

Corridor C—Parcel 11 Part 2 & 3

CAUSE NO. 20-1000-CC3

WILLIAMSON COUNTY, TEXAS	§	IN THE COUNTY COURT
Condemnor	§	
	§	
V.	§	AT LAW NO. THREE
	§	
J.A. DAVIDSON HOLDINGS, L.P., Et. Al.	§	
Condemnee	§	WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGEMENT

The parties have agreed to compromise and settle the issues in this lawsuit and request entry of this Agreed Final Judgement by the Court. It appears to the Court that it has jurisdiction of this matter, and that the parties have agreed to all provisions contained within this Agreed Final Judgement and desire to resolve this lawsuit upon the terms as follows:

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that fee title in and to approximately 30.757 acres of land in Williamson County, Texas, said property being more particularly described by metes and bounds in Exhibits “A” and “B,” attached hereto and incorporated herein for all purposes (the “Property”), and as further described in Plaintiff’s Original Petition, filed among the papers of this cause on or about August 12, 2020, and any subsequent live pleading amendments thereto; 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 or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, be vested in **WILLIAMSON COUNTY, TEXAS**, and its assigns for the purpose of constructing, reconstructing, realigning, replacing, relocating, widening, building, renewing, upgrading, removing, inspecting, cleaning, changing, modifying, and/or maintaining improvements to the Corridor C roadway project and related

appurtenances and utility adjustments, and to perform associated public uses and purposes (“Project”).

It is further ORDERED that in complete satisfaction of any and all claims which have been made or which could have been made in this litigation, including the Property to be acquired and any damages (if any) to any remaining property of J.A. Davidson Holdings, L.P., Pamela G. Martin, Dennis L. Davidson, and James A. Davidson (hereinafter “Condemnees”), that Condemnees shall recover from Condemnor the total sum of FOUR MILLION FOUR HUNDRED THIRTY-SEVEN THOUSAND and 00/100 (\$4,437,000.00), of which total amount the parties agree:

1. EIGHT HUNDRED THREE THOUSAND SIX HUNDRED EIGHTY-TWO and No/100 Dollar (\$803,682.00) has previously been paid to Condemnees pursuant to the terms of that certain Possession and Use Agreement recorded as Document No. 2021033915, in the Official records of Travis County, Texas (“PUA”); and
2. ONE HUNDRED NINETY-SIX THOUSAND THREE HUNDRED EIGHTEEN and No/100 Dollars (\$196,318.00) was deposited into the Registry of the Court by Condemnor on or about May 11, 2021, pursuant to the Award filed on April 28, 2021, among the papers of this cause, leaving a balance due and owing for satisfaction of this Judgment of THREE MILLION FOUR HUNDRED THIRTY-SEVEN THOUSAND and No/100 Dollars (\$3,437,000.00).

It is further ORDERED that the Condemnor shall pay Condemnee the remaining balance of THREE MILLION FOUR HUNDRED THIRTY-SEVEN THOUSAND and No/100 Dollars (\$3,437,000.00) as full compensation for the condemnation of the Property. Post-judgment interest is tolled for a period of 60 days after the Court signs this judgment. If Condemnor fails to pay the unpaid balance within 60 days of the Court signing this judgment, Condemnee shall be entitled to post-judgment interest only on the unpaid balance at the statutory rate of 7.5% per annum, compounded annually, from the 61st day after the judgment is signed by the Court until payment is made.

Plaintiff shall make such wire transfer, check, or warrant payable to “Barron Adler Clough & Oddo, PLLC,” and if applicable, deliver such payment to any attorney or employee of Barron Adler Clough & Oddo, PLLC at 808 Nueces Street, Austin, Texas 78701, and that a representative of Condemnee or its attorneys shall sign a release of judgment within 30 days of a request by the Condemnor, which may be duly recorded in the deed records of Williamson County, Texas. In the event Condemnee is unable to provide necessary documents or payment information to effectuate payment, or be available to accept payment as directed above, Condemnor may deposit the remaining balance in the registry of the Court to satisfy this Judgment.

It is further ORDERED that upon payment by the Condemnor of the remaining balance, the Condemnor shall stand RELEASED and DISCHARGED of its constitutional obligation to pay adequate compensation for the condemnation for public use of the Property.

It is further ORDERED that this Judgment shall be subject to any of the additional agreements or obligations between the parties contained within that certain Rule 11 Settlement Agreement dated July 9, 2025, and filed on July 28, 2025, among the papers of this Court.

It is further ORDERED that all costs of Court are hereby adjudged against the party incurring said costs.

It is, finally, ORDERED that this Agreed Final Judgment fully and finally disposes of all parties and claims raised in this cause and is appealable. All relief not expressly granted is denied.

SIGNED this _____ day of _____, 2025.

Judge Presiding

[signature pages follow]

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

John L. Kelley
State Bar No. 24089109
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SHEETS & CROSSFIELD, P.L.L.C.
309 East Main Street
Round Rock, Texas 78664
512.255.8877

ATTORNEY FOR CONDEMNOR
WILLIAMSON COUNTY, TEXAS

APPROVED AND AGREED AS TO SUBSTANCE AND FORM:



Christopher M. Clough

SBN: 24044802

Glorieni M. Azeredo

SBN: 24077840

Barron Adler Clough & Oddo, PLLC

808 Nueces Street,

Austin, Texas 78701

clough@barronadler.com

ATTORNEYS FOR CONDEMNEDS

J.A. DAVIDSON, L.P., PAMELA G. MARTIN,

DENNIS L. DAVIDSON, AND JAMES A. DAVIDSON

AGREED AND ACCEPTED:

Williamson County, Texas

By: _____

Print/title: _____

Date: _____

EXHIBIT “A”

EXHIBIT _____
PROPERTY DESCRIPTION FOR PARCEL 11, PART 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This property description is accompanied by a separate parcel plat.

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

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

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made partially on the ground and partially from record information under my direct supervision.

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

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

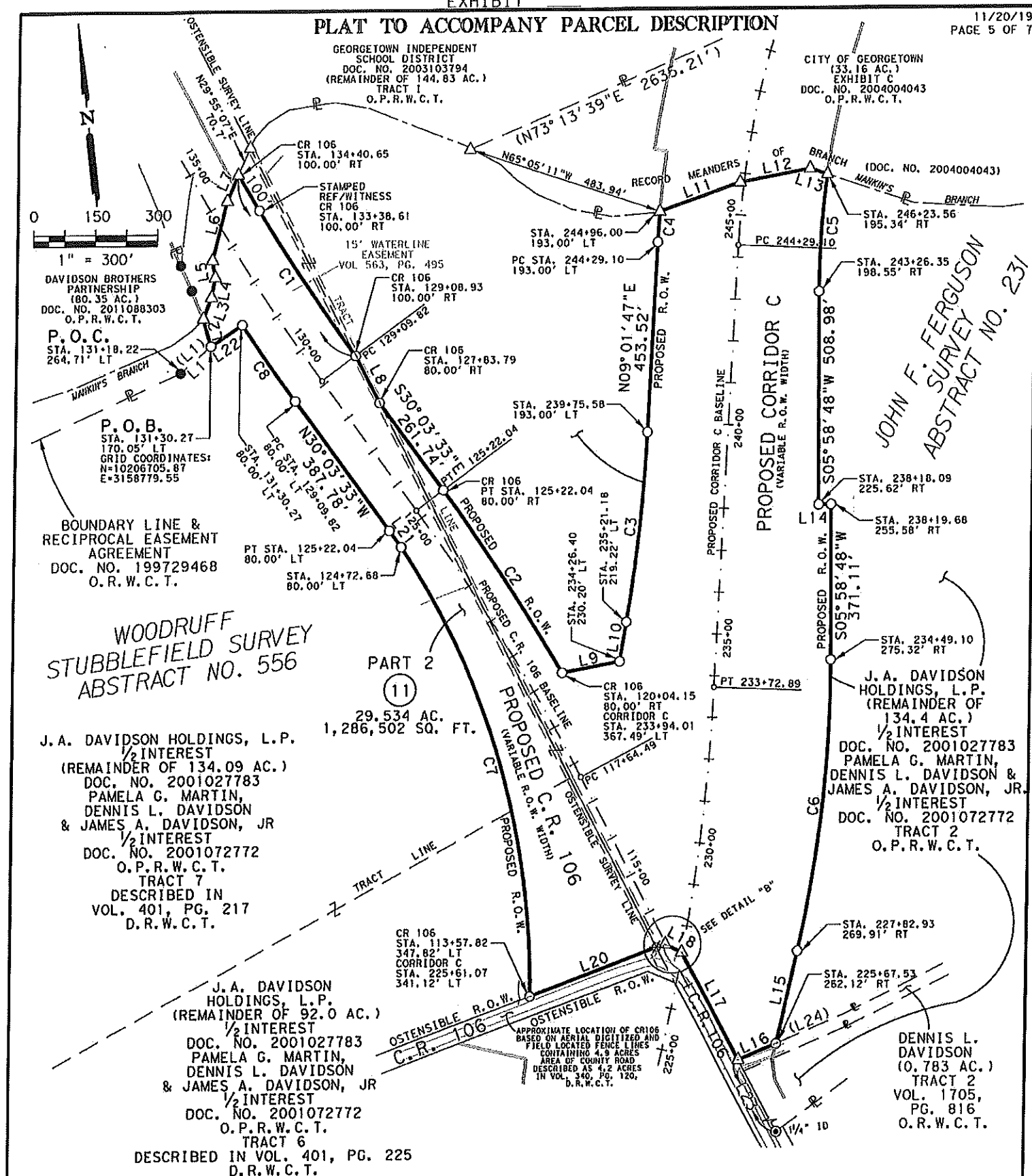
3 DEC 2019

Date



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

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



INLAND GEODETICS

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

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

SCALE
" = 300'

WILLIAMSON COUNTY

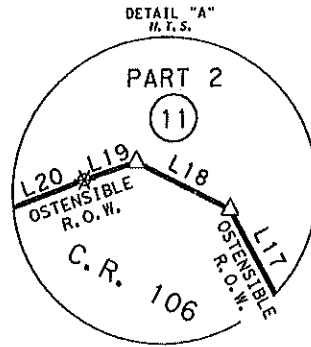
PROJECT CORRIDOR C	
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PARCEL 11
PART 2

EXHIBIT " " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION

11/20/19
PAGE 6 OF 7



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

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

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



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

**PARCEL 11
PART 2**

SCALE
1" = 300'

WILLIAMSON COUNTY

PROJECT
CORRIDOR C

LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

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

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

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.1933226-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST 27, 2019, ISSUE DATE SEPTEMBER 13, 2019.

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

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



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

DATE: 3 DEC 2019

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



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

SCALE
1" = 300'

WILLIAMSON COUNTY

PROJECT
CORRIDOR C

**PARCEL 11
PART 2**

EXHIBIT “B”

EXHIBIT
PROPERTY DESCRIPTION FOR PARCEL 11 PART 3

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

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

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

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

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

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

This property description is accompanied by a separate parcel plat.

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

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

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

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

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

3 DEC 2019
Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

11/20/19
PAGE 2 OF 3PROPOSED CORRIDOR C BASELINE
223+00
224+00DENNIS L. DAVIDSON
(0.783 AC.)
TRACT 2
VOL. 1705, PG. 816
O.R.W.C.T.0 50 100
1" = 100'C.R. 106
STA. 109+02.33
80.00' RT
CORRIDOR C
STA. 224+88.09
279.58' RT

PART 3

(11)
1.223 AC.
53,291 SQ. FT.J.A. DAVIDSON HOLDINGS, L.P.
(REMAINDER OF
134.4 AC.)
1/2 INTEREST
DOC. NO. 2001027783
PAMELA G. MARTIN,
DENNIS L. DAVIDSON &
JAMES A. DAVIDSON, JR.
1/2 INTEREST
DOC. NO. 2001072772
TRACT 2
O.P.R.W.C.T.

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

C.R. 106
STA. 100+00.00
80.00' RT
CORRIDOR C
STA. 219+06.31
906.09' RTP.O.B.
C.R. 106
STA. 100+00.00
24.08' RT
CORRIDOR C
STA. 218+71.34
868.25' RT
GRID COORDINATES:
N=10203939.86
E=3160224.62JOHN F. FERGUSON SURVEY
ABSTRACT NO. 231WOODRUFF
STUBBLEFIELD SURVEY
ABSTRACT NO. 556AMENDING FINAL PLAT
OF LOT 1 AND LOT 2
REVISED FINAL PLAT
WINDSOR OAKS, SECTION 2
DOC. NO. 2011063932
O.P.R.W.C.T.LOT 1
(5.239 AC.)INLAND
GEODETICSPROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF

J.A. DAVIDSON
HOLDINGS, L.P., ET ALSCALE
1" = 200'

WILLIAMSON COUNTY

PROJECT
CORRIDOR CPARCEL 11
PART 3

PLAT TO ACCOMPANY PARCEL DESCRIPTION

11/20/19
PAGE 3 OF 3

LEGEND

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

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

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.1933226-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST 27, 2019, ISSUE DATE SEPTEMBER 13, 2019.

- 10F. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 299, PAGE 414, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.
- G. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 338, PAGE 383, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.
- H. EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 362, PAGE 74, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT NOT BE LOCATED.
- I. FLOODWATER RETARDING STRUCTURE TO DONAHOE CREEK WATERSHED AUTHORITY RECORDED IN VOLUME 485, PAGE 144, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- J. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 493, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- K. PIPE LINES EASEMENT TO JONAH WATER SUPPLY CORP. RECORDED IN VOLUME 563, PAGE 494, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
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**J. A. DAVIDSON
HOLDINGS, L.P., ET AL**

**PARCEL 11
PART 3**

SCALE
1" = 200'

WILLIAMSON COUNTY

PROJECT
CORRIDOR C

