

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

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don@scrrlaw.com

January 2, 2026

Charlotte Lyn Davis
11568 Pendelton Troy Road
Troy, Texas 76579-3795

Re: East Wilco Highway Seg. 5—Jonah SUD waterline easement
Parcel: 84-UE

Dear Ms. Davis:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a permanent waterline easement by Williamson County and Jonah Water Special Utility District (collectively the “County”) in and across portions of the property owned by you (“Owner”) as part of the County’s proposed East Wilco Highway (Segment 5) roadway and utility adjustment improvements (“Project”).

By execution of this letter the parties agree as follows:

1. In return for Owner’s delivery to County of a fully executed and acknowledged waterline easement (“Easement”) in and to a 0.0490-acre (2,132 square foot) tract of land, such rights to be granted in the form as set out in Exhibit “A” attached hereto and incorporated herein, County shall pay Owner the sum of **\$2,000.00** in cash or other good funds (“Purchase Price”).

2. 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, the Owner shall provide reasonable assistance, at no cost to Owner, 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.

Upon completion of (1) the full execution of this Agreement by all parties, and (2) acknowledgment by the Title Company of delivery by County of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after February 28, 2026 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary construction activities associated with the proposed improvement construction Project of County.

To the extent allowed by law County, its agents and contractors agree to release, indemnify, and otherwise hold Owner harmless from any damages or other losses to owner or any third party resulting from any acts or omissions performed under the limited right of possession herein. 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.

3. This Agreement is being made, and the Easement is being delivered, in lieu of condemnation.

If this meets with your understanding, please have this letter executed by the appropriate person where indicated and return it to us, 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.

Very truly yours,

/s/ Don Childs

Don Childs
Sheets & Crossfield, PLLC

[signature page follows]

AGREED:


Charlotte Lyn Davis

Date: 1/5/25

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: _____
Steve Snell
County Judge

Date: _____

EXHIBIT "A" FORM OF EASEMENT FOLLOWS

WATERLINE EASEMENT

East Wilco Highway (Segment 5) Roadway Project

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

GRANT OF EASEMENT:

CHARLOTTE LYN WALKER n/k/a CHARLOTTE LYN DAVIS and DUANE MATTHEW DAVIS (“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 that certain 0.0490 acre parcel of land, being the property of Grantor which is more particularly described by metes and bounds and sketch in Exhibit “A” 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 shall only be exercised and allowed if 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 future easement or conflicting rights within the Easement Tract. Grantor may alter or otherwise use the surface of the Easement Tract for such purposes that do not interfere with the exercise by Grantee of the rights herein granted provided that the plans for all improvements to be placed in the Easement Tract by Grantor must be approved by Grantee before the improvements are constructed, 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 initial 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: NONE

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 _____, 2026.

GRANTOR:

Charlotte Lyn Walker n/k/a
Charlotte Lyn Davis

Acknowledgment

STATE OF TEXAS

COUNTY OF _____

This instrument is acknowledged before me on _____, 2026, by Charlotte Lyn Walker n/k/a Charlotte Lyn Davis, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

GRANTOR:

Duane Matthew Davis

Acknowledgment

STATE OF TEXAS

COUNTY OF _____

This instrument is acknowledged before me on _____, 2026, by Duane Matthew Davis, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From U.S. 79 to C.R. 127

Page 1 of 7
November 25, 2025
Parcel No.: 84BUE

PROPERTY DESCRIPTION FOR UTILITY EASEMENT 84BUE

DESCRIPTION OF A 0.0490 ACRE (2,132 SQ. FT.) UTILITY EASEMENT LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 50 ACRE TRACT OF LAND, DESCRIBED AS FIRST TRACT IN A DEED TO CHARLOTTE LYN DAVIS, RECORDED MARCH 13, 2000 IN DOCUMENT NO. 2000014961, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.0490 ACRE (2,132 SQ. FT.) UTILITY EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 354.36 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 266+50.02, at the intersection of the proposed east right-of-way line of East Wilco Highway and the existing south right-of-way line of Chandler Road, a variable width right-of-way, described in a deed to Williamson County, Texas in Document No. 2011075347, O.P.R.W.C.TX., for the northerly most northwest corner a called 30.842 acre tract, described in a deed to Don Frazier and Jill Frazer, recorded in Document No. 2021165423, O.P.R.W.C.TX., further described in Document No. 2015041347, O.P.R.W.C.TX.;

THENCE, North 48°36'29" West, over and across said Chander Road, a distance of 224.96 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 251.87 feet right of East Wilco Highway E.C.S. 268+50.27, on the proposed east right-of-way line of East Wilco Highway, for the most southerly southwest corner of said remainder of a called 50 acre tract, from which a found 5/8-inch iron rod bears South 66°21'42" East, a distance of 0.37 feet;

THENCE, North 21°15'00" West, with the proposed east right-of-way line of East Wilco Highway, over and across said remainder of a called 50 acre tract, a distance of 811.45 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 255.45 feet right of East Wilco Highway E.C.S. 276+61.72 (Surface Coordinates: N=10,196,539.09, E=3,186,509.84), for the southwest corner and the **POINT OF BEGINNING** of the utility easement described herein, said point being the beginning of a curve to the right;

THENCE, continuing with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 50 acre tract, the following two (2) courses and distances numbered 1-2:

- 1) With said curve to the right, an arc distance of 69.06 feet, through a central angle of 04°01'46", having a radius of 982.00 feet, and a chord that bears North 43°08'07" West, a distance of 69.05 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 230.00 feet right of East Wilco Highway E.C.S. 277+25.90, and
- 2) **North 21°30'11" West**, a distance of **76.82 feet** to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 230.00 feet right of East Wilco Highway E.C.S. 278+02.72, on the north line of said remainder of a called 50.00 acre tract, and the south line of a called 30.00 acre tract described in a deed to Jerry Wayne Roznovak and Linda Roznovak in Document No. 2006083935, O.P.R.W.C.TX., for the northwest corner of the utility easement described herein;
- 3) **THENCE, North 68°29'57" East**, departing the proposed east right-of-way line of said East Wilco Highway, with the north line of said remainder of a called 50.00 acre tract, and the south line of said 30.00 acre tract, a distance of **15.00 feet** to a calculated point 245.00 feet right of East Wilco Highway E.C.S. 278+02.71, for the northeast corner of the utility easement described herein;

EAST WILCO HIGHWAY ENGINEER'S CENTERLINE
265+00

JAMES C. EAVES SURVEY,
ABSTRACT NO. 213

270+00
N21°30'11"W 7,190.97'

SILAS PALMER SURVEY,
SECTION NO. 12,
ABSTRACT NO. 499



WILLIAMSON COUNTY, TEXAS
DOC. NO. 2017063984
O.P.R.W.C. TX.

DON FRAZIER AND JILL FRAZIER
CO-TRUSTEES OF THE FRAZIER
MANAGEMENT TRUST
REMAINDER OF A
CALLED 30.842 AC., 2021
RECORDED OCTOBER 29, 2021
DOC. NO. 2021165423
O.P.R.W.C. TX.
FURTHER DESCRIBED IN
DOC. NO. 2015040347
O.P.R.W.C. TX.

CHANDLER ROAD
VARIABLE WIDTH R.O.W.

WILLIAMSON COUNTY, TEXAS
DOC. NO. 2011075347
O.P.R.W.C. TX.

N48°36'29"W 224.96'

EXISTING R.O.W.

(N71°E 829 VARAS) (C2)

WILLIAMSON COUNTY, TEXAS
DOC. NO. 2011067075
O.P.R.W.C. TX.

C.R. 101
VARIABLE WIDTH R.O.W.
EXISTING R.O.W.

PROPOSED R.O.W.
N21°15'00"W 811.45'

PUBLIC UTILITY EASEMENT
JONAH WATER SPECIAL
UTILITY DISTRICT
DOC. NO. 2019014071
O.P.R.W.C. TX.

CHARLOTTE LYN DAVIS
REMAINDER OF A
CALLED 50 AC.
FIRST TRACT
RECORDED MARCH 13, 2000
DOC. NO. 2000014961
O.P.R.W.C. TX.

SEE
DETAIL "B"
268+50.27
251.87' RT

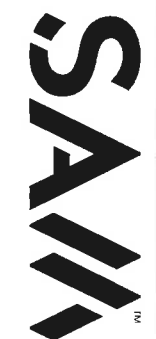


GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\1019052774Q\1001Survey\03E\hibit+s\esmt_84BE\esmt_84BE_pt1.dgn
EXISTING *43.5073 AC. ACQUIRE 0.0000 AC. REMAINING *43.5073 AC. RIGHT

PAGE 3 OF 7
REF. FIELD NOTE NO. 51622

MATCH LINE PAGE 4 OF 7



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
CHARLOTTE LYN DAVIS
UTILITY EASEMENT 84BUE
0.0490 AC. (2,132 SQ. FT.)

EAST WILCO HIGHWAY ENGINEER'S CENTERLINE N21° 30' 11" W 7,190.97'
 275+00
 280+00

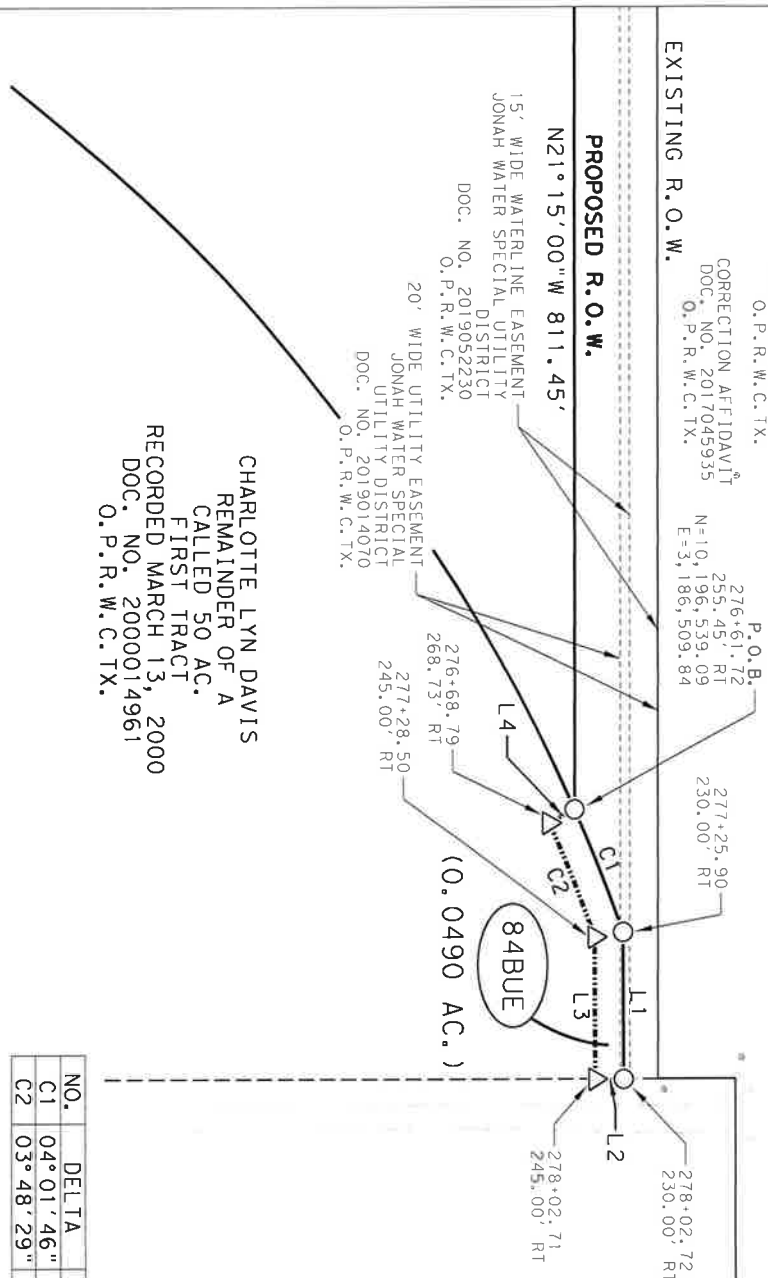
SIAS PALMER SURVEY,
 SECTION NO. 12,
 ABSTRACT NO. 499

JERRY WAYNE ROZNOVAK AND LINDA
 KAY ROZNOVAK AS CO-TRUSTEES OF THE
 ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
 CALLED 90.68 AC.
 DOC. NO. 2024046144
 O.P.R.W.C.TX.

WILLIAMSON COUNTY, TEXAS
 DOC. NO. 2017024803
 O.P.R.W.C.TX.

CORRECTION AFFIDAVIT
 DOC. NO. 2017045935
 O.P.R.W.C.TX.
 N=10,196,539.09
 E=3,186,509.84

EXISTING R.O.W. C.R. 101
 VARIABLE WIDTH R.O.W.



CHARLOTTE LYN DAVIS
 REMAINDER OF A
 CALLED 50 AC.
 FIRST TRACT
 RECORDED MARCH 13, 2000
 DOC. NO. 2000014961
 O.P.R.W.C.TX.

JERRY WAYNE ROZNOVAK
 AND LINDA ROZNOVAK
 CALLED 30.00 AC.
 DOC. NO. 2006083935
 O.P.R.W.C.TX.

LINE TABLE

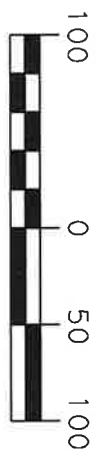
LINE NO.	BEARING	DISTANCE
L1	N21° 30' 11" W	76.82'
L2	N68° 29' 57" E	15.00'
L3	S21° 30' 11" E	74.21'
L4	S40° 27' 12" W	15.04'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04° 01' 46"	982.00'	69.06'	69.05'	N43° 08' 07" W
C2	03° 48' 29"	967.00'	64.27'	64.26'	S43° 10' 39" E

FILE: \\sami\nc\projects\10190527740\100\SURVEY\03E\h\di+sv\esmt_84BE\ve\esmt_84BE.dgn REF. FIELD NOTE NO. 51622

EXISTING *43.5073 AC. ACQUIRE 0.0000 AC. REMAINING *43.5073 AC. RIGHT



GRAPHIC SCALE
 SCALE: 1" = 100'
 WILLIAMSON COUNTY, TEXAS



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

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 CHARLOTTE LYN DAVIS
 UTILITY EASEMENT 84BUE
 0.0490 AC. (2,132 SQ. FT.)

C.R. 101 EXISTING R.O.W.

PROPOSED R.O.W.

N21°15'00"W 811.45' P.O.B.

84BUE

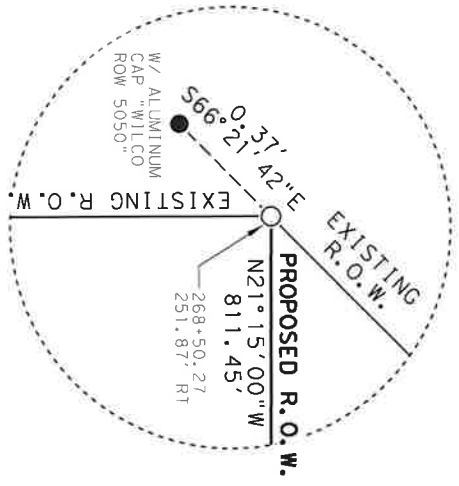
(0.0490 AC.)

CHANDLER ROAD
EXISTING R.O.W.

DON FRAZIER AND JILL FRAZIER
CO-TRUSTEES OF THE FRAZIER
MANAGEMENT TRUST
REMAINDER OF A
CALLED 30.842 AC.
RECORDED OCTOBER 29, 2021
DOC. NO. 20211654123
O.P.R.W.C.TX.
FURTHER DESCRIBED IN
DOC. NO. 2015040347
O.P.R.W.C.TX.

CHARLOTTE LYN DAVIS
REMAINDER OF A
CALLED 50 AC.
FIRST TRACT
RECORDED MARCH 13, 2000
DOC. NO. 2000014961
O.P.R.W.C.TX.

PARENT TRACT INSET
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

FILE: \\sami\nc\aus\PROJECTS\1019052774Q\100\Survey\03E\h1b1t5\esmt_84BE\esmt_84BE.dgn REF. FIELD NOTE NO. 51622

EXISTING *43.5073 AC. ACQUIRE 0.0000 AC. REMAINING *43.5073 AC. RIGHT

PAGE 5 OF 7



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0.0490 AC. (2,132 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREOF WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF G12403200, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OCTOBER 3, 2024, AND ISSUED DATE OCTOBER 11, 2024.

10. THE FOLLOWING MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.) EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

A. EASEMENT DATED FEBRUARY 6, 1941, EXECUTED BY ESTATE OF LOUISE EULENFELD, DECEASED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 308, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

B. EASEMENT AND RIGHT OF WAY DATED NOVEMBER 22, 1982, EXECUTED BY GRACE E. WALKER TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 1033, PAGE 150, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON PLAT)

C. RIGHT OF WAY EASEMENT DATED DECEMBER 10, 1996, EXECUTED BY GRACE E. WALKER AND CHARLES MERVIN WALKER TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9665888, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

D. EASEMENT AND RIGHT OF WAY DATED OCTOBER 10, 2011, EXECUTED BY CHARLOTTE LYN DAVIS TO ONCOR ELECTRIC DELIVERY COMPANY, LLC RECORDED UNDER DOCUMENT NO. 2011072897, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON PLAT)

E. PUBLIC UTILITY AND ACCESS EASEMENT AGREEMENT DATED FEBRUARY 14, 2019, EXECUTED BY CHARLOTTE LYN DAVIS TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2019014070, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AS SHOWN ON PLAT)

F. PUBLIC UTILITY AND ACCESS EASEMENT AGREEMENT DATED FEBRUARY 14, 2019, EXECUTED BY CHARLOTTE LYN DAVIS TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2019014071, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON PLAT)

G. WATERLINE EASEMENT DATED MARCH 29, 2019, EXECUTED BY CHARLOTTE LYN DAVIS TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2019052230, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AS SHOWN ON PLAT)

H. TERMS, PROVISIONS AND STIPULATIONS OF A MEMORANDUM OF PERMANENT EASEMENT AGREEMENT DATED JUNE 26, 2019, EXECUTED BY CHARLOTTE LYN DAVIS TO M2E3 LLC RECORDED UNDER DOCUMENT NO. 2019061959, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND AS AMENDED UNDER DOCUMENT NO. 2020118815, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)

J. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (SUBJECT TO, IF APPLICABLE)

K. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT TO, IF APPLICABLE)

L. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT SURVEY RELATED)

M. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED, COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY) (SUBJECT TO, IF APPLICABLE)

FILE: \\saming\us\PROJECTS\10190527740\100\SURVEY\03E\h\bits\esmt_84BE\esmt_84BE.dgn REF. FIELD NOTE NO. 51622
EXISTING *43.5073 AC. ACQUIRE 0.0000 AC. REMAINING *43.5073 AC. RIGHT



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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
CHARLOTTE LYN DAVIS
UTILITY EASEMENT 84BE
0.0490 AC. (2,132 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL WITH SHINER STAMPED "SAM LLC"
- ▣ TxDOT TYPE 1 CONCRETE MONUMENT FOUND
- ▣ TxDOT TYPE 11 BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊙ COTTON SPINDLE FOUND
- ⊙ MAG NAIL FOUND (UNLESS NOTED)
- ⊗ "X" SCRIBED IN CONCRETE FOUND
- ⊗ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ⊞ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- PROPERTY LINE
- ABSTRACT/SURVEY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PARCEL LIMITS

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2403200, EFFECTIVE DATE OCTOBER 3, 2024, AND ISSUED DATE OCTOBER 11, 2024. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC. A TOTAL OF 6.4927 ACRES WERE DEEDED TO WILLIAMSON COUNTY OUT OF THE ORIGINAL CALLED 50 ACRES.
- ** UNABLE TO SET AT THE TIME OF SURVEY. 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

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

Preliminary

11/25/2025 9:26:09 AM
 SCOTT C. BRASHAR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6660, STATE OF TEXAS

DATE

FILE: \\somin\nc\us\PROJECTS\10190527740\100\SURVEY\03EXHIBIT\SS\ESMT_84BE\ESMT_84BE.dgn REF. FIELD NOTE NO. 51622
 EXISTING *43.5073 AC. ACQUIRE 0.0000 AC. REMAINING *43.5073 AC. RIGHT



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

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 CHARLOTTE LYN DAVIS
 UTILITY EASEMENT 84BUE
 0.0490 AC. (2,132 SQ. FT.)