's Branch, through the interior of said remainder of Tract 7, with said proposed easterly ROW line, along a curve to the left, passing at an arc distance of 100.00 feet an iron rod with aluminum cap stamped "REF WITNESS ROW 4933" set 100.00 feet right of proposed C.R. 106 baseline station 133+38.61 and continuing for a total delta angle of  $06^{\circ}05'36''$ , a radius of 4900.00 feet, an arc length of 521.10 feet and a chord which bears  $S\ 27^{\circ}01'23''\ E$  for a distance of 520.86 feet to an iron rod with aluminum cap stamped "ROW 4933" set 100.00 feet right of proposed C.R. 106 baseline station 129+08.93 in the easterly boundary line of said remainder of Tract 7, same being the westerly boundary line of said remainder of Tract 2, also being in the ostensible survey line of said Woodruff Stubblefield and the J. F. Ferguson Survey, for a point of non-tangency;
- 8) **THENCE**, continuing in said proposed easterly ROW line, with the common boundary line of said remainder of Tract 7 and said remainder of Tract 2, same being said ostensible survey line,  $S\ 20^{\circ}58'46''\ E$  for a distance of 126.74 feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet right of proposed C.R. 106 baseline station 127+83.79, for an angle point;

**THENCE**, departing said Tract 7, same being said ostensible survey line, through the interior of said remainder of Tract 2, with in part the proposed ROW line of said C.R. 106 and in part the proposed ROW line of Corridor C (ROW width varies), the following seven (7) courses:

- 9)  $S\ 30^{\circ}03'33''\ E$  for a distance of 261.74 feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet right of proposed C.R. 106 baseline PT station 125+22.04, for the beginning of a curve to the right;
- 10) Along said curve to the right, having a delta angle of  $05^{\circ}56'05''$ , a radius of 5080.00 feet, an arc length of 526.18 feet and a chord which bears  $S\ 27^{\circ}05'31''\ E$  for a distance of 525.94 feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet right of proposed C.R. 106 baseline station 120+04.15 and 367.49 feet left of proposed Corridor C baseline station 233+94.01, for a point of non-tangency;
- 11)  $N\ 85^{\circ}45'20''\ E$  for a distance of 141.06 feet to an iron rod with aluminum cap stamped "ROW 4933" set 230.20 feet left of proposed Corridor C baseline station 234+26.40, for an angle point;
- 12)  $N\ 15^{\circ}38'08''\ E$  for a distance of 95.41 feet to an iron rod with aluminum cap stamped "ROW 4933" set 219.22 feet left of proposed Corridor C baseline station 235+21.18, for the beginning of a curve to the left;
- 13) Along said curve to the left, having a delta angle of  $06^{\circ}36'21''$ , a radius of 3950.00 feet, an arc length of 455.41 feet and a chord which bears  $N\ 12^{\circ}19'57''\ E$  for a distance of 455.16 feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet left of proposed Corridor C baseline station 239+75.58, for a point of tangency;
- 14)  $N\ 09^{\circ}01'47''\ E$  for a distance of 453.52 feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet left of proposed Corridor C baseline station 244+29.10, being the beginning of a curve to the right;
- 15) Along said curve to the right, having a delta angle of  $01^{\circ}44'33''$ , a radius of 2393.00 feet, an arc length of 72.77 feet and a chord which bears  $N\ 09^{\circ}54'03''\ E$  for a distance of 72.77 feet to a calculated point 193.00 feet left of proposed Corridor C baseline station 244+96.00 in the approximate centerline of said Mankin's Branch, same being the northerly boundary line of said remainder of Tract 2, also being the southerly boundary line of that called 33.16 acre tract of land (Exhibit "C") described in Warranty Deed to the City of Georgetown recorded in Document No. 2004004043 of the Official Public Records of Williamson County, Texas, for an angle point, and from which the calculated westerly corner of said 33.16 acre tract, in the approximate centerline of said Mankin's Branch, same being the northerly boundary line of said remainder of Tract 2, bears, with a direct tie line,  $N\ 65^{\circ}05'11''\ W$  at a distance of 483.94 feet;

**THENCE**, departing said proposed ROW line, with the common boundary line of said remainder of Tract 2 and said 33.16 acre tract, with the record (Doc. No. 2004004043) meander lines of said Mankin's Branch, the following three (3) courses:

- 16)  $N\ 76^{\circ}42'03''\ E$  for a distance of 202.77 feet to a calculated angle point;
- 17)  $N\ 85^{\circ}37'01''\ E$  for a distance of 169.96 feet to a calculated angle point;

- 18) S 64°45'37" E for a distance of 43.92 feet to a calculated point 195.34 feet right of proposed Corridor C baseline station 246+23.56, in the proposed easterly ROW line of said Corridor C, for the northeasterly corner of the herein described tract;

THENCE, departing said 33.16 acre tract, same being the approximate centerline of said Mankin's Branch, through the interior of said remainder of Tract 2, with the proposed easterly ROW line, the following six (6) courses:

- 19) Along a curve to the left, having a delta angle of 07°59'34", a radius of 2007.00 feet, an arc length of 279.98 feet and a chord which bears S 09°58'35" W for a distance of 279.75 feet to an iron rod with aluminum cap stamped "ROW 4933" set 198.55 feet right of proposed Corridor C baseline station 243+26.35, for a point of tangency;
- 20) S 05°58'48" W for a distance of 508.98 feet to an iron rod with aluminum cap stamped "ROW 4933" set 225.62 feet right of proposed Corridor C baseline station 238+18.09, for an ell corner;
- 21) S 84°01'12" E for a distance of 30.00 feet to an iron rod with aluminum cap stamped "ROW 4933" set 255.58 feet right of proposed Corridor C baseline station 238+19.68, for an ell corner;
- 22) S 05°58'48" W for a distance of 371.11 feet to an iron rod with aluminum cap stamped "ROW 4933" set 275.32 feet right of proposed Corridor C baseline station 234+49.10, for the beginning of a curve to the right;
- 23) Along said curve to the right, having a delta angle of 13°00'35", a radius of 3080.00 feet, an arc length of 699.35 feet and a chord which bears S 12°29'05" W for a distance of 697.84 feet to an iron rod with aluminum cap stamped "ROW 4933" set 269.91 feet right of proposed Corridor C baseline station 227+82.93, for a point of tangency;
- 24) S 18°59'23" W for a distance of 226.98 feet to an iron rod with aluminum cap stamped "ROW 4933" set 262.12 feet right of proposed Corridor C baseline station 225+67.53, being in the northerly boundary line of that called 0.783 acre (Tract 2) described in Warranty Deed With Vendor's Lien to Dennis L. Davidson recorded in Volume 1705, Page 816 of the Official Records of Williamson County, Texas, for the southeasterly corner of the herein described tract;
- 25) THENCE, departing said proposed easterly ROW line, with the common boundary of said remainder of Tract 2 and said 0.783 acre tract, S 73°15'41" W for a distance of 95.91 feet to a calculated point in the ostensible easterly ROW line of C.R. 106, being the northwesterly corner of said 0.783 acre tract, same being an ell corner in the westerly boundary line of said remainder of Tract 2, for an ell corner of the herein described tract, and from which, a 1 1/4" ID pipe found, being the southwesterly corner of said remainder of Tract 2 bears S 21°19'31" E at a distance of 1098.17 feet;

THENCE, departing said 0.783 acre tract, with the existing ostensible easterly and northerly ROW lines of C.R. 106, generally along an existing fence, same being the westerly boundary line of said remainder of Tract 2, the following three (3) courses:

- 26) N 21°45'33" W for a distance of 292.83 feet to a calculated angle point;
- 27) N 56°33'34" W for a distance of 43.41 feet to a calculated angle point;
- 28) S 78°24'04" W for a distance of 22.47 feet to a large cedar fence corner post in the westerly boundary line of said remainder of Tract 2, same being the easterly boundary line of said remainder of Tract 6, for an angle point herein;
- 29) THENCE, departing said remainder of Tract 2, with the existing ostensible northerly ROW line of said C.R. 106, S 75°43'07" W for a distance of 326.20 feet to an iron rod with aluminum cap stamped "ROW 4933" set 347.82 feet left of proposed C.R. 106 baseline station 113+57.82 and 341.12 feet left of proposed Corridor C baseline station 225+61.07 in the proposed westerly ROW line of said C.R. 106, for the southwesterly corner of the herein described tract;

THENCE, departing said ostensible northerly ROW line of C.R. 106, through the interior of said remainder of Tract 6 and said remainder of Tract 7, with the proposed westerly ROW line of said C.R. 106, the following five (5) courses:

- 30) Along a non-tangent curve to the left, having a delta angle of  $34^{\circ}15'23''$ , a radius of 1906.00 feet, an arc length of 1139.58 feet and a chord which bears  $N 10^{\circ}09'11'' W$  for a distance of 1122.68 feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline station 124+72.68, for a point of tangency;
- 31)  $N 29^{\circ}46'35'' W$  for a distance of 48.58 feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline PT station 125+22.04, for an angle point;
- 32)  $N 30^{\circ}03'33'' W$  for a distance of 387.78 feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline PC station 129+09.82, for the beginning of a curve to the right;
- 33) Along said curve to the right, having a delta angle of  $02^{\circ}31'34''$ , a radius of 5080.00 feet, an arc length of 223.98 feet and a chord which bears  $N 28^{\circ}47'46'' W$  for a distance of 223.96 feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline station 131+30.27, for a point of non-tangency;
- 34)  $S 62^{\circ}28'01'' W$  for a distance of 90.05 feet to the POINT OF BEGINNING, containing 29.534 acre, (1,286,502 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 and that the property described herein was determined by a survey made partially on the ground and partially from record information under my direct 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

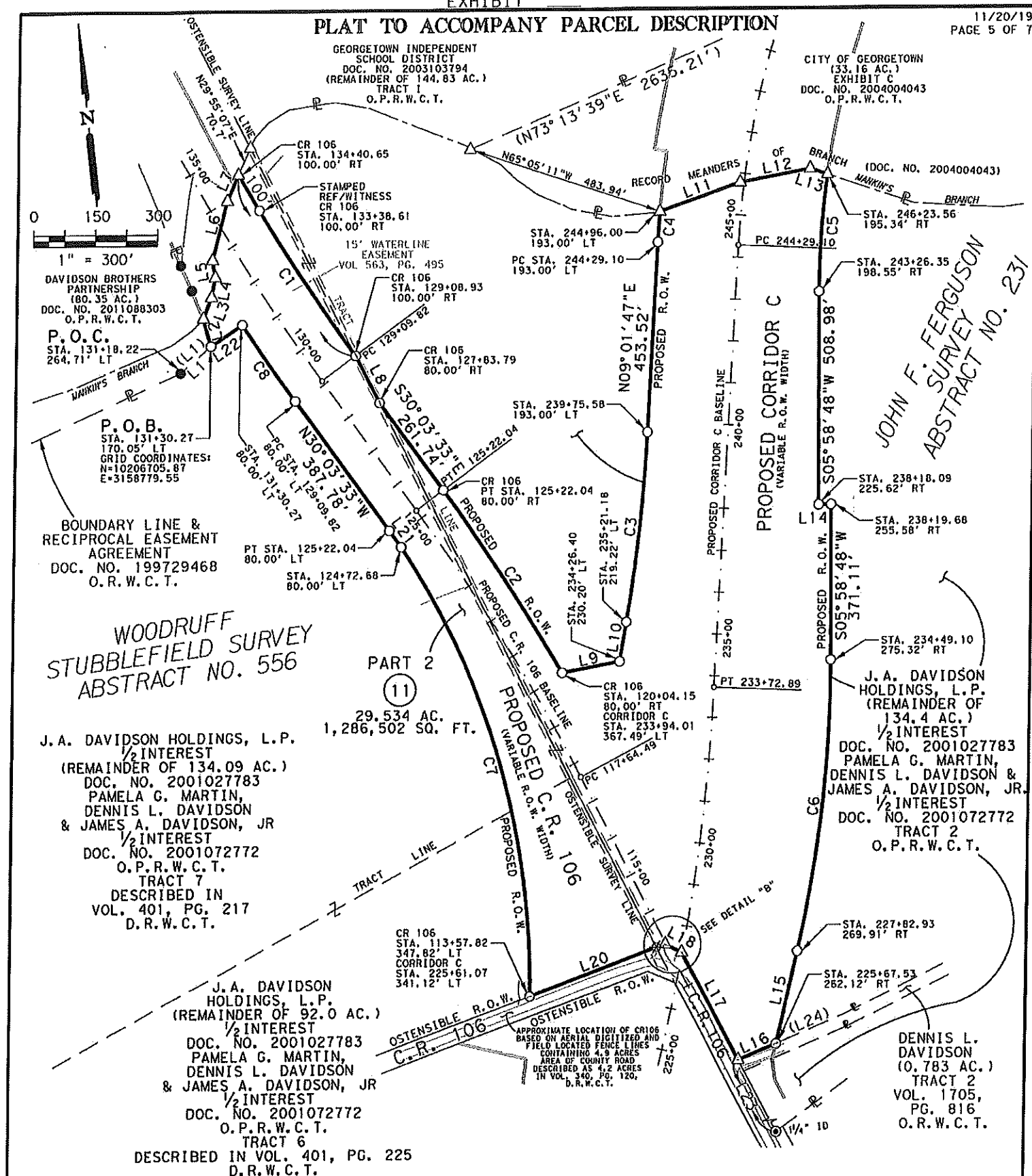
*3 DEC 2019*

Date



GEORGETOWN INDEPENDENT  
SCHOOL DISTRICT  
DOC. NO. 2003103794  
(REMAINDER OF 144.83 AC.)  
TRACT 1  
O. P. R. W. C. T.

CITY OF GEORGETOWN  
(33.16 AC.)  
EXHIBIT C  
DOC. NO. 2004004043  
O. P. R. W. C. I.



PARCEL 11  
PART 2

PARCEL PLAT SHOWING PROPERTY OF  
J.A. DAVIDSON HOLDINGS, L.P., ET AL

SCALE  
" = 300'

WILLIAMSON COUNTY

PROJECT  
CORRIDOR C

**INLAND U  
GEODETICS J**

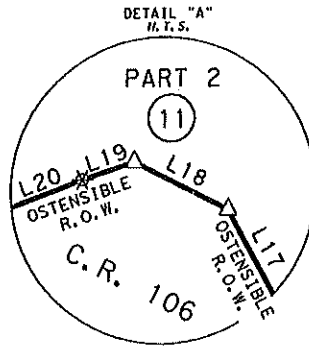
PROFESSIONAL LAND SURVEYORS

504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251

EXHIBIT " " "

**PLAT TO ACCOMPANY PARCEL DESCRIPTION**

11/20/19  
PAGE 6 OF 7



NUMBER	DIRECTION	DISTANCE
L1	N54° 49' 39" E	95.50'
(L1)	(N59° 56' E)	(95.50')
L2	N09° 25' 00" W	68.75'
L3	N27° 06' 42" E	54.16'
L4	N16° 07' 22" E	48.06'
L5	N03° 14' 25" W	41.19'
L6	N20° 07' 23" E	144.78'
L7	N29° 03' 44" E	68.04'
L8	S20° 58' 46" E	126.74'
L9	N85° 45' 20" E	141.06'
L10	N15° 38' 08" E	95.41'
L11	N76° 42' 03" E	202.77'
L12	N85° 37' 01" E	169.96'

NUMBER	DIRECTION	DISTANCE
L13	S64° 45' 37" E	43.92'
L14	S84° 01' 12" E	30.00'
L15	S18° 59' 23" W	226.98'
L16	S73° 15' 41" W	95.91'
L17	N21° 45' 33" W	292.83'
L18	N56° 33' 34" W	43.41'
L19	S78° 24' 04" W	22.47'
L20	S75° 43' 07" W	326.20'
L21	N29° 46' 35" W	48.58'
L22	S62° 28' 01" W	90.05'
L23	S21° 19' 31" E	1098.17'
(L23)	(S18° 58' 55" E)	(1098.17')
(L24)	(N75° 36' 45" E)	(269.0')

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	06° 05' 36"	4900.00'	521.10'	520.86'	S27° 01' 23" E
C2	05° 56' 05"	5080.00'	526.18'	525.94'	S27° 05' 31" E
C3	06° 36' 21"	3950.00'	455.41'	455.16'	N12° 19' 57" E
C4	01° 44' 33"	2393.00'	72.77'	72.77'	N09° 54' 03" E
C5	07° 59' 34"	2007.00'	279.98'	279.75'	S09° 58' 35" W
C6	13° 00' 35"	3080.00'	699.35'	697.84'	S12° 29' 05" W
C7	34° 15' 23"	1906.00'	1139.58'	1122.68'	N10° 09' 11" W
C8	02° 31' 34"	5080.00'	223.98'	223.96'	N28° 47' 46" W



PARCEL PLAT SHOWING PROPERTY OF  
**J.A. DAVIDSON HOLDINGS, L.P., ET AL**

**PARCEL 11  
PART 2**

SCALE  
1" = 300'

WILLIAMSON COUNTY

PROJECT  
CORRIDOR C



## LEGEND

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

- |  |   |
|--|---|
| ■ TXDOT TYPE I CONCRETE MONUMENT FOUND                                     | ℄ PROPERTY LINE   |
| □ IRON ROD FOUND W/TXDOT ALUMINUM CAP                                      | ( ) RECORD INFORMATION  |
| ● 1/2" IRON ROD FOUND UNLESS NOTED   | — LINE BREAK  |
| ⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP, AS NOTED                              | ⌒ LAND HOOK   |
| ✱ FENCE POST FOUND   | P.O.B. POINT OF BEGINNING                                     |
| △ CALCULATED POINT   | P.O.C. POINT OF COMMENCEMENT                                  |
| ○ IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE) | N.T.S. NOT TO SCALE   |
| ⊙ IRON PIPE FOUND  | D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS              |
| ⊙ AXLE FOUND   | O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS          |
|  | O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS |
|  | P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS              |

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.1933226-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST 27, 2019, ISSUE DATE SEPTEMBER 13, 2019.

- 10F. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 414, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- G. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 338, PAGE 383, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- H. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 362, PAGE 74, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
- I. FLOODWATER RETARDING STRUCTURE TO DONAHOE CREEK WATERSHED AUTHORITY RECORDED IN VOLUME 485, PAGE 144, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- J. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 493, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- K. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 494, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- L. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 495, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECT AS SHOWN.
- M. TERMS, CONDITIONS AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENT AND RECIPROCAL EASEMENT AGREEMENT RECORDED DOC. NO. 9729468, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE PARTIALLY ON THE GROUND AND PARTIALLY FROM RECORD INFORMATION 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, TX 78681

DATE: 3 DEC 2019

	ACRES	SQUARE FEET
ACQUISITION PART 2	29.534	1,286,502
ACQUISITION PART 3	1.223	53,291
TOTAL ACQUISITION	30.757	1,339,793
DEED AREA	238.904	10,406,642
REMAINDER AREA	208.147	9,066,849



PARCEL PLAT SHOWING PROPERTY OF  
**J.A. DAVIDSON HOLDINGS, L.P., ET AL**

SCALE  
1" = 300'

WILLIAMSON COUNTY

PROJECT  
CORRIDOR C

**PARCEL 11  
PART 2**



## EXHIBIT “C”

EXHIBIT  
PROPERTY DESCRIPTION FOR PARCEL 11 PART 3

DESCRIPTION OF A 1.223 ACRE (53,291 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN F. FERGUSEN SURVEY, ABSTRACT NO. 231 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 134.4 ACRE TRACT 2 DESCRIBED IN WARRANTY DEED TO J. A. DAVIDSON HOLDINGS, L.P. (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001027783 AND ALSO DESCRIBED IN EXECUTOR'S DISTRIBUTION DEED TO PAMELA G. MARTIN, DENNIS L. DAVIDSON AND JAMES A. DAVIDSON JR. (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001072772 BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.223 ACRE (53,291 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1 1/4" ID iron pipe found, being the southwesterly corner of the remainder of said Tract 2, same being an angle point in the ostensible easterly Right-of-Way (ROW) line of said C.R. 106 (ROW width varies);

THENCE, with the westerly boundary line of said remainder of Tract 2, same being said ostensible easterly ROW line, N 21°19'31" W for a distance of 112.78 feet to an iron rod with aluminum cap stamped "ROW 4933" set 868.25 feet right of proposed Corridor C baseline station 218+71.34 and 24.08 feet right of C.R. 106 baseline station 100+00.00 (Grid Coordinates determined as N=10203939.86, E=3160224.62 TSPC Zone 4203), in said ostensible easterly ROW line of C.R. 106, for the southwesterly corner and POINT OF BEGINNING of the herein described tract;

- 1) THENCE, departing said proposed easterly ROW line, with the westerly boundary line of said remainder of Tract 2, same being said ostensible existing easterly ROW line, N 21°19'31" W for a distance of 955.38 feet to a calculated ell corner in the westerly boundary line of said remainder of Tract 2, same being the southwesterly corner of that called 0.783 acre (Tract Two) tract described in Warranty Deed With Vendor's Lien to Dennis L. Davidson recorded in Volume 1705, Page 816 of the Official Records of Williamson County, Texas, for the northwesterly corner of the herein described tract;
- 2) THENCE, departing said ostensible easterly ROW line, with the common boundary line of said remainder of Tract 2 and said 0.783 acre tract, N 73°15'41" E for a distance of 71.99 feet to an iron rod with aluminum cap stamped "ROW 4933" set 261.78 feet right of proposed Corridor C baseline station 225+32.51, in the proposed easterly ROW line of said Corridor C, for the northeasterly corner of the herein described tract;

THENCE, departing said 0.783 acre tract, through the interior of said remainder of Tract 2, with said proposed easterly ROW line, the following three (3) courses:

- 3) S 01°53'29" E for a distance of 50.10 feet to an iron rod with aluminum cap stamped "ROW 4933" set 279.58 feet right of proposed Corridor C baseline station 224+88.09 and 80.00 feet right of proposed C.R. 106 baseline station 109+02.33, for an angle point;
- 4) S 21°22'42" E for a distance of 902.33 feet to an iron rod with aluminum cap stamped "ROW 4933" set 906.09 feet right of proposed Corridor C baseline station 219+06.31 and 80.00 feet right of proposed C.R. 106 baseline station 100+00.00, for the southeasterly corner of the herein described tract;
- 5) S 68°37'18" W for a distance of 55.92 feet to the POINT OF BEGINNING, containing 1.223 acre, (53,291 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 and that the property described herein was determined by a survey made on the ground under my direct 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

*3 DEC 2019*  
Date



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

11/20/19  
PAGE 2 OF 3PROPOSED CORRIDOR C BASELINE  
223+00  
224+00

CORRIDOR C  
STA. 225+32.51  
261.78' RT

C.R. 106  
STA. 109+02.33  
80.00' RT  
CORRIDOR C  
STA. 224+88.09  
279.58' RT

DENNIS L. DAVIDSON  
(0.783 AC.)  
TRACT 2  
VOL. 1705, PG. 816  
O.R.W.C.T.

0 50 100  
1" = 100'

## PART 3

11  
1.223 AC.  
53,291 SQ. FT.

J.A. DAVIDSON HOLDINGS, L.P.  
(REMAINDER OF  
134.4 AC.)  
1/2 INTEREST  
DOC. NO. 2001027783  
PAMELA G. MARTIN,  
DENNIS L. DAVIDSON &  
JAMES A. DAVIDSON, JR.  
1/2 INTEREST  
DOC. NO. 2001072772  
TRACT 2  
O.P.R.W.C.T.

NUMBER	DIRECTION	DISTANCE
L1	N21°19'31"W	112.78'
L2	N73°15'41"E	71.99'
L3	S01°53'29"E	50.10'
L4	S68°37'18"W	55.92'

OSTENSIBLE SURVEY LINE

C.R. 106  
(VARIABLE R.O.W. WIDTH)  
N21°19'31"W 955.38'

PROPOSED R.O.W.

S21°22'42"E 902.33'

C.R. 106  
STA. 100+00.00  
80.00' RT  
CORRIDOR C  
STA. 219+06.31  
906.09' RT

P.O.B.  
C.R. 106  
STA. 100+00.00  
24.08' RT  
CORRIDOR C  
STA. 218+71.34  
868.25' RT  
GRID COORDINATES:  
N=10203939.86  
E=3160224.62

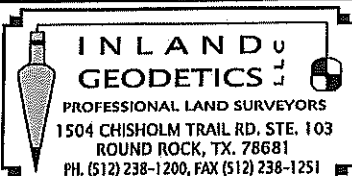
JOHN F. FERGUSON SURVEY  
ABSTRACT NO. 231

WOODRUFF  
STUBBLEFIELD SURVEY  
ABSTRACT NO. 556

P.O.C.

AMENDING FINAL PLAT  
OF LOT 1 AND LOT 2  
REVISED FINAL PLAT  
WINDSOR OAKS, SECTION 2  
DOC. NO. 2011063932  
O.P.R.W.C.T.

LOT 1  
(5.239 AC.)



PARCEL PLAT SHOWING PROPERTY OF

J.A. DAVIDSON  
HOLDINGS, L.P., ET AL

PARCEL 11  
PART 3

SCALE  
1" = 200'

WILLIAMSON COUNTY

PROJECT  
CORRIDOR C



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

11/20/19  
PAGE 3 OF 3

## LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	℄	CENTER LINE
□	IRON ROD FOUND W/TXDOT ALUMINUM CAP	℄	PROPERTY LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	( )	RECORD INFORMATION
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP, AS NOTED	— —	LINE BREAK
⊗	FENCE POST FOUND	↘↙	LAND HOOK
△	CALCULATED POINT	P.O.B.	POINT OF BEGINNING
○	IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	P.O.C.	POINT OF COMMENCEMENT
⊙	IRON PIPE FOUND	N.T.S.	NOT TO SCALE
⊗	AXLE FOUND	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
		O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
		P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS

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.1933226-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST 27, 2019, ISSUE DATE SEPTEMBER 13, 2019.

- 10F. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 414, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.
- G. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 338, PAGE 383, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.
- H. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 362, PAGE 74, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.
- I. FLOODWATER RETARDING STRUCTURE TO DONAHOE CREEK WATERSHED AUTHORITY RECORDED IN VOLUME 485, PAGE 144, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- J. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 493, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- K. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 494, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- L. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 495, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- M. TERMS, CONDITIONS AND STIPULATIONS IN THE BOUNDARY LINE AGREEMENT AND RECIPROCAL EASEMENT AGREEMENT RECORDED DOC. NO. 9729468, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN 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, TX 78681

DATE:

3 DEC 2019



	ACRES	SQUARE FEET
ACQUISITION PART 2	29.534	1,286,502
ACQUISITION PART 3	1.223	53,291
TOTAL ACQUISITION	30.757	1,339,793
DEED AREA	238.904	10,406,642
REMAINDER AREA	208.147	9,066,849



PARCEL PLAT SHOWING PROPERTY OF  
**J. A. DAVIDSON  
HOLDINGS, L.P., ET AL**

SCALE  
1" = 200'

WILLIAMSON COUNTY

PROJECT  
CORRIDOR C

**PARCEL 11  
PART 3**