

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

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple interests in and to those certain four (4) tracts of land owned by the parties identified in Exhibit "A" ("Owners"), and in locations being more particularly described by metes and bounds in Exhibit "B" (the "ROW"); electric easement interests in and to those certain two (2) tracts of land owned by the parties identified in Exhibit "A" ("Owners"), and in locations being more particularly described by metes and bounds in Exhibit "C" (the "PEC"); and waterline easement interests in and to those certain three (3) tracts of land owned by the parties identified in Exhibit "A" ("Owners"), and in locations being more particularly described by metes and bounds in Exhibit "D" (the "COGT"), for the purpose of constructing, reconstructing, maintaining, and operating the Seward Junction NE roadway improvements and required utility adjustments ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described ROW, PEC, and COGT real properties, identified collectively as the "Property"; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, undertaken and/or completed bona fide good faith negotiations with the Owners of the Property and has failed to agree with the owners on the compensation and damages, if any, due to said Owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn certain property interests.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that upon completion of any bona fide offer requirements of Chapter 21 of the Texas Property Code, the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the Owners of any interest in, and the holders of any lien secured by the Property, a suit in eminent domain to acquire the property interests for the aforesaid Project purposes; and

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

BE IT FURTHER RESOLVED THAT the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in

eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

Steven Snell
Williamson County Judge

Exhibit "A"

Parcel	Owner	Legal Description
6	Larry Everett Foust and Maydale Foust	ROW- 2.354 AC out of the Noah Smithwick Survey, Abs. No. 590 PEC- 0.0183 AC out of the Noah Smithwick Survey, Abs. No. 590 COGT- 0.2498 AC out of the Noah Smithwick Survey, Abs. No. 590
7	Ricky and Molly Tumlinson	ROW- 0.6755 AC out of the Noah Smithwick Survey Abs. No. 590 COGT- 0.0759 AC out of the Noah Smithwick Survey Abs. No. 590
10	Kimberly S. Krause and Kelly L. Krause Individually and as Co-Independent Executors of the Estate of Clyde W. Krause (deceased) and Shirley Krause	ROW- 4.458 AC out of the B. Manlove Survey, Abs. No. 417 PEC- 0.0131 AC out of the B. Manlove Survey, Abs. No. 417 COGT- 0.5497 AC out of the B. Manlove Survey, Abs. No 417
19	David Stanton and Mary Elisse Morgan	ROW- 0.4388 AC out of the John B. Robinson Survey, Abs. No 521

Exhibit "B"

EXHIBIT “ — ”

Parcel 06
2.354 Acre Right-of-Way
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 06

BEING a 2.354 acre (102,525 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 107-1/2 acres (First Tract) conveyed to Larry Everett Foust and Maydale Foust by Warranty Deed with Vendor's Lien dated August 1, 1979, as recorded in Volume 764, Page 801, Deed Records, Williamson County, Texas; said 2.354 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 in the south line of the remainder of said 107-1/2 acre Foust tract, and at the northeast corner of said Lot 62, Block A, 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 at the northwest corner of Lot 61, Block A, in said Terra Del Sol at Santa Rita Ranch Phase 1 Section 1 subdivision, said POINT OF BEGINNING being 75.00 feet left of Engineer's Baseline Station 292+31.36, and having Surface Coordinates of N=10,210,700.44, E=3,074,700.11, from which a 1/2-inch iron rod with “RJ Surveying” cap found in the south line of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, bears South 82°17'48” East 94.60 feet;

- 1) THENCE, along the south line of said of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 62, **North 82°17'48” West 124.67 feet** to a 1/2-inch iron rod with “Forest RPLS 1847” cap found at the northwest corner of said Lot 62, being in the existing east right-of-way line of CR 260 (Sunset Ridge Drive, varying width right-of-way);

- 2) THENCE, continuing along the south line of the remainder of said 107-1/2 acre Foust tract, **North 81°50'17" West 44.20 feet** to a calculated point at the southwest corner of the remainder of said 107-1/2 acre Foust tract, being in the existing west right-of-way line of CR 260, and the east line of that tract described as 2.676 acres conveyed to Robert Abbott by General Warranty Deed (with Third Party Vendor's Lien), as recorded in Document No. 2021062992, Official Public Records, Williamson County, Texas, from which a 1/2-inch iron rod found at the southeast corner of said 2.676 acre Abbott tract, being the northeast corner of that tract described as 4.909 acres (Tract 1) conveyed to Tom Jones and Brenda Jones by Warranty Deed, as recorded in Document No. 2019015018, Official Public Records, Williamson County, Texas, and in the existing west right-of-way line of CR 260, bears South 09°28'31" East 228.19 feet;
- 3) THENCE, along the west line of the remainder of said 107-1/2 acre Foust tract, and the east line of said 2.676 acre Abbott tract, **North 09°28'31" West 68.80 feet** to a 1/2-inch iron rod found at a corner in the west line of the remainder of said 107-1/2 acre Foust tract, and at the northeast corner of said 2.676 acre Abbott tract, being the southwest corner of Lot 3, Block B, (0.537 acre right-of-way reserve), CHV Liberty Hill 29 Addition, a subdivision of record in Document No. 2023059227, Official Public Records, Williamson County, Texas, and the southeast corner of Lot 1, Block B, in said CHV Liberty Hill 29 Addition;
- 4) THENCE, continuing along the west line of the remainder of said 107-1/2 acre Foust tract, and the south line of said Lot 3, **South 69°24'17" East 22.51 feet** to a mag nail with washer found at the southeast corner of said Lot 3;

THENCE, continuing along the west line of the remainder of said 107-1/2 acre Foust tract, along the east line of said Lot 3, the following three (3) courses, numbered 5 through 7:

- 5) **North 06°50'05" West 265.78 feet** to a mag nail with washer found,
- 6) with a curve to the left, whose delta angle is **15°46'16"**, radius is **570.30 feet**, an arc distance of **156.98 feet**, and the chord of which bears **North 13°19'48" West 156.48 feet** to a mag nail with washer found, and

- 7) **North 21°18'03" West 483.57 feet** to a mag nail with washer found at the northwest corner of the remainder of said 107-1/2 acre Foust tract, being the northeast corner of said Lot 3, from which a 1/2-inch iron rod found at the northwest corner of said Lot 3, and the northeast corner of Lot 2, Block B, in said CHV Liberty Hill 29 Addition, being in the existing west right-of-way line of CR 260, bears South 66°26'25" West 30.06 feet;
- 8) THENCE, along the north line of the remainder of said 107-1/2 acre Foust tract, **North 66°32'08" East 26.32 feet** to a 1/2-inch iron rod found at a corner in the north line of the remainder of said 107-1/2 acre Foust tract, being a corner in the north line of that tract described 333.295 acres conveyed to PHAU-Eldorado 333, LLC by Special Warranty Deed, as recorded in Document No. 2021174221, Official Public Records, Williamson County, Texas, and the southwest corner of that tract described as 85 acres conveyed to Clyde Krause by General Warranty Deed, as recorded in Volume 1672, Page 391, Official Records, Williamson County, Texas, and being in the existing east right-of-way line of CR 260, from which a 1/2-inch iron rod found bears North 69°21'19" East 2,803.55 feet;
- 9) THENCE, along the north line of the remainder of said 107-1/2 acre Foust tract, and the west line of said 333.295 acre PHAU-Eldorado tract, **South 21°51'05" East 99.77 feet** to a calculated point at a corner in the north line of the remainder of said 107-1/2 acre Foust tract, being the southwest corner of said 333.295 acre PHAU-Eldorado tract;
- 10) THENCE, along the north line of the remainder of said 107-1/2 acre Foust tract, and the south line of said 333.295 acre PHAU-Eldorado tract, **North 69°21'42" East 114.45 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 75.00 feet left of Engineer's Baseline Station 283+08.41;

THENCE, along the proposed east right-of-way line of CR 260, crossing the remainder of said 107-1/2 acre Foust tract, the following two (2) courses, numbered 7 and 8:

- 11) **South 21°47'11" East 196.55 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet left of Engineer's Baseline Station 285+04.96, and

12)with a curve to the right, whose delta angle is **10°35'29"**, radius is **2,075.00 feet**, an arc distance of **383.57 feet**, and the chord of which bears **South 16°29'26" East 383.03 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the north line of that tract described as 1.000 acres conveyed to Ricky Tumlinson and Molly Tumlinson by General Warranty Deed, as recorded in Document No. 2001068867, Official Public Records, Williamson County, Texas, being 75.00 feet left of Engineer's Baseline Station 288+74.67;

13)THENCE, along the north line of said 1.000 acre Tumlinson tract, **North 89°51'48" West 111.28 feet** to a calculated point at the northwest corner of said 1.000 acre Tumlinson tract;

THENCE, along the west line of said 1.000 acre Tumlinson tract, the following three (3) courses, numbered 14 through 16:

14)**South 08°40'13" East 18.02 feet** to a calculated point,

15)**South 04°11'17" East 85.19 feet** to a calculated point, and

16)**South 05°19'35" East 153.89 feet** to a calculated point at the southwest corner of said 1.000 acre Tumlinson tract;

THENCE, along the south line of said 1.000 acre Tumlinson tract, the following two (2) courses, numbered 17 and 18:

17)**North 83°39'00" East 83.81 feet** to a calculated point, and

18)**North 57°39'51" East 45.13 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 75.00 feet left of Engineer's Baseline Station 290+94.51;

19)THENCE, along the proposed east right-of-way line of CR 260, crossing the remainder of said 107-1/2 acre Foust tract, **South 07°20'28" East 136.85 feet** to the POINT OF BEGINNING and containing 2.354 acres (102,525 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 blue ink, appearing to read "Chris Conrad".

04/25/2025

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 06~2.354 Ac_R1

Issued 09/17/2024; Revised 04/25/2025

WCAD ID R022971

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.354 AC. OR 102,525 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

COUNTY ROAD 260
(VARIABLE WIDTH R.O.W.)

N. SMITHWICK SURVEY
ABSTRACT NO. 590

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS NOTED)
- ▲ MAG NAIL W/ WASHER FOUND
- ◐ 1/2" IRON ROD WITH CAP STAMPED
"FOREST RPLS 1847" FOUND (UNLESS NOTED)
- ◑ 1/2" IRON ROD SET WITH CAP
STAMPED "MCGRAY MCGRAY" SET
- △ CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R PROPERTY LINE
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- (....) RECORD INFORMATION
- N.T.S. NOT TO SCALE
- DISTANCE NOT TO SCALE

PARCEL 6
2.354 AC. OR
102,525 SQ. FT.

RICKY TUMLINSON AND
MOLLY TUMLINSON
DOC. NO. 2001068867
O.P.R.W.C.T.
(1,000 ACRES)
SEPTEMBER 18, 2001

SUNSET RIDGE DRIVE
(COUNTY ROAD 260)

P.O.B.
PARCEL 6

PROPERTY INSET
N.T.S.

LARRY EVERETT FOUST
AND WIFE,
MAYDALE FOUST
VOL. 764, PG. 801
D.R.W.C.T.
REMAINDER
FIRST TRACT
(107-1/2 ACRES)
AUGUST 1, 1979
SAVE AND EXCEPT
(0.89 ACRE TRACT)
AND
(0.09 ACRE TRACT)
VOL. 542, PG. 560
D.R.W.C.T.

WCAD ID R022971

REVISIONS

-	-
04/25/2025	ADD TITLE COMMITMENT NOTE
AREA TABLE - ACRES (SQUARE FEET)	
CALCULATED AREA	ACQUISITION
56.147 AC. (2,445,751 SF.)	2.354 AC. (102,525 SF.)
	REMAINDER
	53.793 AC. (2,343,226 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:	04/25/2024	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 10

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.354 AC. OR 102,525 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'

NOAH SMITHWICK SURVEY
ABSTRACT NO. 590

LARRY EVERETT FOUST
AND WIFE,
MAYDALE FOUST
VOL. 764, PG. 801
D.R.W.C.T.
REMAINDER
FIRST TRACT
(107-1/2 ACRES)
AUGUST 1, 1979
SAVE AND EXCEPT
(0.89 ACRE TRACT)
AND
(0.09 ACRE TRACT)
VOL. 542, PG. 560
D.R.W.C.T.
NOVEMBER 30, 1971

CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	BEARING
C1	383.57'	2,075.00'	10°35'29"	S16°29'26"E
				383.03'

(N69°16'39"E 2,333.186')
N69°21'19"E 2,803.55'

PHAU - ELDORADO 333 LLC
DOC. NO. 202174221
O.P.R.W.C.T.
(333.295 ACRES)
NOVEMBER 10, 2021

CLYDE KRAUSE
VOL. 1672, PG. 391
O.R.W.C.T.
(85 ACRES)
JUNE 1, 1988

STA. 283+08.41
75.00' LT

STA. 285+04.96
75.00' LT

S21°47'11"E 196.55'

C1

N69°21'42"E 114.45'

(S21°56'08"E 99.77')
S21°51'05"E 99.77'

PARCEL 6
2.354 AC. OR
102,525 SQ. FT.

CITY OF GEORGETOWN
15' WIDE WATER LINE
EASEMENT
DOC. NO. 2023031000
O.P.R.W.C.T.

SHEET 8 OF 9

EXISTING R.O.W.

L9

COUNTY ROAD 260
(VARIABLE WIDTH R.O.W.)

EXISTING R.O.W.

CLYDE KRAUSE
VOL. 1729, PG. 108
O.R.W.C.T.
(23.77 ACRES)
NOVEMBER 10, 1988

CHV LIBERTY HILL 29
PROPERTY OWNER LLC
DOC. NO. 2022117399
O.P.R.W.C.T.
REMAINDER
(42.682 ACRES)
JULY 20, 2020

[A]
CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.
LOT 3
BLOCK "B"
(0.537 ACRES)

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 26' 32" (LT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

LINE TABLE		
LINE#	BEARING	DISTANCE
L9	N66°32'08"E	26.32'
L10	S66°26'25"W	30.06'

CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.
LOT 2
BLOCK "B"
(18.934 ACRES)

WCAD ID R022971

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

SCALE:	1" = 50'	
DATE:	04/25/2025	TECH:
PROJECT:	23-086	FIELD:
FIELD BOOK:	-	SHEET:
		7 OF 10

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.354 AC. OR 102,525 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

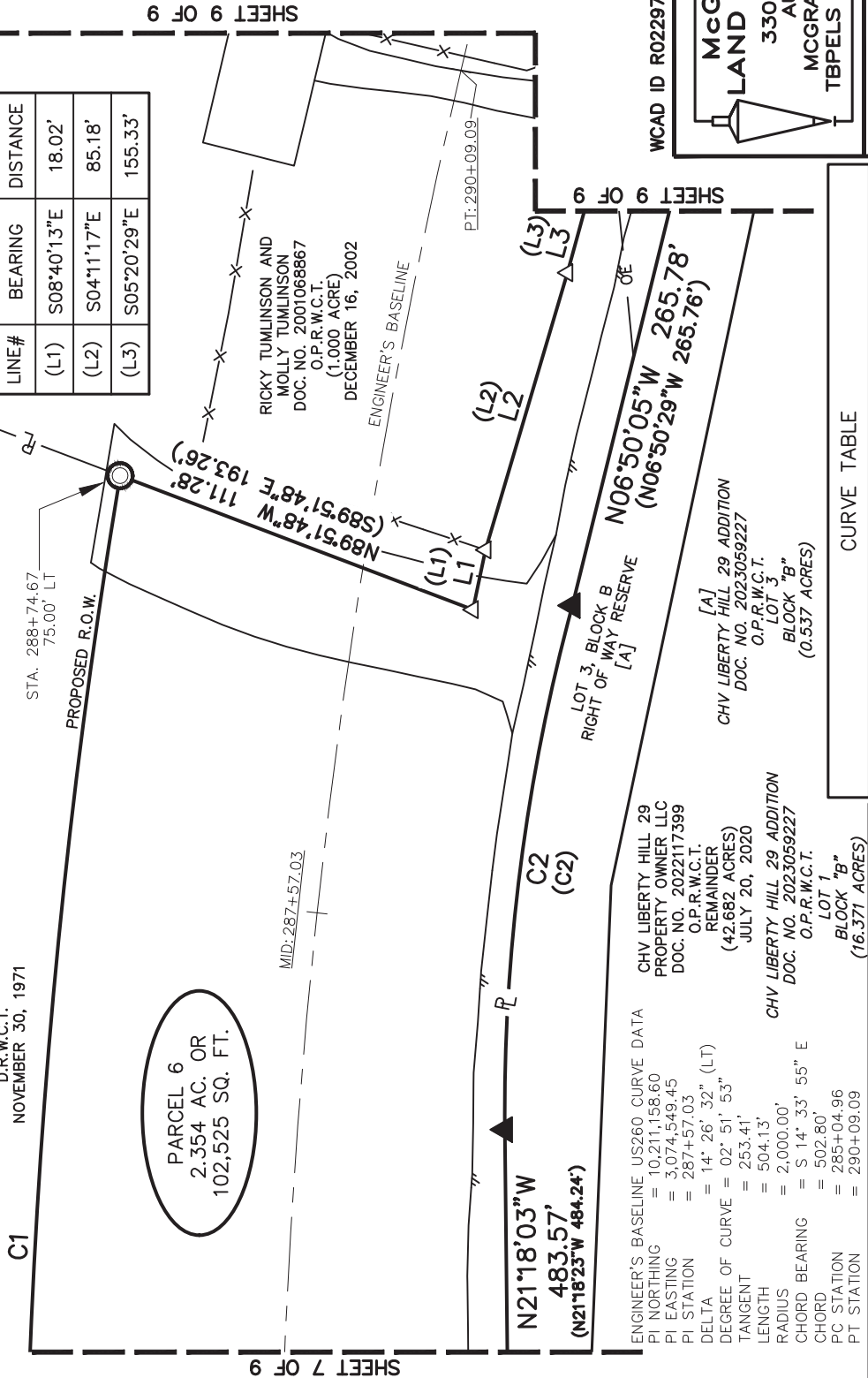
SCALE 1" = 50'

NOAH SMITHWICK SURVEY
ABSTRACT NO. 590

LARRY EVERETT FOUST
AND WIFE,
MAYDALE FOUST
VOL. 764, PG. 801
D.R.W.C.T.
REMAINDER
FIRST TRACT
(107-1/2 ACRES)
AUGUST 1, 1979
SAVE AND EXCEPT
(0.89 ACRE TRACT)
AND
(0.09 ACRE TRACT)
VOL. 542, PG. 560
D.R.W.C.T.
NOVEMBER 30, 1971

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S08°40'13"E	18.02'
L2	S04°11'17"E	85.19'
L3	S05°19'35"E	153.89'

RECORD LINE TABLE		
LINE#	BEARING	DISTANCE
(L1)	S08°40'13"E	18.02'
(L2)	S04°11'17"E	85.18'
(L3)	S05°20'29"E	155.33'



CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	DISTANCE
C1	383.57'	2,075.00'	10°35'29"	383.03'
C2	156.98'	570.30'	15°46'16"	156.48'

RECORD CURVE TABLE			
CURVE#	LENGTH	RADIUS	DISTANCE
(C2)	156.34'	558.27'	16°02'43"

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

WCAD ID R022971

SCALE:	1" = 50'	-
DATE:	04/25/2025	MM
PROJECT:	23-086	-
FIELD BOOK:	-	SHEET: 8 OF 10

SCALE 1" = 50'



LINE TABLE		
LINE#	BEARING	DISTANCE
L5	S82°17'48"E	94.60'
L6	N81°50'17"W	44.20'
L7	N09°28'31"W	68.80'
L8	S69°24'17"E	22.51'

P.O.B. - PARCEL 6
SURFACE COORDINATES
N= 10,210,700.44
E= 3,074,700.11
STA. 292+31.36

WILLIAMSON COUNTY
MUNICIPAL DISTRICT NO. 19
DOC. NO. 2021189279
O.P.R.W.C.T.
TERRA DEL SOL AT
SANTA RITA RANCH WEST
PHASE 1 SECTION 1
DOC. NO. 2018037552
O.P.R.W.C.T.

LOT 61
BLOCK "A"
(1.921 ACRES)

TERRA DEL SOL AT
ANTA RITA RANCH WEST
PHASE 1 SECTION 1
DOC. NO. 2018037552
O.P.R.W.C.T.

WCAD ID R022971

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

SCALE:	1" = 50'	—
DATE:	04/25/2025	TECH: MM
PROJECT:	23-086	FIELD: —
FIELD BOOK:	—	SHEET: 9 OF 10

LARRY EVERETT FOUST
AND WIFE,
MAYDALE FOUST
VOL. 764, PG. 801
D.R.W.C.T.
REMAINDER
FIRST TRACT
(107-1/2 ACRES)
AUGUST 1, 1979
SAVE AND EXCEPT
(0.89 ACRE TRACT)
AND
(0.09 ACRE TRACT)
VOL. 542, PG. 560
D.R.W.C.T.
NOVEMBER 30, 1971

RICKY TUMLINSON AND
MOLLY TUMLINSON
DOC. NO. 2001068867
O.P.R.W.C.T.
(1.000 ACRE)
DECEMBER 16, 2002

STA. 290+94.51
75.00' LT
S57°40'58"W 69.44'

LOT 3, BLOCK B – RIGHT OF WAY RESERVE
(0.537 ACRES)

CHV LIBERTY HILL, 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.

LOT 1
BLOCK "B"
(713,126 SQ. FT.)
CHV LIBERTY HILL 29
PROPERTY OWNER LLC
DOC. NO. 2022117399
O.P.R.W.C.T.
REMAINDER
(42,682 ACRES)
JULY 20, 2020

CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.

ROBERT ABBOTT
DOC. NO. 2021062992
O.P.R.W.C.T.
(2.676 ACRES)
APRIL 27, 2021

TOM JONES AND
BRENDA JONES
DOC. NO. 2019015018
O.P.R.W.C.T.
TRACT 1
(4.909 ACRES)
FEBRUARY 25, 2019

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.354 AC. OR 102,525 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403101
EFFECTIVE DATE: SEPTEMBER 4, 2024
ISSUED: SEPTEMBER 23, 2024

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
VOLUME 764, PAGE 801 AND DOCUMENT NO. 2022086997, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**
- 10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- b. ELECTRIC EASEMENT RECORDED IN VOLUME 519, PAGE 84, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**
- c. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 688, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
- d. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9737905, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
- e. UTILITY EASEMENT RECORDED IN DOCUMENT NO. 2014011105, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**
- h. WASTEWATER EASEMENT RECORDED IN DOCUMENT NO. 2022056906, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**
- i. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2023031000, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**

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 GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403101, EFFECTIVE DATE SEPTEMBER 4, 2024.

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 DIRECTION AND SUPERVISION.

Chris Conrad

04/25/2025

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



WCAD ID R022971
REVISED: 04/25/2025
ISSUED: 09/17/2024

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

SCALE:	1" = 50'	-
DATE:	04/25/2025	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 10 OF 10

EXHIBIT “__”

Parcel 07
0.6755 Acre Right-of-Way
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 07

BEING a 0.6755 of one acre (29,424 square foot) parcel of land out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being a portion of that tract described as 1.000 acre conveyed to Ricky Tumlinson and Molly Tumlinson by General Warranty Deed dated September 18, 2001, as recorded in Document No. 2001068867, Official Public Records, Williamson County, Texas; said 0.6755 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 in the south line of said 1.000 acre Tumlinson tract, and an interior north line of the remainder of that tract described as 107-1/2 acres (First Tract) 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, said POINT OF BEGINNING, being 75.00 feet left of Engineer’s Baseline Station 290+94.51, and having Surface Coordinates of N=10,210,836.16, E=3,074,682.62;

THENCE, along the south line of said 1.000 acre Tumlinson tract, the following two (2) courses, numbered 1 and 2:

- 1) **South 57°39’51” West 45.13 feet** to a calculated point, and

- 2) **South 83°39'00" West 83.81 feet** to a calculated point at the southwest corner of said 1.000 acre Tumlinson tract, from which a 1/2-inch iron rod found at the northwest corner of Lot 62, Block A, Tierra 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, being in the south line of the remainder of said 107-1/2 acre Foust tract, and in the existing east right-of-way line of CR 260 (Sunset Ridge Drive, varying width right-of-way), bears South 10°10'39" East 86.97 feet, also from which a mag nail with washer found in the west line of the remainder of said 107-1/2 acre Foust tract, being at the south corner of Lot 3, Block B (0.537 of one acre right-of-way reserve), CHV Liberty Hill 29 Addition, a subdivision of record in Document No. 2023059277, Official Public Records, Williamson County, Texas, bears South 43°52'25" West 26.89 feet, and from which a 1/2-inch iron rod found at the southwest corner of said Lot 3, the southeast corner of Lot 1, Block B, in said CHV Liberty Hill 29 Addition, being the northeast corner of that tract described as 2.676 acres conveyed to Robert Abbott by General Warranty Deed, as recorded in Document No. 2021062992, Official Public Records, Williamson County, Texas, and in the west line of the remainder of said 107-1/2 acre Foust tract bears North 69°24'17" West 22.51 feet;

THENCE, along the west line of said 1.000 acre Tumlinson tract, the following three (3) courses, numbered 3 through 5:

- 3) **North 05°19'35" West 153.89 feet** to a calculated point,
- 4) **North 04°11'17" West 85.19 feet** to a calculated point, and
- 5) **North 08°40'13" West 18.02 feet** to a calculated point at the northwest corner of said 1.000 acre Tumlinson tract, and an interior north line of the remainder of said 107-1/2 acre Foust tract, from which a mag nail with washer found in the west line of the remainder of said 107-1/2 acre Foust tract, and the east line of said Lot 3, bears South 66°56'59" West 29.39 feet;
- 6) THENCE, along the north line of said 1.000 acre Tumlinson tract, **South 89°51'48" East 111.28 feet** to a 1/2-inch iron rod with "McGray McGray" set in the proposed east right-of-way line of CR 260, being 75.00 feet left of Engineer's' Baseline Station 288+74.67;

THENCE, along the proposed east right-of-way line of CR 260, crossing said 1.000 acre Tumlinson tract, the following two (2) courses, numbered 7 and 8:

- 7) with a curve to the right, whose delta angle is **03°51'03"**, radius is **2,075.00 feet**, an arc distance of **139.46 feet**, and the chord of which bears **South 09°16'10" East 139.43 feet** to a calculated point, being 75.00 feet left of Engineer's Baseline Station 290+09.09, and
- 8) **South 07°20'39" East 85.42 feet** to the POINT OF BEGINNING and containing 0.6755 of one acre (29,424 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.

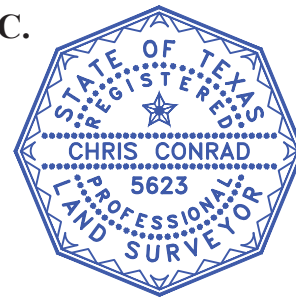
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



04/30/2025

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 07~0.6755 Ac

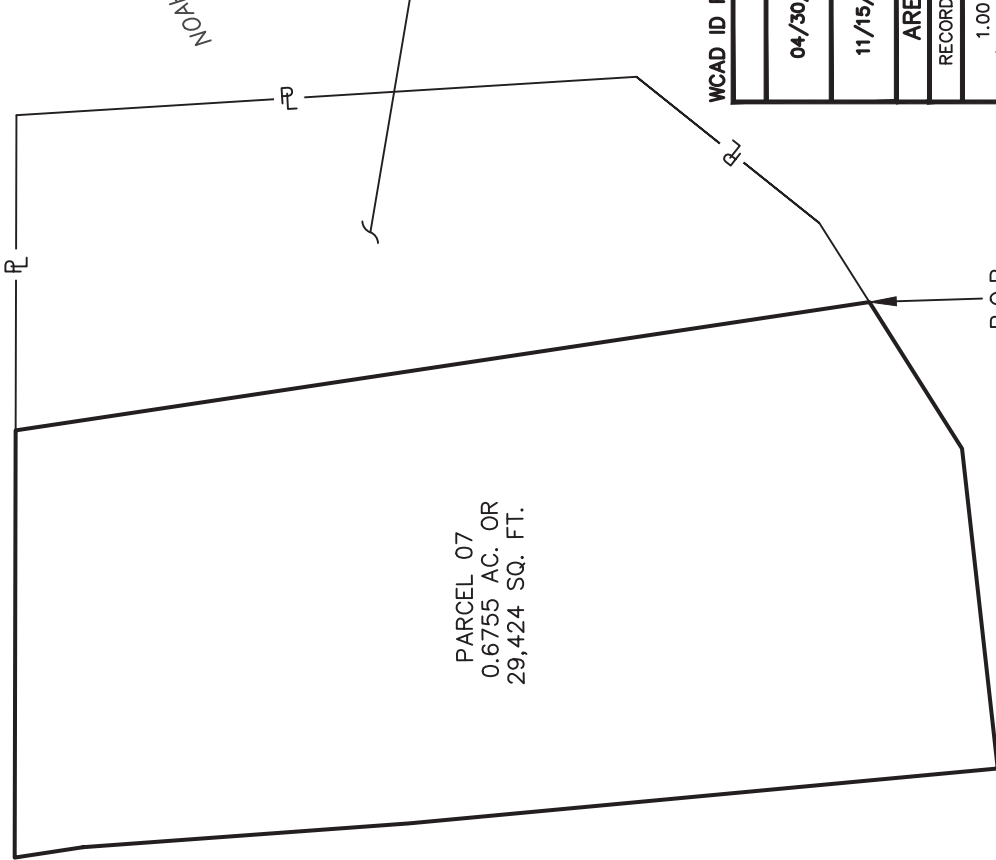
Issued 08/23/2024; Revised 11/15/2024, 04/30/2025

WCAD ID R419636

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.6755 AC. OR 29,424 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND
- MAG NAIL W/ WASHER FOUND
- 1/2" IRON ROD WITH CAP STAMPED
"FOREST RPLS 1847" FOUND
- 1/2" IRON ROD SET WITH CAP
STAMPED "MCGRAY MCGRAY" SET
- CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- (....) RECORD INFORMATION
- R.O.W. RIGHT OF WAY
- N.T.S. NOT TO SCALE
- DISTANCE NOT TO SCALE



NOAH SMITHWICK SURVEY
ABSTRACT NO. 590

RICKY TUMLINSON AND
MOLLY TUMLINSON
DOC. NO. 2001068867
O.P.R.W.C.T.
(1,000 ACRES)
SEPTEMBER 18, 2001

WCAD ID R419636

REVISIONS		
04/30/2025	ADD TITLE COMMITMENT NOTE	
11/15/2024	ADDED TEMP. CONSTRUCTION ESMT.	
AREA TABLE -- ACRES (SQUARE FEET)		
RECORD AREA	ACQUISITION	REMAINDER
1.00 AC. (43,560 SF.)	0.6755 AC. (29,424 SF.)	0.3245 AC. (14,136 SF.)



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

INSET - NOT TO SCALE

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

SCALE:	N.T.S.	-
DATE:	04/30/2025	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 6

SKETCH TO ACCOMPANY DESCRIPTION OF 0.6755 AC. OR 29,424 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'

NOAH SMITHWICK SURVEY
ABSTRACT NO. 590

RICKY TUMLINSON AND
MOLLY TUMLINSON
DOC. NO. 2007068867
O.P.R.W.C.T.
(1.00 ACRE)
SEPTEMBER 18, 2001

TEMPORARY
CONSTRUCTION EASEMENT

P.O.B. - PARCEL 7
SURFACE COORDINATES
N= 10,210,836.16
E= 3,074,682.62
STA. 290+94.51
75.00' LT

LARRY EVERETT FOUST AND WIFE,
MAYDALE FOUST
VOL. 764, PG. 801
D.R.W.C.T.
FIRST TRACT
(107-1/2 ACRES)
AUGUST 1, 1979
SAVE AND EXCEPT
(0.89 ACRE TRACT)
AND
(0.09 ACRE TRACT)
VOL. 542, PG. 560
D.R.W.C.T.
NOVEMBER 30, 1971

PROPOSED R.O.W. C1

STA. 290+09.09
75.00' LT

STA. 288+74.67
75.00' LT

PARCEL 07
0.6755 AC. OR
29,424 SQ. FT.

ENGINEER'S BASELINE

PT: 290+09.09

S89°51'48"E 111.28'
(S89°51'48"E 193.26')

S66°56'59"W
29.39'

N05°19'35"W 153.89'
(N05°20'29"W 155.33')

N06°50'05"W 265.78'
(S06°50'29"E 265.76')

LOT 3, BLOCK "B" - RIGHT OF WAY RESERVE (0.537 ACRES)

(N69°09'25"W 22.42')

EXISTING R.O.W.

COUNTRY ROAD NO. 260
(SUNSET RIDGE DRIVE)
(VARIABLE WIDTH R.O.W.)

EXISTING R.O.W.

LOT 62
BLOCK "A"
(1.483 ACRES)

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

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

LOT 61
BLOCK "A"
(1.921 ACRES)

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

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

ROBERT ABBOTT
DOC. NO. 2021062992
O.P.R.W.C.T.
(2.676 ACRES)
APRIL 27, 2021

WCAD ID R419636

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

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 26' 32" (LT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

RECORD LINE TABLE			
LINE#	BEARING	RADIUS	DISTANCE
(L3)	N04°11'17"W	85.18'	
(L4)	N08°40'13"W	18.02'	

CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1	139.46'	2,075.00'	03°51'03"

LOT 1
BLOCK "B"
(713,126 SQ. FT.)
CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.

CHV LIBERTY HILL 29
PROPERTY OWNER LLC
DOC. NO. 2022117399
O.P.R.W.C.T.
REMAINDER
(42.682 ACRES)
JULY 20, 2020

LINE#	BEARING	RADIUS	DISTANCE
L1	S10°10'39"E	86.97'	
L2	S43°52'25"W	26.89'	
L3	N04°11'17"W	85.19'	
L4	N08°40'13"W	18.02'	
L5	N69°24'17"W	22.51'	

SCALE:	1" = 50'	
DATE:	04/30/2025	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 6

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.6755 AC. OR 29,424 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403103
EFFECTIVE DATE: SEPTEMBER 4, 2024
ISSUED: SEPTEMBER 23, 2024

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
VOLUME 764, PAGE 801, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
[DOES AFFECT]
- 10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
a. ELECTRIC EASEMENT RECORDED IN VOLUME 519, PAGE 84, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
- b. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 688, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
- c. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9737905, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]

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 GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403103, EFFECTIVE DATE SEPTEMBER 4, 2024.

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 DIRECTION AND SUPERVISION.

Chris Conrad

04/30/2025
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.



WCAD ID R419636
REVISED: 04/30/2025
REVISED: 11/15/2024
ISSUED: 08/23/2024

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

SCALE:	1" = 50'	-
DATE:	04/30/2025	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 6

EXHIBIT “ — ”

Parcel 10
4.458 Acre Right-of-Way
B Manlove Survey, Abstract No. 417
Williamson County, Texas

DESCRIPTION OF PARCEL 10

BEING a 4.458 acre (194,201 square foot) parcel of land out of the B Manlove Survey, Abstract No. 417, Williamson County, Texas, being a portion of that tract described 85 acres conveyed to Clyde Krause by General Warranty Deed dated June 1, 1988, as recorded in Volume 1672, Page 391, Official Records, Williamson County, Texas; said 4.458 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 in south line of said 85 acre Krause tract, and a north line of that tract described as 333.295 acres conveyed to PHAU-Eldorado 333, LLC by Special Warranty Deed, as recorded in Document No. 2021174221, Official Public Records, Williamson County, Texas, said POINT OF BEGINNING, being 75.00 feet left of Engineer’s Baseline Station 282+08.63, and having Surface Coordinates of N=10,211,700.93, E=3,074,430.53, from which a 1/2-inch iron rod found bears North 69°21’19” East 2,688.98 feet;

- 1) THENCE, along the south line of said 85 acre Krause tract, and the north line of said 333.295 acre PHAU-Eldorado 333 tract, **South 69°21’19” West 114.57 feet** to a 1/2-inch iron rod found at the southwest corner of said 85 acre Krause tract, and the northwest corner of said 333.295 acre PHAU-Eldorado 333 tract, being in the existing east right-of-way line of CR 260 (varying width right-of-way), from which a mag nail with washer found at the northeast corner of Lot 3, Block B (0.537 of one acre right-of-way reserve), CHV Liberty Hill 29 Addition, a subdivision of record in Document No. 2023059227, Official Public Records, Williamson County, Texas, bears South 66°32’08” West 26.32 feet, and from which a 1/2-inch iron rod found at the northwest corner of said Lot 3, the northeast corner of Lot 2, Block B, in said CHV Liberty Hill 29 Addition subdivision, and the southeast corner of that tract described as 23.77 acres conveyed to Clyde Krause by Deed of Gift, as recorded in Volume 1729, Page 108, Official Records, Williamson County, Texas, being in the existing west right-of-way line of CR 260, bears South 66°26’25” West 30.06 feet;

THENCE, along the west line of said 85 acre Krause tract, and the existing east right-of-way line of CR 260, the following three (3) courses, numbered 2 through 4:

- 2) **North 20°30'13" West 422.72 feet** to a calculated point,
 - 3) **North 24°43'47" West 403.89 feet** to a calculated point, and
 - 4) **North 46°41'06" West 779.38 feet** to a calculated point at the northwest corner of the said 85 acre Krause tract, and the southwest corner of that tract described as 148.96 feet conveyed to AVERYGC, Ltd. by Special Warranty Deed, as recorded in Document No. 2021084579, Official Public Records, Williamson County, Texas;
- 5) THENCE, along the north line of said 85 acre Krause tract, and the south line of said 148.96 acre AVERYGC tract, **North 69°13'26" East 142.71 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 75.00 feet left of Engineer's Baseline Station 266+46.53, from which a 1/2-inch iron rod with "RJ Surveying" cap found in the north line of said 85 acre Krause tract, being the southeast corner of said 148.96 acre AVERYGC tract, bears North 69°13'26" East 1,566.45 feet;

THENCE, along the proposed east right-of-way line of CR 260, crossing said 85 acre Kraus tract, the following three (3) courses, numbered 6 through 8:

- 6) **South 48°03'34" East 452.29 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet left of Engineer's Baseline Station 270+98.82,
- 7) with a curve to the right, whose delta angle is **26°16'23"**, radius is **1,075.00 feet**, an arc distance of **492.94 feet**, and the chord of which bears **South 34°55'23" East 488.64 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet left of Engineer's Baseline Station 275+57.38, and

- 8) **South 21°47'11" East 651.25 feet** to the POINT OF BEGINNING and containing 4.458 acres (194,201 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.

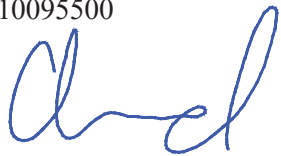
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



04/25/2025

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 10~4.458 Ac_R3

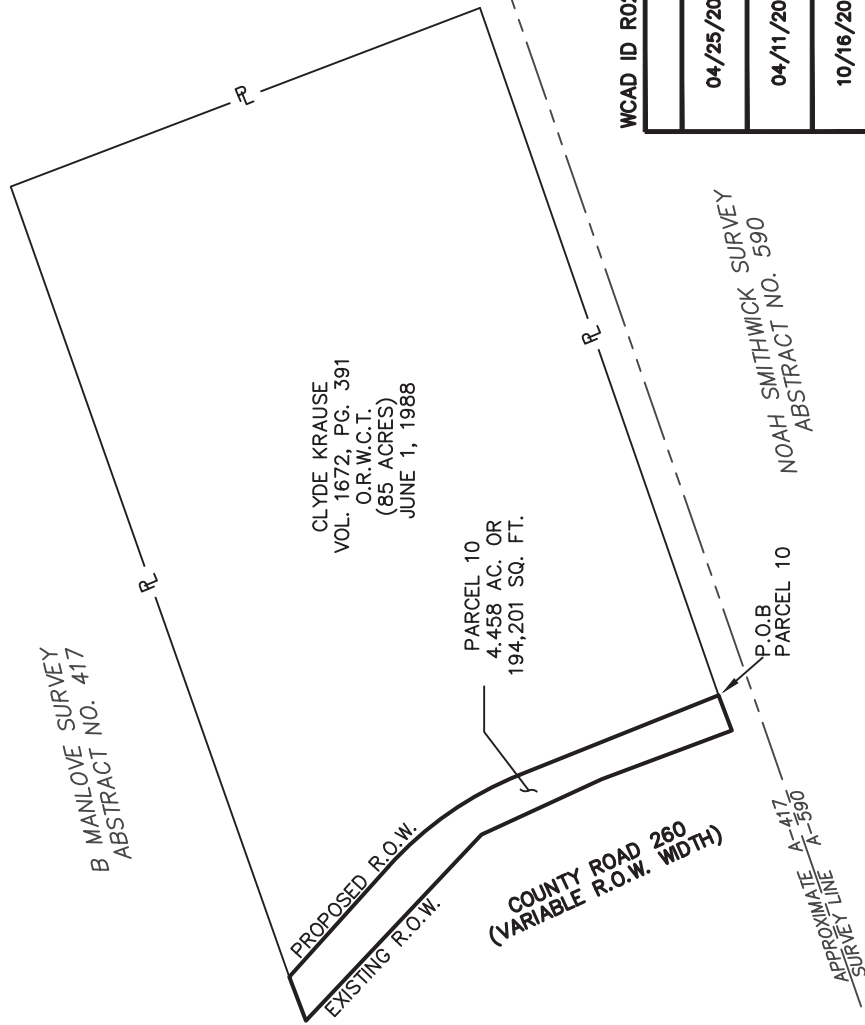
Issued 09/20/2024; Revised 10/16/2024; 04/11/2025; 04/25/2025

WCAD ID R022475

SURVEY TO ACCOMPANY DESCRIPTION
OF 4.458 AC. OR 194,201 SQ. FT. OF LAND OUT OF
THE B MANLOVE SURVEY, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND W/ "RJ SURVEYING" STAMPED CAP (UNLESS NOTED)
- 1/2" IRON ROD FOUND
- MAG NAIL W/ WASHER FOUND
- 1/2" IRON ROD WITH CAP STAMPED "MCGRAY MCGRAY" SET
- CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. PROPERTY LINE
- P.U.E. RIGHT OF WAY
- (....) PUBLIC UTILITY EASEMENT
- N.T.S. RECORD INFORMATION
- DISTANCE NOT TO SCALE



WCAD ID R022475

REVISIONS		
04/25/2025	ADD TITLE COMMITMENT NOTE	
04/11/2025	REVISED SURVEY NAMES	
10/16/2024	UPDATED – IMPROVEMENTS TO MAP	
AREA TABLE – ACRES (SQUARE FEET)		
WHOLE PROPERTY	ACQUISITION	REMAINDER
85.00 AC. (3,702,600 SF.)	4.458 AC. (194,201 SF.)	80.542 AC. (3,508,399 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:	04/25/2025	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 7

SURVEY TO ACCOMPANY DESCRIPTION OF 4.458 AC. OR 194,201 SQ. FT. OF LAND OUT OF THE B MANLOVE SURVEY, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

B MANLOVE SURVEY
ABSTRACT NO. 417

CLYDE KRAUSE
VOL. 1672, PG. 391
O.R.W.C.T.
(85 ACRES)
JUNE 1, 1988

P.O.B. - PARCEL 10
SURFACE COORDINATE
N= 10,211,700.93
E= 3,074,430.53
STA. 282+08.63
75.00' LT

PHAU - ELDORADO 333, LLC
DOC. NO. 2021174221
O.P.R.W.C.T.
(333.295 ACRES)
NOVEMBER 10, 2021

NOAH SMITHWICK SURVEY 590
ABSTRACT NO. 590
LARRY EVERETT FOUST AND
MAYDALE FOUST
VOL. 764, PG. 801
D.R.W.C.T.
REMAINDER
FIRST TRACT
(107-1/2 ACERS)
AUGUST 1, 1979

450 CR 260, LLC
DOC. NO. 2020079791
O.P.R.W.C.T.
(23.857 ACRES)
JULY 17, 2020

ENGINEER'S BASELINE US260

CURVE DATA
PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 33' 55" (LT)
DEGREE OF CURVE = 02° 51' 55"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

LINE TABLE			
LINE#	BEARING	RADIUS	DISTANCE
L1	N69°21'19"E	2,688.98'	
L2	S66°32'08"W	26.32'	
L3	S66°26'25"W	30.06'	

CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	BEARING
C1	492.94'	1,075.00'	26°16'23"	S34°55'23"E
				488.64'

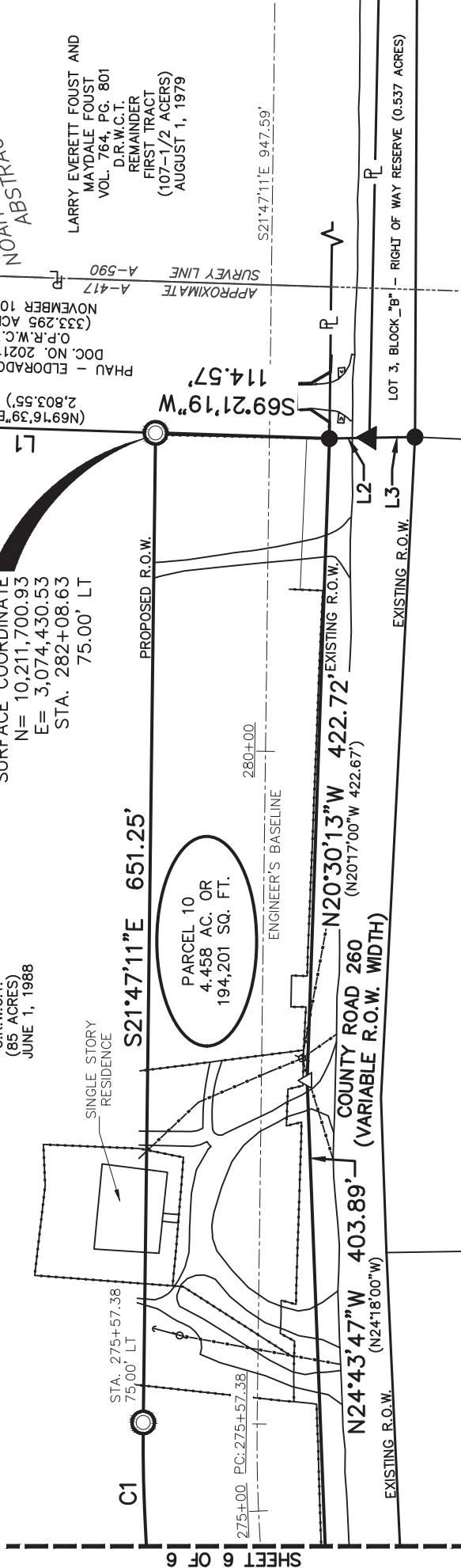
SCALE:	1" = 100'	
DATE:	04/25/2025	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 7

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

WCAD ID R022475

CLYDE KRAUSE
VOL. 1729, PG. 108
O.R.W.C.T.
(23.77 ACRES)
NOVEMBER 10, 1988

SCALE 1" = 100'



**SURVEY TO ACCOMPANY DESCRIPTION
OF 4.458 AC. OR 194,201 SQ. FT. OF LAND OUT OF
THE B MANLOVE SURVEY, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS**

B MANLOVE SURVEY
ABSTRACT NO. 417

CLYDE KRAUSE
VOL. 1672, PG. 391
O.P.R.W.C.T.
(85 ACRES)
JUNE 1, 1988

AVERYGC, LTD
DOC. NO. 2021084579
O.P.R.W.C.T.
(148.96 ACRES)
JUNE 4, 2021

STA. 266+46.53
75.00' LT

N69°13'26"E
1,566.45'

STA. 270+98.82
75.00' LT

PARCEL 10
4.458 AC. OR
194,201 SQ. FT.

S48°03'34"E 452.22'±
COUNTY ROAD NO. 260
(VARYING R.O.W. WIDTH)

PROPOSED R.O.W.

ENGINEER'S BASELINE
S48°03'34"E 453.20'

N49°41'06"W 171.93'±
(N46°30'00"W 787.50')

270±00'

PC: 270+98.82

EXISTING R.O.W.

MID: 273+28.10

N24°43'47"W
403.89'
(N24°18'00"W)

450 CR 260, LLC
DOC. NO. 2020079791
O.P.R.W.C.T.
(25.857 ACRES)
JULY 17, 2020

JOSEPH F. LUCAS
AND
MARGARET LUCAS
DOC. NO. 2015109665
O.P.R.W.C.T.
(24.11 ACRES)
DECEMBER 17, 2015

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	492.94'	1,075.00'	26°16'23"	S34°55'23"E	488.64'

WCAD ID R022475

**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:	04/25/2025	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 7

SCALE 1" = 100'

SURVEY TO ACCOMPANY DESCRIPTION
OF 4.458 AC. OR 194,201 SQ. FT. OF LAND OUT OF
THE B MANLOVE SURVEY, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403122
EFFECTIVE DATE: OCTOBER 23, 2024
ISSUED: OCTOBER 31, 2024

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1.) (DELETED)
10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
c. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 687, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
d. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9722324, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
e. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN DOCUMENT NO. 2008030722, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
f. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2013071804, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
g. WASTEWATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2022141558 [DOES NOT AFFECT]

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 GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403122, EFFECTIVE DATE OCTOBER 23, 2024.

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 DIRECTION AND SUPERVISION.



04/25/2025
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

REVISED: 04/25/2025
REVISED: 04/11/2025
REVISED: 10/16/2024
ISSUED: 09/20/2024

WCAD ID R022475

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:	04/25/2025	TECH:	MM
PROJECT:	23-086	FIELD:	-
FIELD BOOK:	-	SHEET:	7 OF 7

EXHIBIT “ — ”

Parcel 19
0.4388 Acre Right-of-Way
John B. Robinson Survey, Abstract No. 521
Williamson County, Texas

DESCRIPTION OF PARCEL 19

BEING a 0.4388 of one acre (19,113 square foot) parcel of land out of the John B. Robinson Survey, Abstract No. 521, Williamson County, Texas, being a portion of Lot 1, Block “A”, Seward Industrial Park, a subdivision of record in Document No. 2012020775, Official Public Records, Williamson County, Texas, being the remainder of that tract described as 12.53 acres conveyed to David Stanton Morgan and Mary Elisse Morgan by Warranty Deed dated February 28, 2001, as recorded in Document No. 2001023901, Official Public Records, Williamson County, Texas; said 0.4388 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 south right-of-way line of County Road 258 (CR 258), being in the west line of said Lot 1 and the remainder of said 12.53 acre Morgan tract, and the east line of the remainder of that tract described as 38.7425 acres conveyed to Klatt Properties, LP, as recorded in Document No. 2007009843, Official Public Records, Williamson County, Texas, said POINT OF BEGINNING being 75.00 feet right of Engineer’s Baseline Station 152+62.38, and having Surface Coordinates of N=10,215,430.79, E=3,069,932.87, from which a 1/2-inch iron rod found at a corner in the west line of said Lot 1 and the remainder of said 12.53 acre Morgan tract, and in the east line of the remainder of said 38.7425 acre Klatt Properties tract, bears South 19°29’39” East 564.90 feet;

- 1) THENCE, along the west line of said Lot 1 and the remainder of said 12.53 acre Morgan tract, and the east line of the remainder of said 38.7425 acre Klatt Properties tract, **North 19°29’39” West 71.60 feet** to a 1/2-inch iron rod with “CS LTD” at the northwest corner of said Lot 1 and the remainder of said 12.53 acre Morgan tract, being the southwest corner of a 0.13 of one acre right-of-way dedication recorded in said Document No. 2012020775, and in the existing south right-of-way line of CR 258 (varying width right-of-way), from which a 1-inch iron pipe found at the northeast corner of the remainder of said 38.7425 acre Klatt Properties tract, and the northwest corner of said 0.13 of one acre right-of-way dedication, being in the existing south right-of-way line of CR 258, bears North 19°21’20” West 9.53 feet;

THENCE, along the north line of said Lot 1 and the remainder of said 12.53 acre Morgan tract, the south line of said 0.13 of one acre right-of-way dedication, and the existing south right-of-way line of CR 258, the following two (2) courses, numbered 2 and 3:

- 2) **North 70°58'37" East 94.73 feet** to a 1/2-inch iron rod with cap (illegible) found, and
- 3) with a curve to the left, whose delta angle is **05°14'11"**, radius is **1,941.51 feet**, an arc distance of **177.44 feet**, and the chord of which bears **North 67°11'24" East 177.38 feet** to a calculated point at the northeast corner of said Lot 1 and the remainder of said 12.53 acre Morgan tract, being the northwest corner of Lot 2, Block "A", in said Seward Industrial Park subdivision;
- 4) THENCE, along the east line of said Lot 1 and the remainder of said 12.53 acre Morgan tract, and the west line of said Lot 2, **South 19°22'03" East 70.06 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed south right-of-way line of CR 258, being 75.00 feet right of Engineer's Baseline Station 155+27.23, from which a 1/2-inch iron rod found at the southeast corner of said Lot 1 and the remainder of said 12.53 acre Morgan tract, and the southwest corner of said Lot 2, bears South 19°22'03" East 729.63 feet;

THENCE, along the proposed south right-of-way line of CR 258, crossing said Lot 1 and the remainder of said 12.53 acre Morgan tract, the following two (2) courses, numbered 5 and 6:

- 5) with a curve to the right, whose delta angle is **05°28'01"**, radius is **2,075.00 feet**, an arc distance of **197.99 feet**, and the chord of which bears **South 67°26'13" West 197.91 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 75.00 feet right of Engineer's Baseline Station 153+36.40, and

- 6) **South 70°10'13" West 74.02 feet** to the POINT OF BEGINNING and containing 0.4388 of one acre (19,113 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 blue ink, appearing to read "Chris Conrad", written over a horizontal line.

04/25/2025

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 19~0.4388 Ac_R2

Issued 09/20/2024; Revised 10/01/2024; 04/25/2025

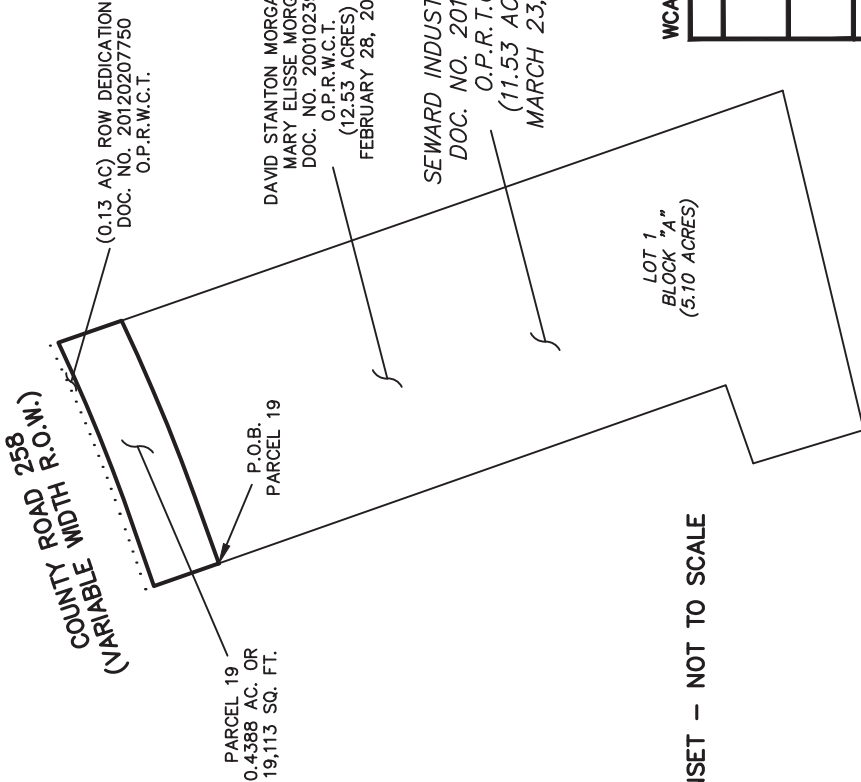
WCAD ID R515218

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4388 AC. OR 19,113 SQ. FT. OF LAND OUT OF
THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521
WILLIAMSON COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND W/
"CS LTD" STAMPED CAP
(UNLESS NOTED)
- 1/2" IRON ROD FOUND
- 1" IRON PIPE FOUND
- 1/2" IRON ROD WITH CAP
STAMPED "MCGRAY MCGRAY"
- CALCULATED POINT
- OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- POINT OF BEGINNING
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
BUILDING LINE
- RECORD INFORMATION
- RIGHT OF WAY
- NOT TO SCALE
- DISTANCE NOT TO SCALE

JOHN B. ROBINSON SURVEY
ABSTRACT NO. 521



WCAD ID R515218

REVISIONS		
04/25/2025	ADD TITLE COMMITMENT NOTE	
10/01/2024	RECORD ANNOTATION	
AREA TABLE – ACRES (SQUARE FEET)		
RECORD AREA	ACQUISITION	REMAINDER
5.10 AC. (222,156 SF.)	0.4388 AC. (19,113 SF.)	4.66 AC. (203,043 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:	04/25/2025	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 6

JOHN B. ROBINSON
SURVEY NO. 5

COUNTY ROAD 258
(VARIABLE WIDTH R.O.W.)

(0.13 AC) R.O.W. DEDICATION
— DOC. NO. 20120207750
O.P.R.W.C.T.

SCALE 1" = 50'

EXISTING R.O.W.

"CS LTD"—

LIBERTY HILL INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2021094671
O.P.R.W.C.T.
TRACT 2
(12.53 ACRES)
JUNE 25, 2021

SEWARD INDUSTRIAL
PARK
DOC. NO. 2012020775
O.P.R.W.C.T.
(11.53 ACRES)
MARCH 23, 2012

MARY ELISE MORGAN
DOC. NO. 2001023901
O.P.R:W.C.T.
REMAINDER
(12.53 ACRES)
FEBRUARY 28, 2001

LEWIS INDUSTRIAL PARK
DOC. NO. 2012020775
O.P.R.W.C.T.
(11.53 ACRES)
MARCH 23, 2012

75.00' RT

KLATT PROPERTIES, LP
DOC. NO. 2007009843
O.P.R.W.C.T.
REMAINDER
(38.7425 ACRES)
JANUARY 31, 2007

LOT 2
BLOCK "A"
(6.30 ACRES)

ENGINEER'S BASELINE	US258	CURVE DATA
PI NORTHING	= 10,215.572,04	
PI EASTING	= 3,070.092,18	
PI STATION	= 154+60.40	
DELTA	= 07° 05' 43" (RT)	
DEGREE OF CURVE	= 02° 51' 53"	
TANGENT	= 124.00'	
LENGTH	= 247.68'	
RADIUS	= 2,000.00'	
CHORD BEARING	= N 66° 37' 21" E	
CHORD	= 247.52'	
PC STATION	= 153+36.40	
PT STATION	= 155+84.07	

LOT 1
BLOCK "A"
(5.10 ACRES)

BERTY HILL INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2021094671
O.P.R.W.C.T.
TRACT 1
(12.73 ACRES)
JUNE 25, 2021

WCAD ID R515218

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

RECORD CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	178.02'	1,941.51'	05°15'13"	N68°51'01"E	177.96'

SCALE:	1" = 50'	
DATE:	04/25/2025	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 6

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4388 AC. OR 19,113 SQ. FT. OF LAND OUT OF
THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2503623
EFFECTIVE DATE: MARCH 14, 2025
ISSUED: MARCH 31, 2025

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
DOCUMENT NO. 2012020775 (PLAT), OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES AFFECT]
- 10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- a. 50' BUILDING LINE RECORDED IN DOCUMENT NO. 2012020775, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES AFFECT]
 - b. ADDITIONAL RIGHT OF WAY RECORDED IN DOCUMENT NO. 2012020775, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - c. 100' OSF SETBACK RECORDED IN DOCUMENT NO. 2012020775, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - d. 30' INGRESS AND EGRESS EASEMENT RECORDED IN VOLUME 713, PAGE 15, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - e. 30' WIDE ACCESS EASEMENT RECORDED IN VOLUME 713, PAGE 20, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - f. WATER LINE EASEMENT RECORDED IN VOLUME 954, PAGE 529, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]

- j. WATER LINE EASEMENT RECORDED IN VOLUME 964, PAGE 541, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
- k. UTILITY EASEMENT RECORDED IN DOCUMENT NO. 2024004321, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]

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 GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2503623, EFFECTIVE DATE MARCH 14, 2025.

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 DIRECTION AND SUPERVISION.



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 04/25/2025
Note: There is a description to accompany this plat.

REVISED: 04/25/2025
REVISED: 10/01/2024
ISSUED: 09/20/2024

WCAD ID R515218

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

SCALE:	1" = 50'	-
DATE:	04/25/2025	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 6

Exhibit "C"

EXHIBIT “ — ”

Parcel 06-PEC
0.0183 Acre Easement
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 06-PEC

BEING a 0.0183 of one acre (798 square foot) easement out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being a portion of the remainder of that tract described as 107-1/2 acres (First Tract) conveyed to Larry Everett Foust and Maydale Foust by Warranty Deed with Vendor's Lien dated August 1, 1979, as recorded in Volume 764, Page 801, Deed Records, Williamson County, Texas; said 0.0183 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the south line of the remainder said 107-1/2 acre Foust tract, and the south line of Lot 61, Block A, 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 POINT OF BEGINNING being 90.08 feet left of Engineer's Baseline Station 292+35.41, and having Surface Coordinates of N=10,210,698.35, E=3,074,715.50, from which a 1/2-inch iron rod found with “R.J. Surveying” cap found at the southwest corner of said Lot 61, and the northwest corner of Lot 62, Block “A”, in said Terra Del Sol at Santa Rita Ranch West Phase 1 Section 1 subdivision, being in the south line of the remainder of said 107-1/2 acre Foust tract, and the proposed east right-of-way line of County Road 260 (CR 260) bears North 82°17'48” West 15.62 feet, and from which a 1/2-inch iron rod with “McGray McGray” cap found in a north line of the remainder of said 107-1/2 acre Foust tract, and the south line of that tract described as 1.000 acres conveyed to Ricky Tumlinson and Molly Tumlinson by General Warranty Deed, as recorded in Document No. 2001068867, Official Public Records, Williamson County, Texas, being in the proposed east right-of-way line of CR 260, bears North 07°20'32” West 136.85 feet;

- 1) THENCE, along the west line of this easement, crossing the remainder of said 107-1/2 acre Foust tract, **North 08°32'44” West 3.29 feet** to a calculated point, being 90.01 feet left of Engineer's Baseline Station 292+32.12;

THENCE, along the north line of this easement, crossing the remainder of said 107-1/2 acre Foust tract, the following two (2) courses, numbered 2 and 3:

- 2) **South 82°17'48” East 45.12 feet** to a calculated point, being 133.58 feet left of Engineer's Baseline Station 292+43.84, and

- 3) **North 61°04'55" East 49.05 feet** to a calculated point, being 179.20 feet left of Engineer's Baseline Station 292+25.80;
- 4) THENCE, along the east line of this easement, crossing the remainder of said 107-1/2 acre Foust tract, **South 28°55'05" East 15.00 feet** to a calculated point, being 184.71 feet left of Engineer's Baseline Station 292+39.75;
- 5) THENCE, along the south line of this easement, crossing the remainder of said 107-1/2 acre Foust tract, **South 61°04'55" West 34.16 feet** to a calculated point in the south line of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, from which a 1/2-inch iron rod with "RJ Surveying" cap found at an angle point in the south line of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, bears South 82°17'48" East 13.87 feet;
- 6) THENCE, continuing along the south line of this easement, along the south line of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, **North 82°17'48" West 65.10 feet** to the POINT OF BEGINNING and containing 0.0183 of one acre (798 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

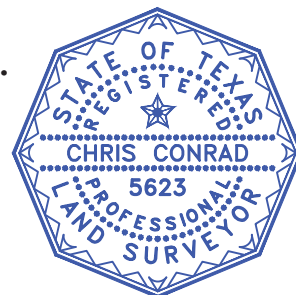
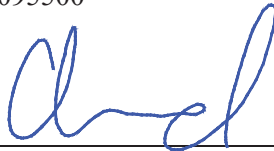
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



06/04/2025

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 06-PEC_R1

Issued 05/16/2025; Revised 06/04/2025

WCAD ID R022971

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0183 AC. OR 798 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

COUNTY ROAD 260
(VARIABLE WIDTH R.O.W.)

N. SMITHWICK SURVEY
ABSTRACT NO. 590

LEGEND

- 1/2" IRON ROD WITH CAP
STAMPED "MCGRAY MCGRAY" FOUND
(UNLESS NOTED)
- △ CALCULATED POINT
- P.R.W.C.T.
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T.
DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- ▭ P.R.W.C.T.
PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- P.O.B.
POINT OF BEGINNING
- ℙ PROPERTY LINE
- ℙ RIGHT OF WAY
- ℙ PUBLIC UTILITY EASEMENT
- (....) RECORD INFORMATION
- N.T.S. NOT TO SCALE

RICKY TUMLINSON
AND
MOLLY TUMLINSON
DOC. NO. 2001068867
O.P.R.W.C.T.
(1.000 ACRES)
SEPTEMBER 18, 2001

PROPOSED R.O.W.
PROPOSED R.O.W.

PARCEL 06-PEC
0.0183 AC. OR
798 SQ. FT.

PARCEL 06-PEC
N.T.S.

SUNSET RIDGE DRIVE
(COUNTY ROAD 260)

PROPERTY INSET
N.T.S.

LARRY EVERETT FOUST
AND WIFE,
MAYDALE FOUST
VOL. 764, PG. 801
D.R.W.C.T.
REMAINDER
FIRST TRACT
(107-1/2 ACRES)
AUGUST 1, 1979
SAVE AND EXCEPT
(0.89 ACRE TRACT)
AND
(0.09 ACRE TRACT)
VOL. 542, PG. 560
D.R.W.C.T.
NOVEMBER 30, 1971

WCAD ID R022971

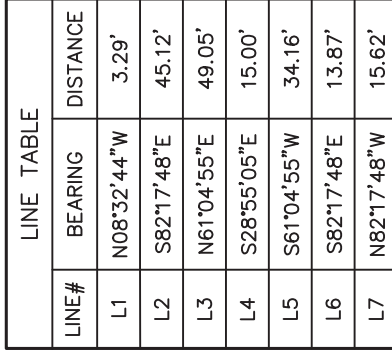
REVISIONS		
-	-	
06/04/2025	DESCRIPTION TYPE	
AREA TABLE – ACRES (SQUARE FEET)		
CALCULATED AREA	ACQUISITION	REMAINDER
56.147 AC. (2,445,751 SF.)	N/A	53.793 AC. (2,343,226 SF.)

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:	06/04/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 3 OF 5

SCALE 1" = 50'



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

SCALE:	1" = 50'	
DATE:	06/04/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 5

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0183 AC. OR 798 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2503649
EFFECTIVE DATE: MARCH 31, 2025
ISSUED: APRIL 22, 2025

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
VOLUME 764, PAGE 801 AND DOCUMENT NO. 2022086997, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES AFFECT]**
- 10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- b. ELECTRIC EASEMENT RECORDED IN VOLUME 519, PAGE 84, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**
- c. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 688, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
- d. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9737905, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. **[MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]**
- e. UTILITY EASEMENT RECORDED IN DOCUMENT NO. 2014011105, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**
- h. WASTEWATER EASEMENT RECORDED IN DOCUMENT NO. 2022056906, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**
- i. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2023031000, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. **[DOES NOT AFFECT]**

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.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2503649, EFFECTIVE DATE MARCH 31, 2025.

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 DIRECTION AND SUPERVISION.



06/04/2025

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

WCAD ID R022971
REVISED: 06/04/2025
ISSUED: 05/16/2025

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

SCALE:	1" = 50'	
DATE:	06/04/2025	TECH: MM, DL
PROJECT:	23-086	FIELD:
FIELD BOOK:	-	SHEET: 5 OF 5

EXHIBIT “ — ”

Parcel 10-PEC
0.0131 Acre Easement
B Manlove Survey, Abstract No. 417
Williamson County, Texas

DESCRIPTION OF PARCEL 10-PEC

BEING a 0.0131 of one acre (574 square foot) easement consisting of two parts out of the B Manlove Survey, Abstract No. 417, Williamson County, Texas, being a portion of that tract described 85 acres conveyed to Clyde Krause by General Warranty Deed dated June 1, 1988, as recorded in Volume 1672, Page 391, Official Records, Williamson County, Texas; said 0.0131 of one acre easement being more particularly described in two parts by metes and bounds as follows:

PART 1 0.0062 Ac. (272 Sq. Ft.)

BEGINNING at a calculated point in the proposed east right-of-way line of County Road 260 (CR 260), said POINT OF BEGINNING, being 75.00 feet left of Engineer's Baseline Station 276+31.90, and having Surface Coordinates of N=10,212,236.46, E=3,074,216.48, from which a 1/2-inch iron rod with “McGray McGray” cap found in the proposed east right-of-way line of CR 260, bears North 21°47'11”West 74.53 feet;

- 1) THENCE, along the north line of this easement, crossing said 85 acre Krause tract, **North 85°19'39” East 20.43 feet** to a calculated point, being 94.53 feet left of Engineer's Baseline Station 276+37.92;
- 2) THENCE, along the east line of this easement, crossing said 85 acre Krause tract, **South 05°09'52” East 14.79 feet** to a calculated point, being 90.30 feet left of Engineer's Baseline Station 276+52.09;
- 3) THENCE, along the south line of this easement, crossing said 85 acre Krause tract, **South 84°20'46” West 15.92 feet** to a calculated point in the proposed east right-of-way line of CR 260, being 75.00 feet left of Engineer's Baseline Station 276+47.67;
- 4) THENCE, along the west line of this easement, and the proposed east right-of-way line of CR 260, crossing said 85 acre Krause tract, **North 21°47'11” West 15.76 feet** to the POINT OF BEGINNING and containing 0.0062 of one acre (272 square feet) of land within these metes and bounds.

PART 2 0.0069 Ac. (302 Sq. Ft.)

BEGINNING at a calculated point in the proposed east right-of-way line of CR 260, said POINT OF BEGINNING, being 75.00 feet left of Engineer's Baseline Station 277+44.94, and having Surface Coordinates of N=10,212,131.50, E=3,074,258.44, from which a 1/2-inch iron rod with "McGray McGray" cap found in the south line of said 85 acre Krause tract, and a north line of that tract described as 333.295 acres conveyed to PHAU-Eldorado 333, LLC by Special Warranty Deed, as recorded in Document No. 2021174221, Official Public Records, Williamson County, Texas, being in the proposed east right-of-way line of CR 260, bears South 21°47'11" East 463.69 feet, and from which a 1/2-inch iron rod found bears North 69°21'19" East 2,688.99 feet;

- 1) THENCE, along the west line of this easement, and the proposed east right-of-way line of CR 260, crossing said 85 acre Krause tract, **North 21°47'11" West 17.72 feet** to a calculated point, being 75.00 feet left of Engineer's Baseline Station 277+27.22;
- 2) THENCE, along the north line of this easement, crossing said 85 acre Krause tract, **North 36°03'41" East 15.44 feet** to a calculated point, being 88.07 feet left of Engineer's Baseline Station 277+19.00;
- 3) THENCE, along the east line of this easement, crossing said 85 acre Krause tract, **South 53°56'19" East 15.00 feet** to a calculated point, being 96.06 feet left of Engineer's Baseline Station 277+31.70;

- 4) THENCE, along the south line of this easement, crossing said 85 acre Kraus tract, **South 36°03'41" West 24.87 feet** to the POINT OF BEGINNING and containing 0.0069 of one acre (302 square feet) of land within these metes and bounds.

PART 1 0.0062 Ac. 272 Sq. Ft.

PART 2 0.0069 Ac. 302 Sq. Ft.

TOTAL 0.0131 Ac. 574 Sq. Ft.

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 blue ink, appearing to read "Chris Conrad", written over a horizontal line.

06/04/2025

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 10-PEC

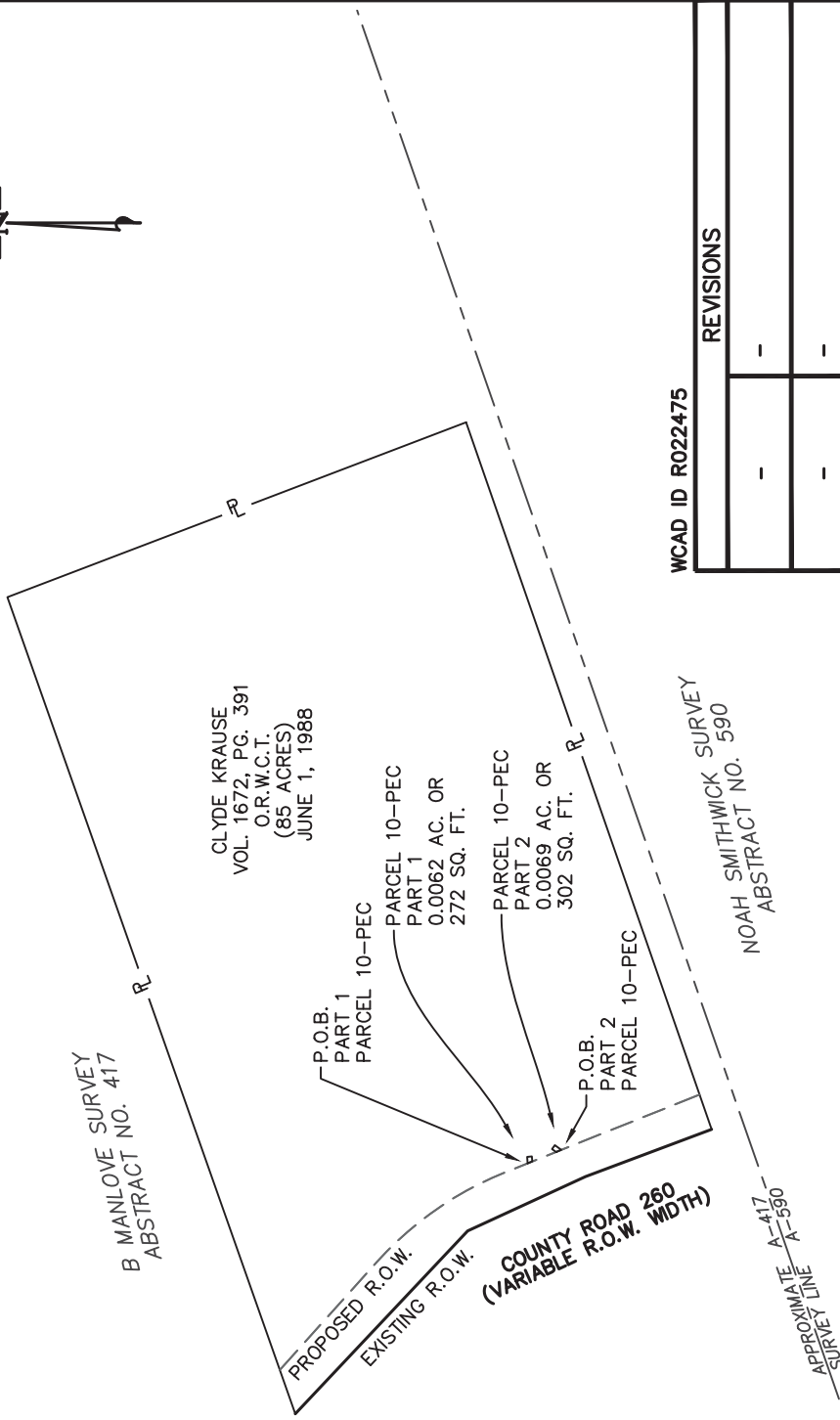
Issued 06/04/2025

WCAD ID R022475

SURVEY TO ACCOMPANY DESCRIPTION
OF 0.0131 AC. OR 574 SQ. FT. OF LAND OUT OF
THE B MANLOVE, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP
STAMPED "MCGRAY MCGRAY" FOUND
(UNLESS NOTED)
- CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R. PROPERTY LINE
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- (....) RECORD INFORMATION
- N.T.S. NOT TO SCALE
- DISTANCE NOT TO SCALE



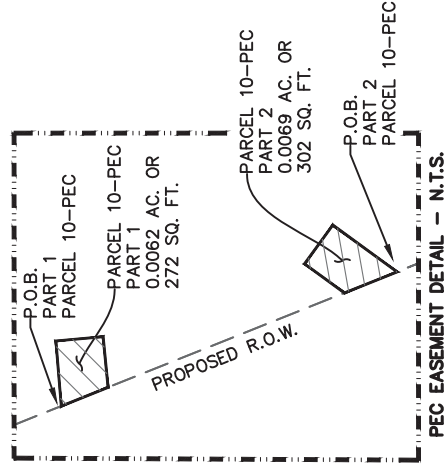
WCAD ID R022475

REVISIONS		
-	-	-
-	-	-
AREA TABLE - ACRES (SQUARE FEET)		
WHOLE	PROPERTY	ACQUISITION
85.00 AC.		
(3,702,600 SF.)		
		REMAINDER
		80.542 AC.
		(3,508,399 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:	06/04/2025	TECH: MM, DL
PROJECT:	23-086	FIELD:
FIELD BOOK:	-	SHEET: 4 OF 6

PROPERTY INSET
N.T.S.



SURVEY TO ACCOMPANY DESCRIPTION OF 0.0131 AC. OR 574 SQ. FT. OF LAND OUT OF THE B MANLOVE, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

**B MANLOVE SURVEY
ABSTRACT NO. 417**

**PARCEL 10-PEC
PART 1
0.0062 AC. OR
272 SQ. FT.**

**PARCEL 10-PEC
PART 2
0.0069 AC. OR
302 SQ. FT.**

CR 260-
STA. 276+37.92
94.53' LT.

**P.O.B.
PARCEL 10-PEC
PART 1
SURFACE COORDINATES
N = 10,212,236.46
E = 3,074,216.48
CR 260
STA. 276+31.90
75.00' LT.**

CR 260
STA. 276+52.09
90.30' LT.
CR 260
STA. 277+19.00
88.07' LT.
96.06' LT.

**P.O.B.
PARCEL 10-PEC, PART 2
SURFACE COORDINATES
N = 10,212,131.50
E = 3,074,258.44
CR 260
STA. 277+44.94
75.00' LT.**

**CLYDE KRAUSE
VOL. 1672, PG. 391
O.P.R.W.C.T.
(333.295 ACRES)
JUNE 1, 1988**

**PHAU - ELDORADO 333, LLC
DOC. NO. 2021174221
O.P.R.W.C.T.
(333.295 ACRES)
NOVEMBER 10, 2021**

**PHAU - ELDORADO 333, LLC
DOC. NO. 2021174221
O.P.R.W.C.T.
(333.295 ACRES)
NOVEMBER 10, 2021**

**(S71°00'W 2,331.10')
N69°21'19"E 2,688.99'**

PROPOSED R.O.W. S21°47'11"E 463.69'

**CR 260
STA. 282+08.63
75.00' LT.**

**CR 260
STA. 275+57.38
75.00' LT.
275+00 PC: 275+57.38**

**CR 260
STA. 276+47.67
75.00' LT.
CR 260
STA. 277+27.22
75.00' LT.**

ENGINEER'S BASELINE

**COUNTY ROAD 260
(VARIABLE R.O.W. WIDTH)**

EXISTING R.O.W.

EXISTING R.O.W.

LOT 3, BLOCK "B" - RIGHT OF WAY RESERVE (0.537 ACRES)

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N85°19'39"E	20.43'
L2	S05°09'52"E	14.79'
L3	S84°20'46"W	15.92'
L4	N21°47'11"W	15.76'
L5	N21°47'11"W	17.72'
L6	N36°03'41"E	15.44'
L7	S53°56'19"E	15.00'
L8	S36°03'41"W	24.87'
L9	N21°47'11"W	74.53'

**450 CR 260, LLC
DOC. NO. 2020079791
O.P.R.W.C.T.
(23.857 ACRES)
JULY 17, 2020**

**ENGINEER'S BASELINE US260
CURVE DATA**

PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 33' 55" (LT)
DEGREE OF CURVE = 02° 51' 55"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

**CLYDE KRAUSE
VOL. 1729, PG. 108
O.R.W.C.T.
(23.77 ACRES)
NOVEMBER 10, 1988**

WCAD ID R022475

**CHV LIBERTY HILL 29
PROPERTY OWNER LLC
DOC. NO. 2022117399
O.P.R.W.C.T.
REMAINDER
(42.682 ACRES)
JULY 20, 2020**

**CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.**

**LOT 2
BLOCK B**

**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:	06/04/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 6

SURVEY TO ACCOMPANY DESCRIPTION
OF 0.0131 AC. OR 574 SQ. FT. OF LAND OUT OF
THE B MANLOVE, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403122
EFFECTIVE DATE: APRIL 4, 2025
ISSUED: APRIL 15, 2025

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1.) (DELETED)
- 10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
 - c. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 687, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
 - d. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9722324, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
 - e. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN DOCUMENT NO. 2008030722, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - f. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2013071804, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
 - g. WASTEWATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2022141558 [DOES NOT AFFECT]

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.
- 2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403122, EFFECTIVE DATE APRIL 4, 2025.

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 DIRECTION AND SUPERVISION.



Chris Conrad

06/04/2025

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

WCAD ID R022475

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:	06/04/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	-
FIELD BOOK:	-	SHEET:	6 OF 6

Exhibit "D"

EXHIBIT “ — ”

Parcel 06-UE
0.2498 Acre Utility Easement
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 06-UE

BEING a 0.2498 of one acre (10,880 square foot) easement consisting of two parts out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being a portion of the remainder of that tract described as 107-1/2 acres (First Tract) conveyed to Larry Everett Foust and Maydale Foust by Warranty Deed with Vendor's Lien dated August 1, 1979, as recorded in Volume 764, Page 801, Deed Records, Williamson County, Texas; said 0.2498 of one acre easement being more particularly described in two parts by metes and bounds as follows:

PART 1 0.2008 Ac. (8,745 Sq. Ft.)

BEGINNING at a 1/2-inch iron rod with “McGray McGray” cap found in the north line of the remainder said 107-1/2 acre Foust tract, and the south line of that tract described 333.295 acres conveyed to PHAU-Eldorado 333, LLC by Special Warranty Deed, as recorded in Document No. 2021174221, Official Public Records, Williamson County, Texas, being in the proposed east right-of-way line of County Road 260 (CR 260), said POINT OF BEGINNING being 75.00 feet left of Engineer's Baseline Station 283+08.41, and having Surface Coordinates of N=10,211,608.28, E=3,074,467.57, from which a 1/2-inch iron rod found at an angle point in the north line of said 107-1/2 acre Foust tract, being the northwest corner of said 333.295 acre PHAU-Eldorado 333 tract, and the southwest corner of that tract described as 85 acres conveyed to Clyde Kraus by General Warranty Deed, as recorded in Volume 1672, Page 391, Official Records, Williamson County, Texas bears South 69°21'42” West 114.45 feet, and North 21°51'05” West 99.77 feet;

- 1) THENCE, along the north line of this easement and the remainder of said 107-1/2 acre Foust tract, and the south line of said 333.295 acre PHAU-Eldorado 333 tract, **North 69°21'42” East 15.00 feet** to a calculated point, being 90.00 feet left of Engineer's Baseline Station 283+08.71;

THENCE, along the east line of this easement, crossing the remainder of said 107-1/2 acre Foust tract, the following two (2) courses, numbered 2 and 3:

- 2) **South 21°47'11” East 196.25 feet** to a calculated point, being 90.00 feet left of Engineer's Baseline Station 285+04.96, and

- 3) with a curve to the right, whose delta angle is **10°40'26"**, radius is **2,090.00 feet**, an arc distance of **389.35 feet**, and the chord of which bears **South 16°26'58" East 388.79 feet** to a calculated point in north line of that tract described as 1.000 acres conveyed to Ricky Tumlinson and Molly Tumlinson by General Warranty Deed, as recorded in Document No. 2001068867, Official Public Records, Williamson County, Texas, being 90.00 feet left of Engineer's Baseline Station 288+77.55;
- 4) THENCE, along the south line of this easement, and the north line of said 1.000 acre Tumlinson tract, **North 89°51'48" West 15.30 feet** to a cotton spindle found in the proposed east right-of-way line of CR 260, being 75.00 feet left of Engineer's Baseline Station 288+74.67, from which a 1/2-inch iron rod with "McGray McGray" cap found in the proposed east right-of-way line of CR 260, bears, with a curve to the right, whose delta angle is 03°51'03", radius is 2,075.00 feet, an arc distance of 139.46 feet, and the chord of which bears South 09°16'10" East 139.43 feet;

THENCE, along the west line of this easement, and the proposed east right-of-way line of CR 260, crossing the remainder of said 107-1/2 acre Foust tract, the followings two (2) courses, numbered 5 and 6:

- 5) with a curve to the left, whose delta angle is **10°35'29"**, radius is **2,075.00 feet**, an arc distance of **383.57 feet**, and the chord of which bears **North 16°29'26" West 383.03** to a 1/2-inch iron rod with "McGray McGray" cap found, being 75.00 feet left of Engineer's Baseline Station 285+04.96, and
- 6) **North 21°47'11" West 196.55 feet** to the POINT OF BEGINNING and containing 0.2008 of one acre (8,745 square feet) of land within these metes and bounds.

PART 2 0.0490 Ac. (2,135 Sq. Ft.)

BEGINNING at a 1/2-inch iron rod with "RJ Surveying" cap set in the proposed east right-of-way line of County Road 260 (CR 260), being in the south line of the remainder of said 107-1/2 acre Foust tract, and at the northeast corner of said Lot 62, Block A, 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 at the northwest corner of Lot 61, Block A, in said Terra Del Sol at Santa Rita Ranch Phase 1 Section 1 subdivision, said POINT OF BEGINNING being 75.00 feet left of Engineer's Baseline Station 292+31.36, and having Surface Coordinates of N=10,210,700.44, E=3,074,700.11;

- 1) THENCE, along the west line of this easement, and the proposed east right-of-way line of CR 260, crossing the remainder of said 107-1/2 acre Foust tract, **North 07°20'28" West 136.85 feet** to a 1/2-inch iron rod with "McGray McGray" cap found in the south line of said 1.000 acre Tumlinson tract, being 75.00 feet left of Engineer's Baseline Station 290+94.51, from which a 1/2-inch iron rod with "McGray McGray" cap found in the proposed east right-of-way line of CR 260, bears North 07°20'39" West 85.42 feet;
- 2) THENCE, along the north line of this easement, and the south line of said 1.000 acre Tumlinson tract, **North 57°39'51" East 16.55 feet** to a calculated point, being 90.00 feet left of Engineer's Baseline Station 290+87.52;
- 3) THENCE, along the east line of this easement, crossing the remainder of said 107-1/2 acre Foust tract, **South 07°20'28" East 147.87 feet** to a calculated point in the south line of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, being 90.00 feet left of Engineer's Baseline Station 292+35.39, from which a 1/2-inch iron rod with "RJ Surveying" cap found in the south line of the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, bears South 82°17'48" East 79.06 feet;

- 4) THENCE, along the south line of said this easement and the remainder of said 107-1/2 acre Foust tract, and the north line of said Lot 61, **North 82°17'48" West 15.53 feet** to the POINT OF BEGINNING and being 0.0490 of one acre (2,135 square feet) of land within these metes and bounds.

PART 1 0.2008 Ac. 8,745 Sq. Ft.
PART 2 0.0490 Ac. 2,135 Sq. Ft.
TOTAL 0.2498 Ac. 10,880 Sq. Ft.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), 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



04/30/2025

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 06-UE

Issued 04/04/2025; Revised 04/30/2025

WCAD ID R022971

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2498 AC. OR 10,880 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

COUNTY ROAD 260
(VARIABLE WIDTH R.O.W.)

N. SMITHWICK SURVEY
ABSTRACT NO. 590

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP
STAMPED "MCGRAY MCGRAY" FOUND
(UNLESS NOTED)
- COTTON SPINDLE FOUND
- CALCULATED POINT
- OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- POINT OF BEGINNING
- PROPERTY LINE
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
RECORD INFORMATION
- NOT TO SCALE
- DISTANCE NOT TO SCALE

RICKY TUMLINSON
AND
MOLLY TUMLINSON
DOC. NO. 2001068867
O.P.R.W.C.T.
(1,000 ACRES)
SEPTEMBER 18, 2001

SUNSET RIDGE DRIVE
(COUNTY ROAD 260)

PROPERTY INSET
N.T.S.

WCAD ID R022971

REVISIONS

-	-
04/30/2025	ADD TITLE COMMITMENT NOTE

AREA TABLE - ACRES (SQUARE FEET)

CALCULATED AREA	ACQUISITION	REMAINDER
56.147 AC. (2,445,751 SF.)	N/A	53.793 AC. (2,343,226 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:	04/30/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 9

SKETCH TO ACCOMPANY DESCRIPTION OF 0.2498 AC. OR 10,880 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

LARRY EVERETT FOUST
AND WIFE, MAYDALE FOUST
VOL. 764, PG. 801
D.R.W.C.T.

REMAINDER
FIRST TRACT
(107-1/2 ACRES)
AUGUST 1, 1979
SAVE AND EXCEPT
(0.89 ACRE TRACT)
AND
(0.09 ACRE TRACT)
VOL. 542, PG. 560
D.R.W.C.T.

NOVEMBER 30, 1971
D.R.W.C.T.

RONALD G. FOUST
AND WIFE, PATRICIA A. FOUST
VOL. 1122, PG. 468, O.R.W.C.T.
30 FT. WIDE EASEMENT

NOAH SMITHWICK SURVEY
ABSTRACT NO. 590

CLYDE KRAUSE
VOL. 1672, PG. 391
O.R.W.C.T.
(85 ACRES)
JUNE 1, 1988

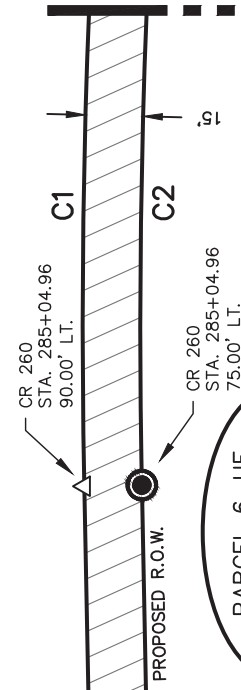
PHAU - ELDORADO 333, LLC
DOC. NO. 2021174221
O.P.R.W.C.T.
(333.295 ACRES)
NOVEMBER 10, 2021

(S21°56'08"E 99.77')
N21°51'05"W 99.77'

S69°21'42"W 114.45'

(S69°16'39"W 2,329.40')

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	389.35'	2,090.00'	10°40'26"	S16°26'58"E	388.79'
C2	383.57'	2,075.00'	10°35'29"	N16°29'26"W	383.03'



MATCH LINE - SHEET 7 OF 9

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N69°21'42"E	15.00'

CITY OF GEORGETOWN
15' WIDE WATER LINE
EASEMENT
DOC. NO. 2023031000
O.P.R.W.C.T.

WCAD ID R022971

LOT 3, BLOCK B - RIGHT OF WAY RESERVE
[A]

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 26' 32" (LT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

[A]
CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.
LOT 3
BLOCK "B"
(0.537 ACRES)

CHV LIBERTY HILL 29
PROPERTY OWNER LLC
DOC. NO. 2022117399
O.P.R.W.C.T.
REMAINDER
(42.682 ACRES)
JULY 20, 2020
CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.
LOT 2
BLOCK "B"
(18.934 ACRES)

CLYDE KRAUSE
VOL. 1729, PG. 108
O.R.W.C.T.
(23.77 ACRES)
NOVEMBER 10, 1988

COUNTY ROAD 260
(VARIABLE WIDTH R.O.W.)

EXISTING R.O.W.

EXISTING R.O.W.

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

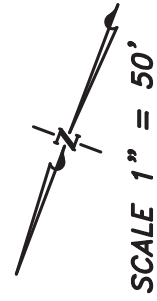
SCALE:	1" = 50'	
DATE:	04/30/2025	TECH: MM, DL
PROJECT:	23-086	FIELD:
FIELD BOOK:	-	SHEET: 6 OF 9

SKETCH TO ACCOMPANY DESCRIPTION OF 0.2498 AC. OR 10,880 SQ. FT. OF LAND OUT OF THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590 WILLIAMSON COUNTY, TEXAS

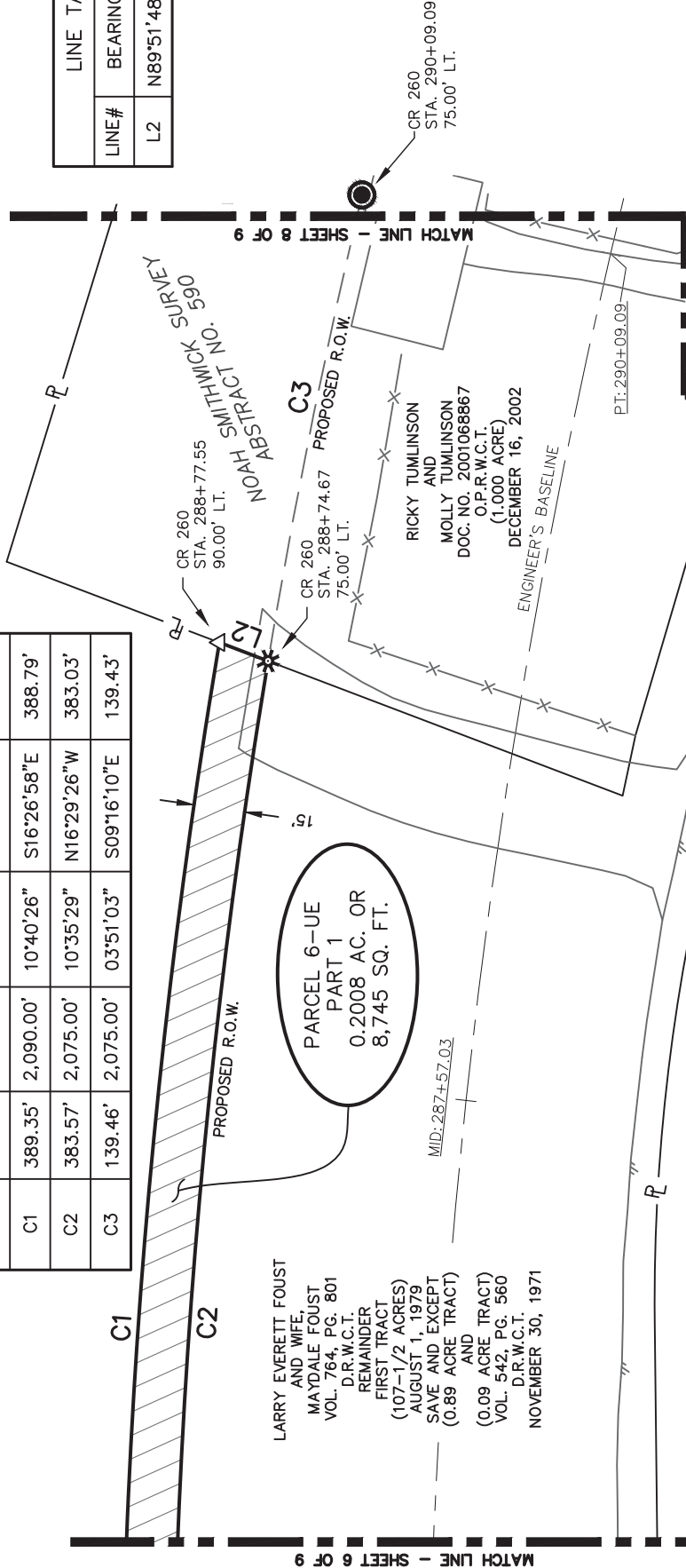
CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	389.35'	2,090.00'	10°40'26"	S16°26'58"E	388.79'
C2	383.57'	2,075.00'	10°35'29"	N16°29'26"W	383.03'
C3	139.46'	2,075.00'	03°51'03"	S09°16'10"E	139.43'

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	N89°51'48"W	15.30'



SCALE 1" = 50'



LARRY EVERETT FOUST
AND WIFE,
MAYDALE FOUST
VOL. 764, PG. 801
D.R.W.C.T.
REMAINDER
FIRST TRACT
(107-1/2 ACRES)
AUGUST 1, 1979
SAVE AND EXCEPT
(0.89 ACRE TRACT)
AND
(0.09 ACRE TRACT)
VOL. 542, PG. 560
D.R.W.C.T.
NOVEMBER 30, 1971

MATCH LINE - SHEET 6 OF 9

MATCH LINE - SHEET 8 OF 9

WCAD ID R022971

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 26' 32" (LT)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

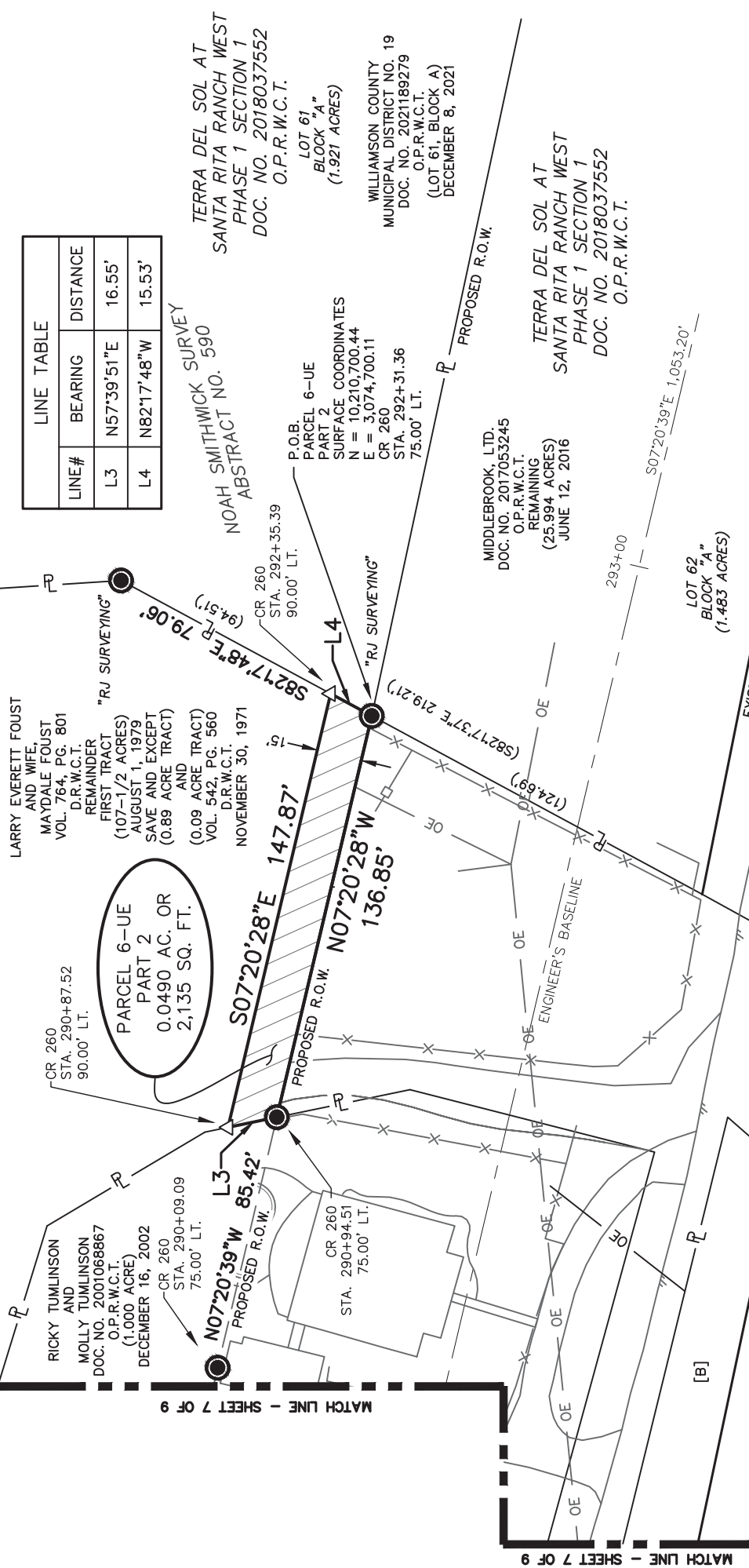
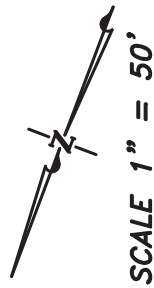
CHV LIBERTY HILL 29
PROPERTY OWNER LLC
DOC. NO. 2022117399
O.P.R.W.C.T.
REMAINDER
(42.682 ACRES)
JULY 20, 2020
CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.
LOT 1
BLOCK "B"
(16.371 ACRES)

[A]
CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.
LOT 3
BLOCK "B"
(0.537 ACRES)

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

SCALE:	1" = 50'		
DATE:	04/30/2025	TECH:	MM, DL
PROJECT:	23-086	FIELD:	
FIELD BOOK:		SHEET:	7 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2498 AC. OR 10,880 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS



LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N57°39'51"E	16.55'
L4	N82°17'48"W	15.53'

WCAD ID R022971

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

SCALE:	1" = 50'	
DATE:	04/30/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 8 OF 9

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2498 AC. OR 10,880 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2503649
EFFECTIVE DATE: MARCH 31, 2025
ISSUED: APRIL 22, 2025

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
VOLUME 764, PAGE 801 AND DOCUMENT NO. 2022086997, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES AFFECT]
- 10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- b. ELECTRIC EASEMENT RECORDED IN VOLUME 519, PAGE 84, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
- c. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 688, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
- d. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9737905, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
- e. UTILITY EASEMENT RECORDED IN DOCUMENT NO. 2014011105, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
- h. WASTEWATER EASEMENT RECORDED IN DOCUMENT NO. 2022056906, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
- i. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2023031000, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]

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 GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2503649, EFFECTIVE DATE MARCH 31, 2025.

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 DIRECTION AND SUPERVISION.

Chris Conrad

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 04/30/2025
Note: There is a description to accompany this plat.



WCAD ID R022971
REVISED: 04/30/2025
ISSUED: 04/04/2025



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

SCALE:	1" = 50'	
DATE:	04/30/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 9 OF 9

EXHIBIT “ — ”

Parcel 07-UE
0.0759 Acre Utility Easement
Noah Smithwick Survey, Abstract No. 590
Williamson County, Texas

DESCRIPTION OF PARCEL 07-UE

BEING a 0.0759 of one acre (3,307 square foot) easement out of the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas, being a portion of that tract described as 1.000 acre conveyed to Ricky Tumlinson and Molly Tumlinson by General Warranty Deed dated September 18, 2001, as recorded in Document No. 2001068867, Official Public Records, Williamson County, Texas; said 0.0759 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with “McGray McGray” cap found in the proposed east right-of-way line of County Road 260 (CR 260), being in the south line of said 1.000 acre Tumlinson tract, and an interior north line of the remainder of that tract described as 107-1/2 acres (First Tract) 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, said POINT OF BEGINNING, being 75.00 feet left of Engineer’s Baseline Station 290+94.51, and having Surface Coordinates of N=10,210,836.16, E=3,074,682.62, from which a 1/2-inch iron rod with “RJ Surveying” cap found in the south line of the remainder of said 107-1/2 acre Foust tract, being at the northeast corner of Lot 62, Block “A”, Tierra 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 the northwest corner of Lot 61, Block “A”, in said Tierra del Sol at Santa Rita Ranch West Phase 1 Section 1 subdivision, and being in the existing east right-of-way line of CR 260, bears South 07°20’28” East 136.85 feet;

THENCE, along the west line of this easement, crossing said 1.000 acre Tumlinson tract, the following two (2) courses, numbered 1 and 2:

- 1) **North 07°20’39” West 85.42 feet** to a 1/2-inch iron rod with “McGray McGray” cap set, being 75.00 feet left of Engineer’s Baseline Station 290+09.09, and

- 2) with a curve to the left, whose delta angle is **03°51'03"**, radius is **2,075.00 feet**, an arc distance of **139.46 feet**, and the chord of which bears **North 09°16'10" West 139.43 feet** to a cotton spindle found in the north line of said 1.000 acre Tumlinson tract, and an interior south line of the remainder of said 107-1/2 acre Foust tract, being 75.00 feet left of Engineer's Baseline Station 288+74.67, from which a 1/2-inch iron rod with "McGray McGray" cap found in the proposed east right-of-way line of CR 260, bears, with a curve to the left, whose delta angle is 10°35'29", radius is 2,075.00 feet, an arc distance of 383.57 feet, and the chord of which bears North 16°29'26" West 383.03 feet;
- 3) THENCE, along the north line of this easement and said 1.000 acre Tumlinson tract, and an interior south line of the remainder of said 107-1/2 acre Foust tract, **South 89°51'48" East 15.30 feet** to a calculated point, being 90.00 feet left of Engineer's Baseline Station 288+77.55;

THENCE, along the east line of this easement, crossing said 1.000 acre Tumlinson tract, the following two (2) courses, numbered 4 and 5:

- 4) with a curve to the right, whose delta angle is **03°46'06"**, radius is **2,090.00 feet**, an arc distance of **137.46 feet**, and the chord of which bears **South 09°13'42" East 137.44 feet** to a calculated point, being 90.00 feet left of Engineer's Baseline Station 290+09.09, and
- 5) **South 07°20'39" East 78.43 feet** to a calculated point in the south line of said 1.000 acre Tumlinson tract, and an interior north line in the remainder of said 107-1/2 acre Foust tract, and being 90.00 feet left of Engineer's Baseline Station 290+87.52;

- 6) THENCE, along the south line of this easement and said 1.000 acre Tumlinson tract, and an interior north line of the remainder of said 107-1/2 acre Foust tract, **South 57°39'51" West 16.55 feet** to the POINT OF BEGINNING and containing 0.0759 of one acre (3,307 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), 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



04/04/2025

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 07-UE

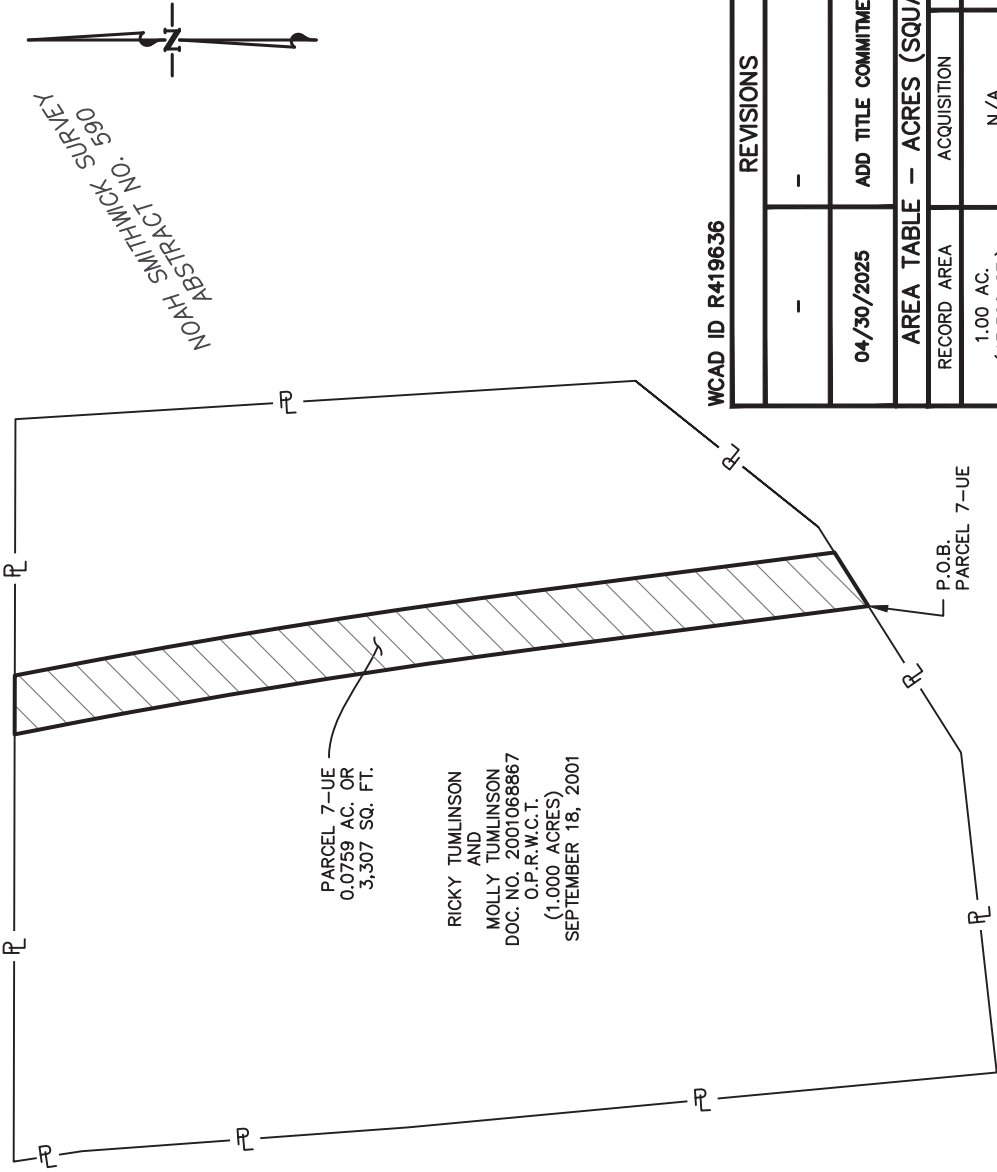
Issued 04/04/2025; Revised 04/30/2025

WCAD ID R419636

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0759 AC. OR 3,307 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD WITH CAP
STAMPED "MCGRAY MCGRAY" FOUND
(UNLESS NOTED)
- COTTON SPINDLE SET
- CALCULATED POINT
- OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- POINT OF BEGINNING
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- RECORD INFORMATION
- RIGHT OF WAY
- NOT TO SCALE
- DISTANCE NOT TO SCALE



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

PROPERTY INSET
N.T.S.

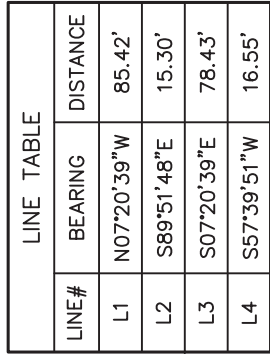
WCAD ID R419636

REVISIONS		
-	-	
04/30/2025	ADD TITLE COMMITMENT NOTE	
AREA TABLE – ACRES (SQUARE FEET)		
RECORD AREA	ACQUISITION	REMAINDER
1.00 AC. (43,560 SF.)	N/A	0.3245 AC. (14,136 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:	04/30/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 6

SCALE 1" = 50'



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	139.46'	2,075.00'	03°51'03"
C2	137.46'	2,090.00'	03°46'06"
C3	383.57'	2,075.00'	10°35'29"

3, BLOCK "B" - RIGHT OF WAY
CHV LIBERTY HILL 29
PROPERTY OWNER LLC
DOC. NO. 2022117399
O.P.R.W.C.T.
REMAINDER
(42.682 ACRES)
JULY 20, 2020

LOT 1
BLOCK "B"
(713,126 SQ. FT.)

ENGINEER'S BASELINE	US260	CURVE DATA
PI NORTHING	=	10,211' 158.60
PI EASTING	=	3,074' 549.45
PI STATION	=	287+57.03
DELTA	=	14° 26' 32" (LT)
DEGREE OF CURVE	=	02° 51' 53"
TANGENT	=	253.41'
LENGTH	=	504.13'
RADIUS	=	2,000.00'
CHORD BEARING	=	S 14° 33' 55" E
CHORD	=	502.80'
PC STATION	=	285+04.96
PT STATION	=	290+09.09

ROBERT ABBOTT
DOC. NO. 2021062992
O.P.R.W.C.T.
(2.676 ACRES)
APRIL 27, 2021

WCAD ID R419636

**MCGRAY & MCGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE, #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS.SURVEY.FIRM #110095500

SCALE:	1" = 50'	
DATE:	04/30/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 6

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0759 AC. OR 3,307 SQ. FT. OF LAND OUT OF
THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403103
EFFECTIVE DATE: SEPTEMBER 4, 2024
ISSUED: SEPTEMBER 23, 2024

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
VOLUME 764, PAGE 801, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
[DOES AFFECT]
- 10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
a. ELECTRIC EASEMENT RECORDED IN VOLUME 519, PAGE 84, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
- b. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 688, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
- c. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9737905, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]

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 GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403103, EFFECTIVE DATE SEPTEMBER 4, 2024.

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 DIRECTION AND SUPERVISION.



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 04/30/2025
Note: There is a description to accompany this plat.



WCAD ID R419636
REVISED: 04/30/2025
ISSUED: 04/04/2024



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

SCALE:	1" = 50'	
DATE:	04/30/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 6

EXHIBIT “ — ”

Parcel 10-UE
0.5497 Acre Utility Easement
B Manlove Survey, Abstract No. 417
Williamson County, Texas

DESCRIPTION OF PARCEL 10-UE

BEING a 0.5497 of one acre (23,944 square foot) parcel of land out of the B Manlove Survey, Abstract No. 417, Williamson County, Texas, being a portion of that tract described 85 acres conveyed to Clyde Krause by General Warranty Deed dated June 1, 1988, as recorded in Volume 1672, Page 391, Official Records, Williamson County, Texas; said 0.5497 of one acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the south line of said 85 acre Krause tract, and a north line of that tract described as 333.295 acres conveyed to PHAU-Eldorado 333, LLC by Special Warranty Deed, as recorded in Document No. 2021174221, Official Public Records, Williamson County, Texas, said POINT OF BEGINNING, being 90.00 feet left of Engineer's Baseline Station 282+08.93, and having Surface Coordinates of N=10,211,706.22, E=3,074,444.57, from which a 1/2-inch iron rod found bears North 69°21'19" East 2,673.99 feet;

1) THENCE, along the south line of this easement and said 85 acre Krause tract, and a north line of said 333.295 acre PHAU-Eldorado 333 tract, **South 69°21'19" West 15.00 feet** to a 1/2-inch iron rod found with "McGray McGray" cap found in the proposed east right-of-way line of Country Road 260 (CR 260), being 75.00 feet left of Engineer's Baseline Station 282+08.63;

THENCE, along the west line of this easement, and the proposed east right-of-way line of CR 260, crossing said 85 acre Krause tract, the following three (3) courses, numbered 2 through 4:

2) **North 21°47'11" West 651.25 feet** to a 1/2-inch iron rod with "McGray McGray" cap found, being 75.00 feet left of Engineer's Baseline Station 275+57.38,

3) with a curve to the left, whose delta angle is **26°16'23"**, radius is **1,075.00 feet**, an arc distance of **492.94 feet**, and the chord of which bears **North 34°55'23" West 488.64 feet** to a 1/2-inch iron rod with "McGray McGray" found, being 75.00 feet left of Engineer's Baseline Station 270+98.82, and

- 4) **North 48°03'34"West 452.29 feet** to a 1/2-inch iron rod with "McGray McGray" cap found in the north line of said 85 acre Krause tract, and the south line of that tract described as 148.96 feet conveyed to AVERYGC, Ltd. by Special Warranty Deed, as recorded in Document No. 2021084579, Official Public Records, Williamson County, Texas, and being 75.00 feet left of Engineer's Baseline Station 266+46.53;
- 5) THENCE, along the north line of this easement and said 85 acre Krause tract, and the south line of said 148.96 acre AVERYGC tract, **North 69°13'26" East 16.88 feet** to a calculated point, being 90.00 feet left of Engineer's Baseline Station 266+54.27, from which a 1/2-inch iron rod with "RJ Surveying" cap found in the north line of said 85 acre Krause tract, being the southeast corner of said 148.96 acre AVERYGC tract, bears North 69°13'26" East 1,549.57 feet;

THENCE, along the east line of this easement, crossing said 85 acre Krause tract, the following three (3) courses, numbered 6 through 8:

- 6) **South 48°03'34" East 444.55 feet** to a calculated point, being 90.00 feet left of Engineer's Baseline Station 270+98.82,
- 7) with a curve to the right, whose delta angle is **26°16'23"**, radius is **1,090.00 feet**, an arc distance of **499.82 feet**, and the chord of which bears **South 34°55'23" East 495.45 feet** to a calculated point, being 90.00 feet left of Engineer's Baseline Station 275+57.38, and

- 8) **South 21°47'11" East 651.55 feet** to the POINT OF BEGINNING and containing 0.5497 of one acre (23,944 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



04/30/2025

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 10-UE_R3

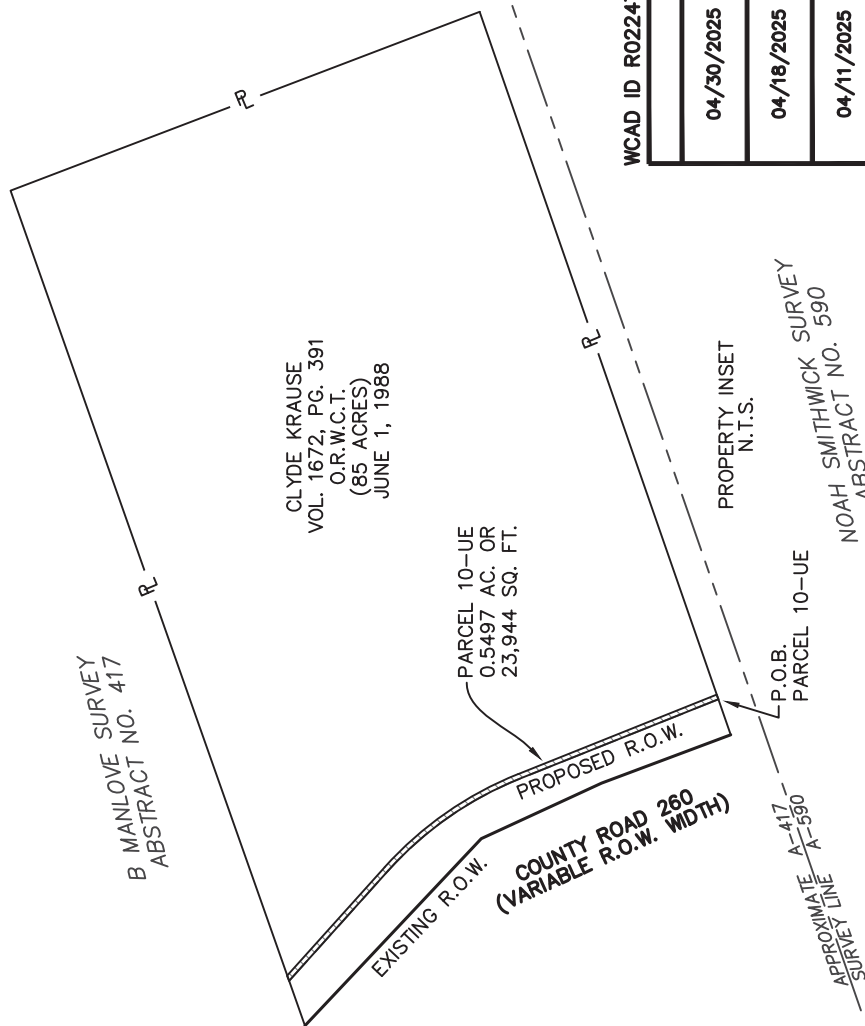
Issued 04/04/2025; Revised 04/11/2025; 04/18/2025; 04/18/2025

WCAD ID R022475

SURVEY TO ACCOMPANY DESCRIPTION
OF 0.5497 AC. OR 23,944 SQ. FT. OF LAND OUT OF
THE B MANLOVE, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH CAP
STAMPED "MCGRAY MCGRAY" FOUND
(UNLESS NOTED)
- CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- (....) RECORD INFORMATION
- N.T.S. NOT TO SCALE
- DISTANCE NOT TO SCALE



WCAD ID R022475

REVISIONS	
04/30/2025	ADD TITLE COMMITMENT NOTE
04/18/2025	ADD TITLE COMMITMENT FILE NO.
04/11/2025	REVISE SURVEY NAMES
AREA TABLE - ACRES (SQUARE FEET)	
WHOLE PROPERTY	ACQUISITION
85.00 AC. (3,702,600 SF.)	N/A
	REMAINDER
	80.542 AC. (3,508,399 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:	04/30/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 4 OF 7

SURVEY TO ACCOMPANY DESCRIPTION OF 0.5497 AC. OR 23,944 SQ. FT. OF LAND OUT OF THE B MANLOVE, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

B MANLOVE SURVEY
ABSTRACT NO. 417

CLYDE KRAUSE
VOL. 1672, PG. 391
O.P.R.W.C.T.
(85 ACRES)
JUNE 1, 1988

PHAU - ELDORADO 333, LLC
DOC. NO. 2021174221
O.P.R.W.C.T.
(333.295 ACRES)
NOVEMBER 10, 2021

PHAU - ELDORADO 333, LLC
DOC. NO. 2021174221
O.P.R.W.C.T.
(333.295 ACRES)
NOVEMBER 10, 2021

PARCEL 10-UE
0.5497 AC. OR
23,944 SQ. FT.

P.O.B.
SURFACE COORDINATES
N = 10,211,706.22
E = 3,074,444.57
CR 260
STA. 282+08.93
90.00' LT.

CR 260
STA. 275+57.38
90.00' LT.

MATCHLINE - SHEET 6 OF 6

PROPOSED R.O.W. N21°47'11"W 651.55' 651.25'

ENGINEER'S BASELINE
280+00

COUNTY ROAD 260
(VARIABLE R.O.W. WIDTH)

EXISTING R.O.W.

EXISTING R.O.W.

LOT 3, BLOCK "B" - RIGHT OF WAY RESERVE (0.537 ACRES)

CHV LIBERTY HILL 29
PROPERTY OWNER LLC
DOC. NO. 2022117399
O.P.R.W.C.T.
(42.682 ACRES)
JULY 20, 2020

CLYDE KRAUSE
VOL. 1729, PG. 108
O.P.R.W.C.T.
(23.77 ACRES)
NOVEMBER 10, 1988

450 CR 260, LLC
DOC. NO. 2020079791
O.P.R.W.C.T.
(23.857 ACRES)
JULY 17, 2020

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S69°21'19"W	15.00'
L2	N69°21'19"E	2,673.99'

CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	BEARING
C1	492.94'	1,075.00'	26°16'23"	N34°55'23"W
C2	499.82'	1,090.00'	26°16'23"	S34°55'23"E

ENGINEER'S BASELINE US260
CURVE DATA

PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 33' 55" (LT)
DEGREE OF CURVE = 02° 51' 55"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09

WCAD ID R022475

**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:	04/30/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 5 OF 7

**SURVEY TO ACCOMPANY DESCRIPTION
OF 0.5497 AC. OR 23,944 SQ. FT. OF LAND OUT OF
THE B MANLOVE, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS**

B MANLOVE SURVEY
NO. 417
ABSTRACT NO.

CLYDE KRAUSE
VOL. 1672, PG. 391
O.P.R.W.C.T.
(85 ACRES)
JUNE 1, 1988

PARCEL 10-UE
0.5497 AC. OR
23,944 SQ. FT.

SCALE 1" = 100'

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N69°13'26"E	16.88'

AVERYGC, LTD
DOC. NO. 2021084579
O.P.R.W.C.T.
(148.96 ACRES)
JUNE 4, 2021

(S69°15'16"W 1,709.28')
N69°13'26"E 1,549.57'
(N70°54'E 2,697.54')

CR 260
STA. 266+54.27
90.00' LT.

CR 260
STA. 266+46.53
75.00' LT.

JOSEPH F. LUCAS
AND
MARGARET LUCAS
DOC. NO. 2015109665
O.P.R.W.C.T.
(24.11 ACRES)
DECEMBER 17, 2015

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	492.94'	1,075.00'	26°16'23"	N34°55'23"W	488.64'
C2	499.82'	1,090.00'	26°16'23"	S34°55'23"E	495.45'

450 CR 260, LLC
DOC. NO. 2020079791
O.P.R.W.C.T.
(25.857 ACRES)
JULY 17, 2020

WCAD ID R022475

**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:	04/30/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 6 OF 7

SURVEY TO ACCOMPANY DESCRIPTION
OF 0.5497 AC. OR 23,944 SQ. FT. OF LAND OUT OF
THE B MANLOVE, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403122
EFFECTIVE DATE: OCTOBER 23, 2024
ISSUED: OCTOBER 31, 2024

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1.) (DELETED)
- 10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
 - c. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 687, DEED RECORDS, WILLIAMSON COUNTY, TEXAS; AND VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS; AND CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
 - d. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9722324, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
 - e. TEMPORARY CONSTRUCTION EASEMENT RECORDED IN DOCUMENT NO. 2008030722, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - f. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2013071804, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND CONVEYED IN DOCUMENT NO. 2014076202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
 - g. WASTEWATER LINE EASEMENT RECORDED IN DOCUMENT NO. 2022141558 [DOES NOT AFFECT]

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 GRID COORDINATES.
- 2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403122, EFFECTIVE DATE OCTOBER 23, 2024.

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 DIRECTION AND SUPERVISION.



Chris Conrad

04/30/2025
CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

REVISED: 04/30/2025
REVISED: 04/18/2025
REVISED: 04/11/2025
ISSUED: 04/04/2024

WCAD ID R022475

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
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TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	-
DATE:	04/30/2025	TECH: MM, DL
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 7 OF 7