

# Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

Phone 512-255-8877 • fax 512-255-8986

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

September 30, 2025

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

Glorieni M. Azeredo

808 Nueces Street

Austin, Texas 78701

Ph: (512) 478-4995

Fax: (512) 478-6022

## PURCHASE AGREEMENT

Re: Williamson County; Corridor C; Jonah Water Special Utility District, Permanent Water Line Easement

Dear Ms. Azeredo:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a permanent water line easement by Williamson County and Jonah Water Special Utility District, a political subdivision of the State of Texas, (collectively the “County”) in and across portions of the property owned by your clients J.A. Davidson, L.P., Pamela G. Martin, Dennis L. Davidson, and James A. Davidson (“Owners”), (collectively the “Parties”) as part of the County’s proposed Corridor C roadway and utility system upgrade and extension improvements (“Project”).

By execution of this letter the parties agree as follows:

County shall pay Owner the total sum of **\$11,400.00** (“Purchase Price”) in return for Owners’ delivery to County of a fully executed and acknowledged water line easement (“Easement”) in, across, upon, over and to two parcels totaling approximately 0.456 AC (19,856 SF), free and clear of any monetary liens and such rights to be granted in the form as set out in Exhibit “A” attached hereto and incorporated herein.

If requested by County, the Closing and completion of this transaction shall take place at Longhorn Title Company (“Title Company”) within thirty (30) days after full execution of this Agreement, or at other date and time agreed to between the Parties.

Upon request, Owners shall provide reasonable assistance, at no cost to Owners, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to County or to the Easement Grantee in completion of this transaction. County shall be responsible for all fees and costs associated with this transaction, except that each party shall be responsible for any attorney’s fees they incur. Owner shall assist County and Title Company with any curative measures or mortgage lien joinder, consent or subordination required as a condition of the Closing.

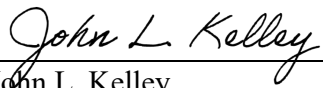
The Parties further agree to continue to use diligence in assisting with any title curative or lienholder consent measures required by the Contract to expeditiously complete the Closing of the purchase transaction.

This Agreement is being made, and the Easement is being delivered, in lieu of condemnation. This Agreement is contingent on final approval by County and is only enforceable upon the signature of all Parties to this agreement.

If this meets with your understanding, please have this letter executed by the appropriate person(s) where indicated and return it to me, and we will have this approved and signed by the County and process this for payment and closing as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Sincerely,



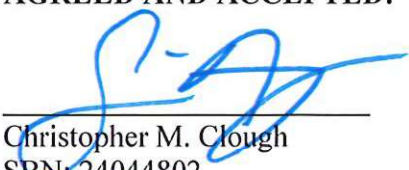
John L. Kelley

Sheets & Crossfield, PLLC

Attorney for Williamson County, Texas

*[Signature pages follow]*

**AGREED AND ACCEPTED:**



---

Christopher M. Clough

SBN: 24044802

Glorieni M. Azeredo

SBN: 24077840

Barron Adler Clough & Oddo, PLLC

808 Nueces Street,

Austin, Texas 78701

[clough@barronadler.com](mailto: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: \_\_\_\_\_

PURCHASE AGREEMENT

EXHIBIT "A"

## WATERLINE EASEMENT

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

### **GRANT OF EASEMENT:**

J.A. DAVIDSON HOLDINGS, L.P., PAMELA G. MARTIN, DENNIS L. DAVIDSON, and JAMES A. DAVIDSON, JR. (“Grantor”, whether one or more), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby grant, sell and convey unto JONAH WATER SPECIAL UTILITY DISTRICT, whose address is 4050 FM 1660, Hutto, Texas 78634, (“Grantee”), an easement and right-of-way (“Easement”) upon and across two parcels totaling approximately 0.456 acre (19,856 SF), being the property of Grantor which is more particularly described by metes and bounds and sketch in Exhibits “A-B” attached hereto, located in Williamson County, Texas; and incorporated herein by reference. (collectively the “Easement Tract”).

TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, together with the rights and privileges and on the terms and conditions set forth below.

Grantor does hereby covenant and agree to WARRANT AND FOREVER DEFEND title to the Easement herein granted, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

### **CHARACTER OF EASEMENT:**

The Easement is an easement in gross.

### **PURPOSE OF EASEMENT:**

The Easement shall be used for water line purposes, including placement, construction, installation, replacement, repair, inspection, maintenance, relocation, removal, and operation of water distribution and transmission lines and related facilities and appurtenances, or making connections thereto.

The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, inspection, replacement and expansion of the water distribution and transmission lines and related facilities and appurtenances.

Additionally, Grantor hereby grants and conveys to Grantee a non-exclusive right of ingress and egress over Grantor’s adjacent lands for the purpose of which this Easement is granted. However, such right of ingress and egress over Grantor’s adjacent lands shall only be exercised and allowed in emergencies and when access to the Easement Tract is not otherwise reasonably available from an adjacent public right of way.

**DURATION OF EASEMENT:**

The Easement shall be perpetual.

**EXCLUSIVENESS OF EASEMENT:**

The Easement shall be exclusive, and Grantor covenants that Grantor will not convey any other easement or conflicting rights within the Easement Tract. Grantor may alter or otherwise use the surface of the Easement Tract for any and all such purposes, such as ingress and egress, and the construction, installation, placement, repair, and maintenance of landscaping (not including trees), utilities, irrigation, paved parking, driveways, roads, curbs, fences, lighting, trails, sidewalks, signage and public and private alleys and streets, that do not interfere with the exercise by Grantee of the rights herein granted; however, before Grantor may construct or install improvements in the Easement Tract, plans for said improvements must first be approved by Grantee, with such approval not to be unreasonably withheld. Grantee has the right to trim and cut down trees and shrubbery and to remove other improvements and structures to the extent reasonably necessary to prevent interference with the operation or repairs to Grantee's facilities in the Easement Tract, and Grantee will be held harmless by Grantor from any and all claims of Grantor if Grantee exercises such right.

**DAMAGES:**

The consideration given for this Easement constitutes payment in full for all damage sustained by Grantor by reason of the installation of the improvements referred to herein.

**ENCUMBRANCES AND LIENS:**

Grantor warrants that no person or business entity owns a present possessory interest in the fee title in the Easement Tract other than Grantor, and that there are no parties in possession of any portion of the Easement Tract as lessees. Furthermore, Grantor warrants that the Easement Tract is free and clear of all encumbrances and liens except the following: \_\_\_\_\_

**WATER SERVICE:**

Grantee and Grantor hereby acknowledge and agree that, effective immediately upon execution of this Easement, Grantee will be deemed to be providing and will be obligated to provide Grantor water service to Grantor's property across which the Easement is located. Grantor acknowledges and agrees that Grantor's ability to receive water from Grantee is subject to payment of all fees and charges due to Grantee under its tariff for such service.

**ENTIRE AGREEMENT:**

This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representation or modification

concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the party to be charged.

**BINDING EFFECT:**

This Agreement shall bind and inure to the benefit of the respective parties hereto, their heirs, legal representatives, successors and assigns.

**ASSIGNABILITY:**

This Easement and the rights of Grantee hereunder may be assigned in whole or in part by Grantee.

In witness whereof, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_, 2020.

*[signature pages follow]*

**GRANTOR:**

J.A. DAVIDSON HOLDINGS, L.P.

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

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Acknowledgment**

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument is acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, in the capacity and for the purposes and consideration recited herein.

\_\_\_\_\_  
Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**GRANTOR:**

\_\_\_\_\_  
Pamela G. Martin

**Acknowledgment**

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument is acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_ 2020, by Pamela G. Martin, in the capacity and for the purposes and consideration recited herein.

\_\_\_\_\_  
Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**GRANTOR:**

\_\_\_\_\_  
Dennis L. Davidson

**Acknowledgment**

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument is acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_ 2020, by Dennis L. Davidson, in the capacity and for the purposes and consideration recited herein.

\_\_\_\_\_  
Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**GRANTOR:**

\_\_\_\_\_  
James A. Davidson, Jr.

**Acknowledgment**

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument is acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_ 2020, by James A. Davidson, Jr. (1, in the capacity and for the purposes and consideration recited herein.

\_\_\_\_\_  
Notary Public, State of Texas

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

EXHIBIT A

PROPERTY DESCRIPTION FOR J.A. DAVIDSON HOLDINGS L.P. - 0.272 AC. EASEMENT

DESCRIPTION OF A 0.272 ACRE (11,829 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 89.1 ACRE TRACT 5 (DESCRIBED IN VOLUME 401, PAGE 221 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS) AND A PORTION OF THE REMAINDER OF THAT CALLED 92.0 ACRE TRACT 6 OF LAND (DESCRIBED IN VOLUME 401, PAGE 225 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS), CITED IN WARRANTY DEED TO J. A. DAVIDSON HOLDINGS, L.P. (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001027783 AND ALSO CITED IN EXECUTOR'S DISTRIBUTION DEED TO PAMELA G. MARTIN, DENNIS L. DAVIDSON AND JAMES A. DAVIDSON JR (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001072772 BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.272 ACRE (11,829 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod with aluminum cap stamped "ROW 4933" set 258.41 feet right of proposed Corridor C baseline station 221+02.15 in the proposed southeasterly Right-of-Way (ROW) line of Corridor C (ROW width varies), for an angle point and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, with said proposed easterly ROW line of Corridor C, the following three (3) courses:

- 1) **N 89°08'28" E**, for a distance of **140.48** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed County Road (C.R.) 106 baseline station 105+68.91 and 386.61 feet right of proposed Corridor C baseline station 221+56.12, for the northerly corner of the herein described tract;
- 2) **S 21°22'42" E**, at a distance of 24.72 feet, pass the southerly boundary line of said remainder of Tract 6, same being the northerly boundary line of said Tract 5 and continuing for a total distance of **568.91** feet to an iron rod with aluminum cap stamped "ROW 4933" set 80.00 feet left of proposed C.R. 106 baseline station 100+00.00 and 798.60 feet right of proposed Corridor C baseline station 218+05.05, for an ell corner
- 3) **N 68°37'18" E** for a distance of **61.56** feet to an iron rod with aluminum cap stamped "ROW 4933" set 18.70 feet left of proposed C.R. 106 baseline station 99+99.85 and 839.67 feet right of proposed Corridor C baseline station 218+44.45, for a point in the fenced ostensible westerly ROW line of said C.R. 106;
- 4) **THENCE**, departing said proposed southeasterly ROW of Corridor C, with said ostensible westerly ROW line, **S 21°51'32" E** for a distance of **25.00** feet to the easterly corner of the herein described tract, and from which a corner cedar fence post found, held as the southeasterly corner of said Tract 5, same being the northeasterly corner of that called 134.52 acre tract of land cited in Special Warranty Deed to Kathryn J. Carlton as Trustee of the Kathryn J. Carlton Revocable Living Trust recorded in Document No. 2016089829 and described in Document No. 2016027127 both of the Official Public Records of Williamson County, Texas bears, with said fenced ostensible westerly ROW line, **S 21°51'32" E**, at a distance of 757.39 feet;

**THENCE**, departing said ostensible westerly ROW line, through the interior of said Tract 5 and said remainder of Tract 6, the following five (5) courses:

- 5) **S 68°08'28" W** for a distance of **15.00** feet to a calculated ell corner;
- 6) **N 21°51'32" W** for a distance of **10.13** feet to a calculated ell corner;
- 7) **S 68°37'18" W** for a distance of **61.69** feet to the calculated southerly corner of the herein described tract;
- 8) **N 21°22'42" W**, at a distance of 558.96 feet, pass the northerly boundary line of said Tract 5, same being the southerly boundary line of said remainder of Tract 6 and continuing through the interior of said remainder of Tract 6, for a total distance of **573.51** feet to a calculated angle point;
- 9) **S 89°08'28" W**, for a distance of **135.74** feet to a calculated point in the curving proposed easterly ROW line of said Corridor C, for the westerly corner of the herein described tract;



PLAT TO ACCOMPANY PARCEL DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 16' 27"	3350.00'	16.03'	16.03'	N19° 47' 51" E

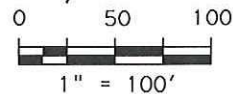
NUMBER	DIRECTION	DISTANCE
L1	N89° 08' 28" E	140.48'
L2	N68° 37' 18" E	61.56'
L3	S21° 51' 32" E	25.00'
L4	S68° 08' 28" W	15.00'
L5	N21° 51' 32" W	10.13'
L6	S68° 37' 18" W	61.69'
L7	S89° 08' 28" W	135.74'
L8	S21° 51' 32" E	757.39'
L9	S21° 22' 42" E	24.72'

PROPOSED CORRIDOR C BASELINE  
219+00

PROPOSED CORRIDOR C  
(VARIABLE R.O.W. WIDTH)

P. O. B.  
STA. 221+02.15  
258.41' RT  
GRID COORDINATES:  
N=10,204,429.51  
E=3,159,779.91

OSTENSIBLE R.O.W.



TRACT  
PROPOSED R.O.W.

J. A. DAVIDSON HOLDINGS, L.P.  
1/2 INTEREST  
DOC. NO. 2001027783  
O.P.R.W.C.T.  
PAMELA G. MARTIN,  
DENNIS L. DAVIDSON  
& JAMES A. DAVIDSON, JR.  
1/2 INTEREST  
DOC. NO. 2001072772  
O.P.R.W.C.T.  
(REMAINDER OF 92.0 AC.)  
TRACT 6  
DESCRIBED IN  
VOL. 401, PG. 225  
D.R.W.C.T.

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

PROPOSED EASEMENT  
0.272 AC.  
11,829 SQ. FT.

N21° 22' 42" W 573.51'  
558.96'  
S21° 22' 42" E 568.91'

PROPOSED R.O.W.

OSTENSIBLE R.O.W.

OSTENSIBLE SURVEY LINE

JOHN F. FERGUSON SURVEY  
ABSTRACT NO. 231

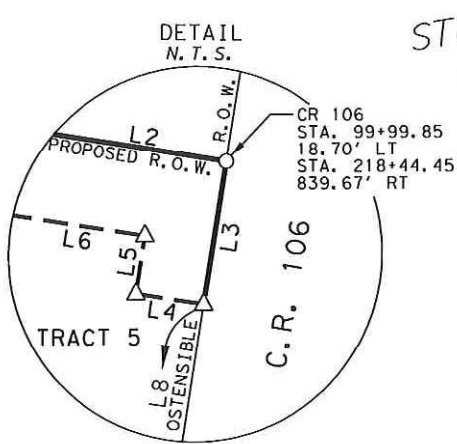
C.R. 106

CR 106  
STA. 100+00.00  
80.00' LT  
STA. 218+05.05  
798.60' RT

CR 106  
STA. 99+99.85  
18.70' LT  
STA. 218+44.45  
839.67' RT

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

WOODRUFF  
STUBBLEFIELD SURVEY  
ABSTRACT NO. 556



**INLAND GEODETICS**  
PROFESSIONAL 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 AL**  
**0.272 ACRE EASEMENT**

SCALE  
1" = 100'

WILLIAMSON COUNTY

PROJECT  
CORRIDOR C

**PROPOSED EASEMENT**

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	€	CENTER LINE
□	IRON ROD FOUND W/TXDOT ALUMINUM CAP	ℙ	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 THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.
- 2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

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



*M. Stephen Truesdale* 2 July 2020

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:

PARCEL PLAT SHOWING PROPERTY OF

J. A. DAVIDSON HOLDINGS, L.P., ET AL  
0.272 ACRE EASEMENT

PROPOSED  
EASEMENT

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

SCALE  
1" = 100'

WILLIAMSON COUNTY

PROJECT  
CORRIDOR C

EXHIBIT **B**

PROPERTY DESCRIPTION FOR J.A. DAVIDSON HOLDINGS L.P. - 0.184 AC. EASEMENT

DESCRIPTION OF A 0.184 ACRE (8,027 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 92.0 ACRE TRACT 6 OF LAND (DESCRIBED IN VOLUME 401, PAGE 225 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS), CITED IN WARRANTY DEED TO J. A. DAVIDSON HOLDINGS, L.P. (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001027783 AND ALSO CITED IN EXECUTOR'S DISTRIBUTION DEED TO PAMELA G. MARTIN, DENNIS L. DAVIDSON AND JAMES A. DAVIDSON JR (UNDIVIDED 1/2 INTEREST) RECORDED IN DOCUMENT NO. 2001072772, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.184 ACRE (8,027 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod with aluminum cap stamped "ROW 4933" set 481.68 feet left of proposed Corridor C baseline station 224+01.83, for a point in the fenced ostensible southerly Right-of-Way (ROW) line of County Road (C.R.) 106, same being in the proposed northwesterly ROW line of said proposed Corridor C (ROW width varies), for the northerly corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, departing said ostensible southerly ROW line, with said proposed westerly ROW line, the following three (3) courses:

- 1) **S 70°31'29" E**, for a distance of **166.51** feet to an iron rod with aluminum cap stamped "ROW 4933" set 315.18 feet left of proposed Corridor C baseline station 224+03.95, being a point of non-tangency of a curve to the right, for the easterly corner of the herein described tract;
- 2) Along said curve to the right, having a delta angle of **07°33'34"**, a radius of **1906.00** feet, an arc length of **251.47** feet and a chord which bears **S 15°14'14" W**, for a distance of **251.29** feet to an iron rod with aluminum cap stamped "ROW 4933" set 287.08 feet left of proposed Corridor C baseline station 221+38.20, for a point of non-tangent compound curvature;
- 3) Along said compound curve to the right, having a delta angle of **00°51'14"**, a radius of **4510.00** feet, an arc length of **67.21** feet and a chord which bears **S 21°26'20" W**, for a distance of **67.21** feet to the calculated southerly corner of the herein described tract, and from which, an iron rod with aluminum cap stamped "ROW 4933" set, being a point of tangency in said proposed westerly ROW line bears, along said curve to the right having a delta angle of **23°23'25"**, a radius of **4510.00** feet, an arc length of **1841.14** feet and a chord which bears **S 33°33'39" W** for a distance of **1828.38** feet;
- 4) **THENCE**, departing said proposed westerly ROW line, through the interior of said remainder of Tract 6, **N 68°08'03" W**, for a distance of **15.00** feet to a calculated point, being the point of beginning of a non-tangent curve to the left;

**THENCE**, through the interior of said remainder of Tract 6, being parallel with and 15.00 feet from said proposed ROW line, the following three (3) courses:

- 5) Along said non-tangent curve to the left, having a delta angle of **00°51'02"**, a radius of **4495.00** feet, an arc length of **66.73** feet and a chord which bears **N 21°26'26" E**, for a distance of **66.72** feet to a calculated point, for a non-tangent compound curve to the left;
- 6) Along said compound curve to the left, having a delta angle of **07°09'24"**, a radius of **1891.00** feet, an arc length of **236.20** feet and a chord which bears **N 15°25'51" E**, for a distance of **236.05** feet to a calculated point of non-tangency;
- 7) **N 70°31'29" W**, for a distance of **148.93** feet to a calculated angle point;
- 8) **THENCE**, continuing through the interior of said remainder of Tract 6, being parallel with and 15.00 feet from said existing ostensible southerly ROW line of C.R. 106, **S 76°06'06" W**, for a distance of **64.28** feet to an ell corner;



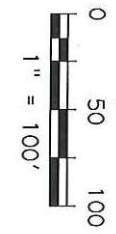
EXHIBIT "B"  
**PLAT TO ACCOMPANY PARCEL DESCRIPTION**

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	07° 33' 34"	1906.00'	251.47'	251.29'	S15° 14' 14" W
C2	00° 51' 14"	4510.00'	67.21'	67.21'	S21° 26' 20" W
C3	00° 51' 02"	4495.00'	66.73'	66.72'	N21° 26' 26" E
C4	07° 09' 24"	1891.00'	236.20'	236.05'	N15° 25' 51" E
C5	23° 23' 25"	4510.00'	1841.14'	1828.38'	S33° 33' 39" W

WOODRUFF STUBBLEFIELD SURVEY  
 ABSTRACT NO. 556

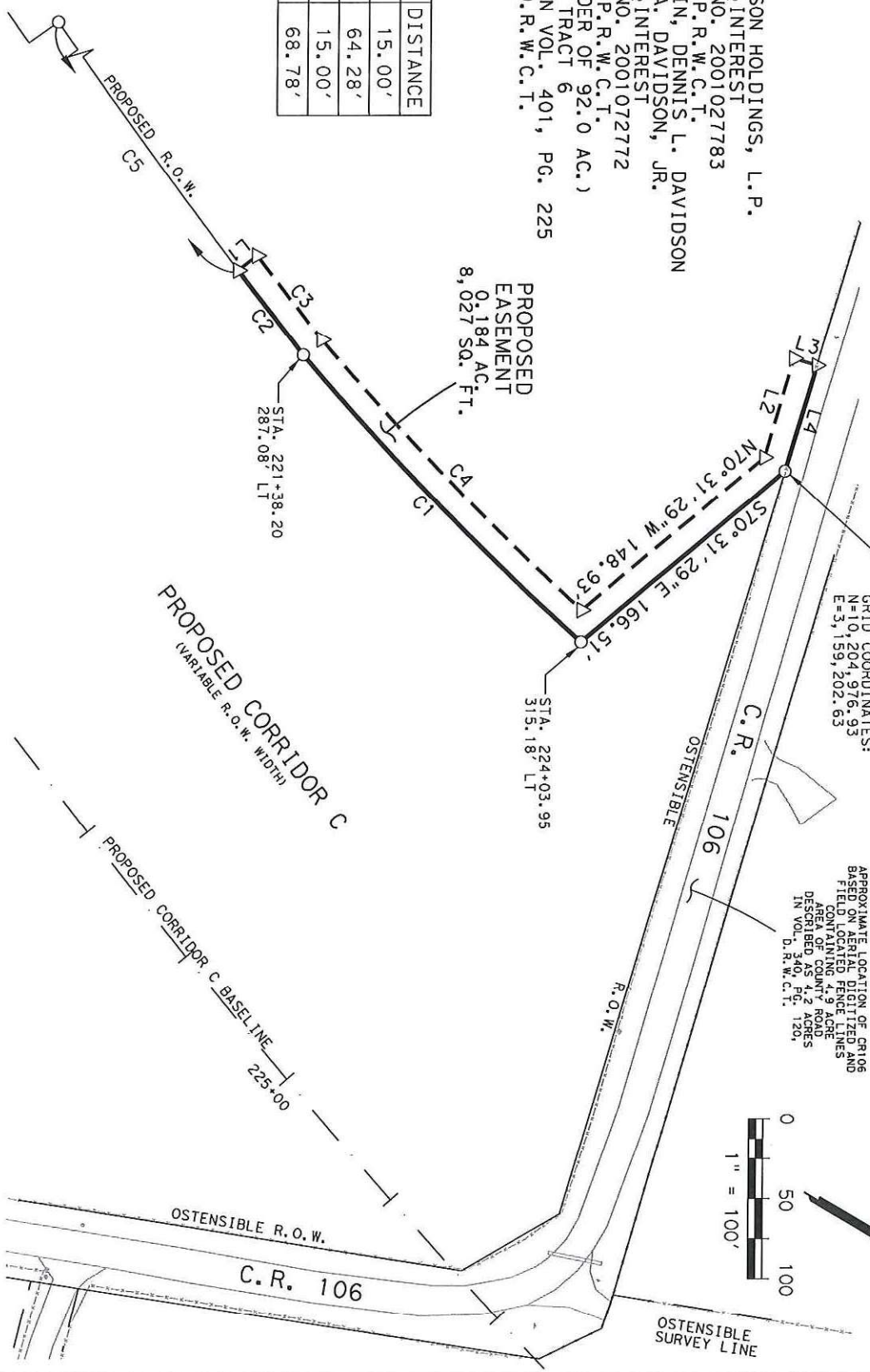
P.O.B.  
 STA. 224+01.83  
 481.68' LT  
 GRID COORDINATES:  
 N=10,204,976.93  
 E=3,159,202.63

APPROXIMATE LOCATION OF CR106  
 BASED ON AERIAL DIGITIZED AND  
 FIELD LOCATED FENCE LINES  
 DATED 08/01/1999  
 CONTAINING 4.9 ACRE  
 DEPOSITED 04/02/1999  
 IN VOL. 340 PG. 120,  
 D.R.W.C.T.



J.A. DAVIDSON HOLDINGS, L.P.  
 1/2 INTEREST  
 DOC. NO. 2001027783  
 O.P.R.W.C.T.  
 PAMELA G. MARTIN, DENNIS L. DAVIDSON  
 & JAMES A. DAVIDSON, JR.  
 1/2 INTEREST  
 DOC. NO. 2001072772  
 O.P.R.W.C.T.  
 (REMAINDER OF 92.0 AC.)  
 TRACT 6  
 DESCRIBED IN VOL. 401, PG. 225  
 D.R.W.C.T.

NUMBER	DIRECTION	DISTANCE
L1	N68° 08' 03" W	15.00'
L2	S76° 06' 06" W	64.28'
L3	N13° 53' 54" W	15.00'
L4	N76° 06' 06" E	68.78'



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

SCALE  
 1" = 100'

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

WILLIAMSON COUNTY

PROJECT  
 CORRIDOR C

**PROPOSED EASEMENT**

ST. VA. KINS CORRIDOR C PARCELS VONAH WATER EASEMENTS DAVIDSON-ESM-0.184 AC-PROPOSED.dgn

LEGEND

<input checked="" type="checkbox"/>	TXDOT TYPE I CONCRETE MONUMENT FOUND	⊕	CENTER LINE
<input type="checkbox"/>	IRON ROD FOUND W/TXDOT ALUMINUM CAP	⊕	PROPERTY LINE
<input checked="" type="checkbox"/>	1/2" IRON ROD FOUND UNLESS NOTED	( )	RECORD INFORMATION
<input checked="" type="checkbox"/>	1/2" IRON ROD FOUND W/PLASTIC CAP, AS NOTED	— —	LINE BREAK
<input checked="" type="checkbox"/>	FENCE POST FOUND	⊕	LAND HOOK
<input checked="" type="checkbox"/>	CALCULATED POINT	⊕	POINT OF BEGINNING
<input type="checkbox"/>	IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	⊕	POINT OF COMMENCEMENT
<input checked="" type="checkbox"/>	IRON PIPE FOUND	⊕	NOT TO SCALE
<input checked="" type="checkbox"/>	AXLE FOUND	⊕	DEED RECORDS
			WILLIAMSON COUNTY, TEXAS
			OFFICIAL RECORDS
			WILLIAMSON COUNTY, TEXAS
			OFFICIAL PUBLIC RECORDS
			WILLIAMSON COUNTY, TEXAS
			PLAT RECORDS
			WILLIAMSON COUNTY, TEXAS
			DEED RECORDS
			WILLIAMSON COUNTY, TEXAS
			OFFICIAL RECORDS
			WILLIAMSON COUNTY, TEXAS
			OFFICIAL PUBLIC RECORDS
			WILLIAMSON COUNTY, TEXAS
			PLAT RECORDS
			WILLIAMSON COUNTY, TEXAS

1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.  
 2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

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

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

DATE: *2 July 2020*



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 WILLIAMSON COUNTY  
 PROJECT CORRIDOR C

**PROPOSED EASEMENT**