

**TEMPORARY CONSTRUCTION WORKSPACE EASEMENT**  
Skyview Road Bridge Improvements

**THE STATE OF TEXAS**

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**COUNTY OF WILLIAMSON**

§ **KNOW ALL MEN BY THESE PRESENTS:**

That RICHARD A. GUERRERO and BARBARA A. HOWARD, referred to as "Grantor", in consideration of \$10.00 and other good and valuable consideration paid by WILLIAMSON COUNTY, TEXAS, ("GRANTEE") does hereby grant to GRANTEE, its agents, contractors, successors and assigns, a temporary construction workspace easement for the purpose of additional workspace and temporary storage of material and equipment to allow construction and installation of proposed bridge, road, sidewalk, grading and other necessary structures and related appurtenance construction ("Project"), all to be located within adjacent easements or right of way owned or possessed by GRANTEE, in, along, upon and across the property ("Property") located in the County of Williamson, State of Texas, more fully described in Exhibit "A" attached hereto and made a part hereof for any and all purposes. Construction of the Project improvements shall be in substantial compliance with the locations, plans, specifications and notes as shown in Exhibit "B" attached hereto and incorporated herein.

For the consideration above recited and the mutual covenants and conditions herein contained the parties further agree to the additional special provisions as follows: As part of the construction Project, GRANTEE shall cause any fencing located within the adjacent property donated to the County and required to be removed for construction as part of this Project to be relocated or reconstructed as closely as possible to the existing condition along the new property line of Grantor adjacent to the Property.

Following completion of work within the temporary construction workspace easement area described in Exhibit "A", if GRANTEE has removed or damaged improvements, or landscaping within said easement area or otherwise on Grantor's property, GRANTEE shall at its expense restore properties injured by GRANTEE's activities as closely as commercially possible to substantially the same condition as existed previous to GRANTEE's entry upon the particular property, taking into account the proposed modifications as described herein.

To the extent allowed by law, GRANTEE shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of GRANTEE's agents or employees in the course of their employment.

This Easement and License shall be in full force and effect at all times during the accomplishment and completion of the construction Project activities described above. Said Easement shall terminate and all use rights within land area shall revert to the Grantor, their heirs, and assigns, and all interest conveyed herein shall cease on the expiration of twelve (12) months from the issuance of Notice to Proceed for construction of the Project to contractors working within the temporary workspace area Property, or on the date of completion of construction of the Project activities described above, whichever occurs first. GRANTEE shall only remove any hardwood trees larger than 6 (six) inches in diameter from the temporary construction workspace easement areas if approved and determined by the County Engineer in advance to be necessary and required for reasonable access to the Property to carry out the purposes identified herein.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this 27 day of June, 2025.

GRANTOR:

Richard A. Guerrero  
Richard A. Guerrero

Barbara A. Howard  
Barbara A. Howard

**ACKNOWLEDGMENT**

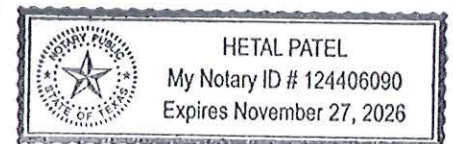
STATE OF TEXAS

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COUNTY OF Williamson

This instrument was acknowledged before me on this the 27 day of June, 2025 by Richard A. Guerrero, in the capacity and for the purposes and consideration recited therein.

Hetal Patel  
Notary Public, State of Texas



**ACKNOWLEDGMENT**

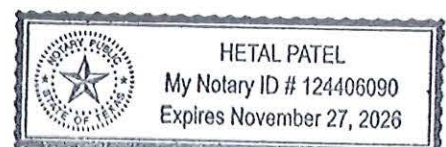
STATE OF TEXAS

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§  
§

COUNTY OF Williamson

This instrument was acknowledged before me on this the 27 day of June, 2025 by Barbara A. Howard, in the capacity and for the purposes and consideration recited therein.

Hetal Patel  
Notary Public, State of Texas



**ACCEPTED AND GREED:**

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
Steven Snell  
County Judge

**Acknowledgement**

State of Texas  
County of Williamson

This instrument was acknowledged before me on \_\_\_\_\_ by  
Steven Snell, Williamson County, Judge, in the capacity and for the purposes and consideration recited  
herein.

\_\_\_\_\_  
Notary Public—State of Texas

After recording return to:

EXHIBIT "A"

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 3E

Page 1 of 8  
June 20, 2025

PROPERTY DESCRIPTION FOR PARCEL 3E

DESCRIPTION OF TWO EASEMENTS TOTALING 0.1245 ACRES (5,423 SQ. FT.) OF LAND LOCATED IN THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.212 ACRE TRACT OF LAND, SAVE AND EXCEPT 1.00 AC., BEING A PORTION OF LOT 28 OF THE PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED IN A DEED TO RICHARD A. GUERRERO AND SPOUSE, BARBARA A. HOWARD, RECORDED DECEMBER 4, 1996 IN DOCUMENT NO. 1996063355, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.) ALSO BEING A PORTION OF SAID 1.00 ACRE SAVE AND EXCEPT TRACT, SAID 0.1245 ACRE (5,423 SQ. FT.) EASEMENTS, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO (2) PARTS AS FOLLOWS:

PART 1: 0.0833 Acre (3,630 Sq. Ft.)

**COMMENCING** at a 1/2-inch iron rod with plastic cap stamped "RPLS 84" found on the existing north right-of-way line of Stardust Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point being within a called 2.581 acre tract of land, as described in a deed to Paul T. Carlson and spouse, Laurie D. Carlson, recorded in Document No. 9912744, O.R.W.C.TX.;

**THENCE, South 68°56'01" West**, with the existing north right-of-way line of said Stardust Drive, passing at a distance of 69.32 feet a calculated point on the east line of said 5.212 acre tract, same being the west line of said 2.581 acre tract, from which a 1/4-inch iron pipe found bears South 85°31'29" East a distance of 0.30 feet, continuing for a total distance of 545.95 feet to a calculated point on the existing east right-of-way line of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Pg. 96, D.R.W.C.TX.;

**THENCE, North 20°58'56" West**, departing the existing north right-of-way line of said Stardust Drive, with the existing east right-of-way line of said Skyview Drive, a distance of **106.92 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\* on the proposed east right-of-way line of said Skyview Drive;

**THENCE, North 69°01'04" East**, departing the existing east right-of-way line of said Skyview Drive, with the proposed east right-of-way line of said Skyview Drive, a distance of **5.00 feet** to a cotton spindle set (Surface Coordinates: N=10,164,069.25, E=3,093,497.13) on the proposed east right-of-way line of said Skyview Drive, for the southwest corner and for the **POINT OF BEGINNING** of the easement described herein;

**THENCE**, with the proposed east right-of-way of said Skyview Drive, over and across said 5.212 acre tract and said 1.00 acre tract, the following five (5) courses and distances numbered 1-5:

- 1) **North 20°58'56" West**, passing at a distance of 115.54 feet a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*, continuing for a total distance of 119.74 feet to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*,
- 2) **North 69°01'03" East**, a distance of **5.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*,
- 3) **North 20°58'57" West**, a distance of **13.87 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*,

EXHIBIT "A"

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 3E

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June 20, 2025

- 4) **North 59°22'15" East**, a distance of **11.50 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*, said point being the beginning of a curve to the left, and
- 5) With said curve to the left, having a radius of 40.00 feet, a central angle of 29°03'16", an arc length of 20.28 feet, and a chord that bears **North 44°50'37" East**, a distance of **20.07 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*, for an interior angle of said proposed east right-of-way of said Skyview Drive, and for the most northerly corner of the parcel described herein,

**THENCE**, departing the proposed east right-of-way of said Skyview Drive, over and across said 5.212 acre tract and said 1.00 acre tract, the following four (4) courses and distances numbered 6-9:

- 6) **South 48°08'48" East**, a distance of **20.27 feet** to a calculated point, said point being the beginning of a curve to the right,
- 7) With said curve to the right, having a radius of 61.39 feet, a central angle of 19°32'26", an arc length of 20.94 feet, and a chord that bears **South 44°05'55" West**, a distance of **20.84 feet** to a calculated point,
- 8) **South 20°58'56" East**, a distance of **116.95 feet** to a calculated point, for the southeast corner of the easement described herein, and
- 9) **South 69°01'04" West**, a distance of **25.00 feet** to the **POINT OF BEGINNING**, and containing 0.0833 acres (3,630 sq. ft.) of land.

**PART 2: 0.0412 acre (1,793 Sq. Ft.)**

**COMMENCING** at a 1/2-inch iron rod with plastic cap stamped "RPLS 84" found on the existing north right-of-way line of Stardust Drive, a 40 foot wide roadway easement, as described in Volume 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), said point being within a called 2.581 acre tract of land, as described in a deed to Paul T. Carlson and spouse, Laurie D. Carlson, recorded in Document No. 9912744, O.R.W.C.TX.;

**THENCE**, **South 68°56'01" West**, with the existing north right-of-way line of said Stardust Drive, passing at a distance of 69.32 feet a calculated point on the east line of said 5.212 acre tract, same being the west line of said 2.581 acre tract, from which a 1/4-inch iron pipe found bears **South 85°31'29" East** a distance of 0.30 feet, continuing for a **total distance of 545.95 feet** to a calculated point on the existing east right-of-way line of Skyview Drive, a 40 foot wide roadway easement, as described in Volume 672, Pg. 96, D.R.W.C.TX.;

**THENCE**, **North 20°58'56" West**, departing the existing north right-of-way line of said Stardust Drive, with the existing east right-of-way line of said Skyview Drive, a distance of **106.92 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\* on the proposed east right-of-way line of said Skyview Drive;

**THENCE**, **North 69°01'04" East**, departing the existing east right-of-way line of said Skyview Drive, with the proposed east right-of-way line of said Skyview Drive, a distance of **5.00 feet** to a cotton spindle set;

EXHIBIT "A"

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 3E

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June 20, 2025

**THENCE**, with the proposed east right-of-way of said Skyview Drive, over and across said 5.212 acre tract and said 1.00 acre tract, the following six (6) courses and distances:

**North 20°58'56" West**, passing at a distance of 115.54 feet a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*, continuing for a total distance of 119.74 feet to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*;

**North 69°01'03" East**, a distance of **5.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*;

**North 20°58'57" West**, a distance of **13.87 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*;

**North 59°22'15" East**, a distance of **11.50 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*, said point being the beginning of a curve to the left,

With said curve to the left, having a radius of 40.00 feet, a central angle of 29°03'16", an arc length of 20.28 feet, and a chord that bears **North 44°50'37" East**, a distance of **20.07 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*, for an interior angle of said proposed east right-of-way of said Skyview Drive, and

**North 48°08'48" West**, a distance of **23.19 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\* (Surface Coordinates: N=10,164,231.36, E=3,093,460.72) for the **POINT OF BEGINNING** of the parcel described herein;

**THENCE**, with the proposed east right-of-way of said Skyview Drive, over and across said 5.212 acre tract and said 1.00 acre tract, the following five (5) courses and distances numbered 1-5:

- 1) **South 41°51'12" West**, a distance of **8.00 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*, said point being the beginning of a curve to the right,
- 2) With said curve to the right, having a radius of 16.00 feet, a central angle of 17°31'03", an arc length of 4.89 feet, and a chord that bears **South 50°36'44" West**, a distance of **4.87 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*;
- 3) **South 59°22'15" West**, a distance of **7.42 feet** to a 5/8" iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set\*\*, for the southwest corner of the easement described herein,
- 4) **North 20°58'57" West**, a distance of **1.79 feet** to a cotton spindle set on the proposed east right-of-way of said Skyview Drive, and
- 5) **North 30°56'23" West**, a distance of **44.63 feet** to a calculated point on in the approximate centerline of Spanish Oak Creek, same being the south line of a called 2.909 acre tract described as a portion of Lot 10 of The Place, an unrecorded subdivision, in a deed to Jan A. Hutchinson, recorded in Document No. 1997016441, O.R.W.C.TX., and the north line of said 5.212 acre tract, and for the northwest corner of the easement described herein;

EXHIBIT "A"

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 3E

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June 20, 2025

**THENCE**, departing the proposed east line of said Skyview Drive, with the approximate centerline of Spanish Oak Creek, said centerline also being the north line of said 5.212 acre tract and the south line of said 2.909 acre tract, the following two (2) courses and distances numbered 6-7:

- 6) **North 55°31'24" East**, a distance of **17.82 feet** to a calculated point, and
- 7) **North 48°45'15" East**, a distance of **22.58 feet** to a calculated point, for the northeast corner of the easement described herein;

**THENCE**, departing the approximate centerline of Spanish Oak Creek, said centerline also being the north line of said 5.212 acre tract and the south line of said 2.909 acre tract, over and across said 1.00 acre tract, the following two (2) courses and distances numbered 8-9:

- 8) **South 30°56'23" East**, a distance of **42.16 feet** to a calculated point, and

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EXHIBIT "A"

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 3E

Page 5 of 8  
June 20, 2025

- 9) **South 41°51'12" West**, a distance of **21.39 feet** to the **POINT OF BEGINNING**, and containing 0.3630 acres (3,630 sq. ft.) of land.

PART 1 - 0.0833 Acres (3,630 Sq. Ft.)

PART 2 - 0.0412 Acres (1,793 Sq. Ft.)

TOTAL - 0.1245 Acres (5,423 Sq. Ft.)

This property description is accompanied by a separate plat of even date.

\*\*Unable to set at the time of survey. Specified monument may be set upon completion of the road construction project under the supervision of a registered professional surveyor.

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Scott C. Brashear, 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 Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC  
4801 Southwest Pkwy  
Building Two, Suite 100  
Austin, Texas 78735  
TX. Firm No. 10064300



*Scott C. Brashear* 6/20/25

Scott C. Brashear Date  
Registered Professional Land Surveyor  
No. 6660 - State of Texas



# EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	29° 03' 16"	40.00'	20.28'	20.07'	N44° 50' 37"E
C2	19° 32' 26"	61.39'	20.94'	20.84'	S44° 05' 55"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N69° 01' 04"E	5.00'
L5	N59° 22' 15"E	11.50'
L6	S48° 08' 48"E	20.27'
L7	S20° 58' 56"E	116.95'
L8	S69° 01' 04"W	25.00'
L9	N48° 08' 48"W	23.19'
L13	N30° 56' 23"W	44.63'
L14	N55° 31' 24"E	17.82'
L15	N48° 45' 15"E	22.58'
L16	S30° 56' 23"E	42.16'
L17	S41° 51' 12"W	21.39'

SAMUEL DAMON SURVEY  
ABSTRACT NO. 170

1.00 AC.  
DOC. NO. 1996063355  
O. R. W. C. TX.

RICHARD A. GUERRERO AND  
SPOUSE, BARBARA A. HOWARD  
TRACT 1  
CALLED 5.212 AC.  
SAVE & EXCEPT 1.00 AC.  
RECORDED DECEMBER 4, 1996  
DOC. NO. 1996063355  
O. R. W. C. TX.

PORTION OF LOT 28  
THE PLACE  
(UNRECORDED SUBDIVISION)

JAN A. HUTCHINSON  
CALLED 2.909 AC.  
DOC. NO. 1997016441  
O. R. W. C. TX.

PORTION OF LOT 10  
THE PLACE  
(UNRECORDED SUBDIVISION)

APPROXIMATE  
CENTERLINE OF  
SPANISH OAK CREEK

SKYVIEW DRIVE  
40' WIDE ROADWAY EASEMENT  
VOL. 672, PAGE 96  
D. R. W. C. TX.

P.O.B.  
PART TWO  
N=10,164,231.36  
E=3,093,460.72

PART ONE  
(0.0833 AC.)

P.O.B.  
PART ONE  
N=10,164,069.25  
E=3,093,497.13

SEE  
DETAIL "B"

PROPOSED R.O.W.

N20° 58' 56"W 119.74'

N20° 58' 56"W 106.92'  
EXISTING  
R.O.W.

(S18° 55' 00"E 285.03')

TAMARA S. KAZDA  
CALLED 5.38 AC.  
DOC. NO. 2017039437  
O. P. R. W. C. TX.

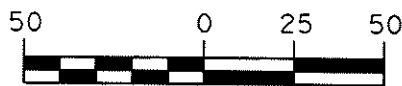
LOT 21 & PORTION OF LOT 14  
THE PLACE  
(UNRECORDED SUBDIVISION)

P.O.C.  
"RPLS 84"

SEE  
DETAIL "A"

EXISTING  
R.O.W.  
(N68° 56' 01"E 551.13') S68° 56' 01"W 545.95'

STARDUST DRIVE  
40' ROADWAY EASEMENT  
VOL. 672, PAGE 96  
D. R. W. C. TX.



GRAPHIC SCALE,  
SCALE: 1" = 50'  
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 3E\Parcel 3E\_10.1

EXISTING 5.212 AC. ACQUIRE 0.0000 AC. REMAINING 5.212 AC.

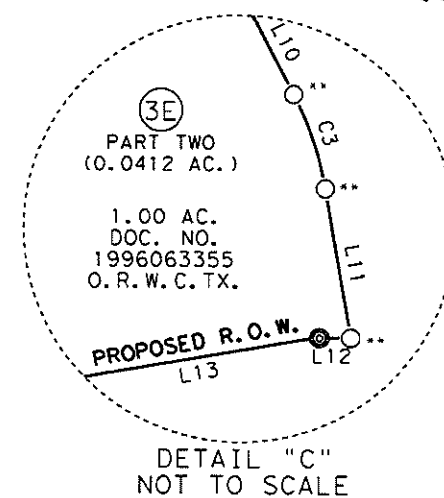
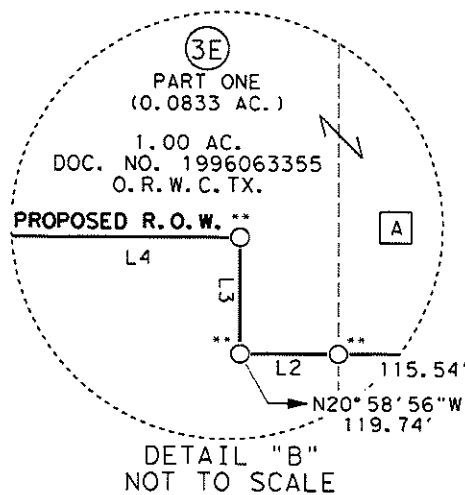
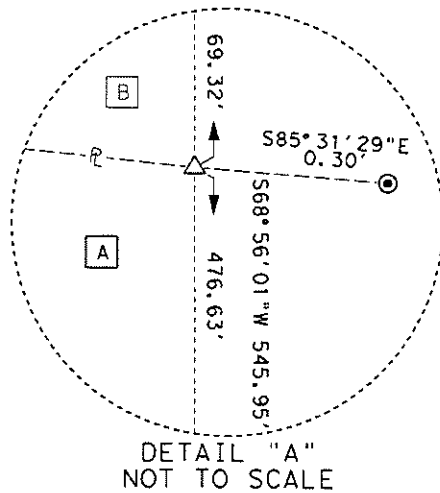
**SAM**

4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

TEMPORARY CONSTRUCTION  
RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
RICHARD A. GUERRERO AND  
SPOUSE, BARBARA A. HOWARD  
PARCEL 3E  
0.1245 AC. (5,423 SQ. FT.)

PAGE 6 OF 8  
REF. FIELD NOTE NO. 51483

# EXHIBIT "A"



**A**

RICHARD A. GUERRERO AND  
SPOUSE, BARBARA A. HOWARD  
TRACT 1  
CALLED 5.212 AC.  
SAVE & EXCEPT  
1.00 AC.  
DOC. NO. 1996063355  
O.R.W.C. TX.

PORTION OF LOT 28  
THE PLACE  
(UNRECORDED SUBDIVISION)

**B**

PAUL T. CARLSON AND  
SPOUSE, LAURIE D. CARLSON  
CALLED 2.581 AC.  
DOC. NO. 1999012744  
O.P.R.W.C. TX.

PORTION OF LOT 35  
THE PLACE  
(UNRECORDED SUBDIVISION)

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L2	N20°58'56"W	4.20'
L3	N69°01'03"E	5.00'
L4	N20°58'57"W	13.87'
L10	S41°51'12"W	8.00'
L11	S59°22'15"W	7.42'
L12	N20°58'57"W	1.79'
L13	N30°56'23"W	44.63'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	17°31'03"	16.00'	4.89'	4.87'	S50°36'44"W

FILE: \\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 3E\Parcel 3E\_10.1

PAGE 7 OF 8  
REF. FIELD NOTE NO. 51483

EXISTING	5.212 AC.	ACQUIRE	0.0000 AC.	REMAINING	5.212 AC.
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**SAM**

4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

TEMPORARY CONSTRUCTION  
RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
RICHARD A. GUERRERO AND  
SPOUSE, BARBARA A. HOWARD  
PARCEL 3E  
0.1245 AC. (5,423 SQ. FT.)

# LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL SET (UNLESS NOTED)
- ⊙ COTTON SPINDLE SET
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◼ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊗ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ✕ "X" SCRIBED IN CONCRETE FOUND
- FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- P PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PARCEL LIMITS

## NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

\* AREA CALCULATED BY SAM, LLC.

\*\*UNABLE TO SET AT THE TIME OF SURVEY. SPECIFIED MONUMENT MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

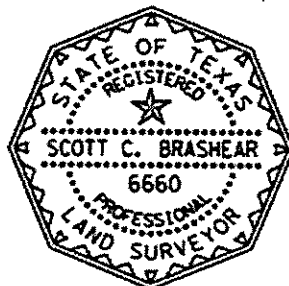
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT C. BRASHEAR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6660, STATE OF TEXAS

6/20/25

DATE

## EXHIBIT "A"



PARENT TRACT INSET  
NOT TO SCALE

P.O.C.

RICHARD A. GUERRERO AND  
SPOUSE, BARBARA A. HOWARD  
TRACT 1  
CALLED 5.212 AC.  
SAVE & EXCEPT 1.00 AC.  
RECORDED DECEMBER 4, 1996  
DOC. NO. 1996063355  
O.R.W.C.TX.

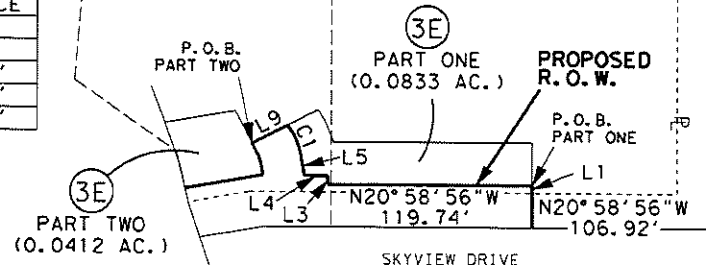
PORTION OF LOT 28  
THE PLACE  
(UNRECORDED SUBDIVISION)

1.00 AC.  
DOC. NO. 1996063355  
O.R.W.C.TX.

EXISTING  
R.O.W.  
568° 56' 01" W 545.95'

STARDUST DRIVE

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N69° 01' 04" E	5.00'
L3	N69° 01' 03" E	5.00'
L4	N20° 58' 57" W	13.87'
L5	N59° 22' 15" E	11.50'
L9	N48° 08' 48" W	23.19'



## CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	29° 03' 16"	40.00'	20.28'	20.07'	N44° 50' 37" E

PAGE 8 OF 8

REF. FIELD NOTE NO. 51483

FILE: \\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 3E\Parcel 3E\_10.1

EXISTING	ACQUIRE	REMAINING
5.212 AC.	0.0000 AC.	5.212 AC.

**SAM**

4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

TEMPORARY CONSTRUCTION  
RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
RICHARD A. GUERRERO AND  
SPOUSE, BARBARA A. HOWARD  
PARCEL 3E  
0.1245 AC. (5,423 SQ. FT.)

Date May 21, 1978 4:40pm CDR Q. Mason  
File # 157-254 Sub A Serial 200-1422-2385 14 200-1422-2385 14 200-1422-2385 14 200-1422-2385 14



Rate May 06, 2026: 7:45pm Ltr E- brax77  
 File: K127-254 Woe S-08 Project127-254\$ via 83/Charg127/4 Sndt5/173 CDR1RA1 DETOS/502

### 13.1

