

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

Phone 512-738-8725 (D) • fax 512-255-8986

don@scrllaw.com

December 12, 2025

Pascual Herrera Dominguez
Andrea Cordova Lopez
333 Salt Lake Street
Bartlett, TX 76511-4540

Re: Williamson County—Salt Lake, Brook and Front St.
Parcels 5 & 8

Dear Sirs:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of right of way by Williamson County, Texas (the “County”) in and across portions of the property owned by you as part of the County’s proposed Salt Lake, Brook and Front St. 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 Deed in and to 0.0179 acre and 0.0298 acre of land, such rights to be granted in the form as set out in Exhibit “A” attached hereto and incorporated herein, free and clear of any monetary liens and encumbrances, County shall pay Owner the sum of **\$12,000.00** in cash or other readily available funds (“Purchase Price”).

2. The Closing and completion of this transaction shall take place at Chicago Title Company within thirty (30) days after full execution of this Agreement, or at other date and time agreed to in writing between the parties.

Upon request Owner shall provide reasonable, and customary assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to County 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.

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 Deed is being delivered, in lieu of condemnation.

If this meets with your understanding, please execute this letter 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.

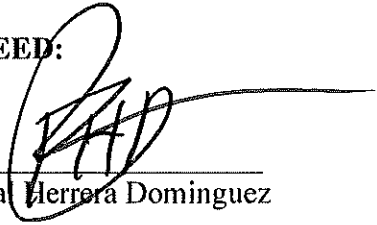
Very truly yours,


by 

Don Childs
Sheets & Crossfield, PLLC

[signature pages follow]

AGREED:



Pascual Herrera Dominguez

12/17/2025

Date



Andrea Cordova Lopez

12/17/2025

Date

ACCEPTED AND AGREED:

COUNTY OF WILLIAMSON, TEXAS

By: _____

Steven Snell
County Judge

Date: _____

EXHIBIT "A" FORM OF DEED FOLLOWS

DEED

Salt Lake, Brook and Front Street

**THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **PASCUAL HERRERA DOMINGUEZ AND ANDREA CORDOVA LOPEZ**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property")

PARCEL 5

DESCRIPTION OF A 0.0179 ACRE (778 SQ. FT.) Parcel of land located in the w. c. Wilson Survey, Abstract No. 651, Williamson County, Texas and being more particularly described by metes and bounds as follows: shown on the attached sketch Exhibit "A":

PARCEL 8

DESCRIPTION OF A 0.0298 ACRE (1,296 SQ. FT.) Parcel of land located in the w. c. Wilson Survey, Abstract No. 651, Williamson County, Texas and being more particularly described by metes and bounds as follows: shown on the attached sketch Exhibit "B":

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record.

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Salt Lake, Brook and Front St.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the 17th day of December, 2025.

[signature page follows]

GRANTOR:

[Handwritten Signature]

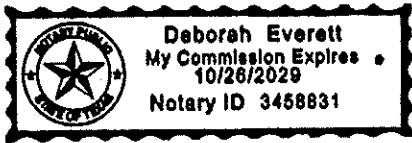
PASCUAL HERRERA DOMINGUEZ

ACKNOWLEDGMENT

STATE OF TEXAS, . §
COUNTY OF Williamson §
§

This instrument was acknowledged before me on 17th day of December,
2025 by **PASCUAL HERRERA DOMINGUEZ**, on behalf of said entity.

[Handwritten Signature]
Notary Public, State of Texas



GRANTOR:

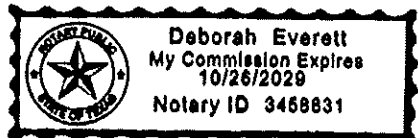
Andrea
ANDREA CORDOVA LOPEZ

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Williamson §
§

This instrument was acknowledged before me on 17th day of December, 2025 by ANDREA CORDOVA LOPEZ, on behalf of said entity.

Deborah Everett
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
Sheets & Crossfield, P.L.L.C.
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:
Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:
Sheets & Crossfield, P.L.L.C.
309 East Main
Round Rock, Texas 78664

**FIELD NOTE DESCRIPTION
PARCEL 5
R007767
0.0179 ACRES (778 SQUARE FEET)**

BEING 0.0179 ACRE (778 SQUARE FEET) TRACT OF LAND, LOCATED IN THE W.C. WILSON SURVEY, ABSTRACT NUMBER 651, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF LOT 3, BLOCK 68 OF THE OFFICIAL REVISED MAP OF THE CITY OF BARTLETT RECORDED IN CABINET A, SLIDE 219 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), SAME BEING A CALLED 0.63 ACRE TRACT CONVEYED TO PASCUAL HERRERA DOMINGUEZ RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2019056423 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.0179 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOR A COMMON CORNER OF THE REMAINING EAST PART OF LOT 3 OF THE WJ CAGLE ADDITION TO BARTLETT RECORDED IN CABINET A, SLIDE 25B IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.) SAME BEING A 0.08 ACRE TRACT CONVEYED TO PASCUAL HERRERA DOMINGUEZ & ANDREA CORDOVA LOPEZ RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2018018183 O.P.R.W.C.TX., AND LOT 8 OF ROWNTREE'S 2ND ADDITION TO THE TOWN OF BARTLETT RECORDED IN CABINET A, SLIDE 78B P.R.W.C.TX. CONVEYED TO ANDREA CORDOVA LOPEZ AND PASCUAL HERRERA DOMINGUEZ RECORDED IN DOC. NO. 2024025511 O.P.R.W.C.TX., BEING ON THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF SALT LAKE STREET (58' R.O.W.) RECORDED IN CABINET A, SLIDE 78B P.R.W.C.TX., FROM WHICH A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5793" BEARS NORTH 04° 48' 46" EAST, A DISTANCE OF 0.23 FEET;

THENCE SOUTH 70° 33' 53" EAST ALONG THE COMMON LINE OF SAID REMAINING EAST PART OF LOT 3, SAID LOT 8, AND LOT 2 OF SAID WJ CAGLE ADDITION TO THE CITY OF BARTLETT SAME BEING A CALLED 0.28 ACRE TRACT CONVEYED TO PASCUAL HERRERA DOMINGUEZ AND ANDREA CORDOVA LOPEZ RECORDED IN DOC. NO. 2018018183 O.P.R.W.C.TX., A DISTANCE OF 125.00 FEET TO A POINT FOR COMMON CORNER OF SAID LOT 8 AND SAID LOT 2, BEING ON THE NORTHWESTERLY LINE OF LOT 4 BLOCK 68 OF SAID OFFICIAL REVISED MAP TO THE CITY OF BARTLETT SAME BEING A CALLED 0.254 ACRE TRACT CONVEYED TO CRISTOBAL MARTINEZ AND WIFE MARIA GALLEGOS MUNIZ RECORDED IN DOC. NO. 2014005409 O.P.R.W.C.TX.;

THENCE NORTH 19° 26' 07" EAST ALONG THE COMMON LINE OF SAID LOT 4, SAID LOT 2, AND SAID LOT 3 A DISTANCE OF 100.00 FEET TO A POINT FOR THE **POINT OF BEGINNING**, HAVING SURFACE COORDINATE VALUES OF NORTHING: 10,264,939.73 AND EASTING: 3,205,528.49, AND BEING 19.95 FEET LEFT FROM THE PROPOSED BASELINE STATION 58+29.69, SAME BEING THE COMMON CORNER OF SAID LOT 3 AND SAID LOT 2, BEING ON THE SOUTHWESTERLY EXISTING R.O.W. OF BROOK STREET (R.O.W. VARIES) RECORDED IN CABINET A, SLIDE 219 P.R.W.C.TX., FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 65° 00' 53" EAST, A DISTANCE OF 0.28 FEET;

THENCE NORTH 86° 54' 04" EAST ALONG THE COMMON LINE OF SAID EXISTING R.O.W. LINE OF BROOK STREET AND SAID LOT 3, A DISTANCE OF 99.98 FEET TO A POINT FOR A CORNER;

THENCE SOUTH 73° 31' 36" EAST CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 46.45 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "LJA SURVEY" SET ON THE PROPOSED R.O.W. LINE;

THENCE NORTH 86° 55' 14" WEST OVER AND ACROSS SAID LOT 3, A DISTANCE OF 144.59 FEET RETURNING TO THE **POINT OF BEGINNING**, CONTAINING 0.0179 ACRE (778 SQUARE FEET) OF LAND.

NOTES:

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00.

COORDINATES AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET, SURFACE VALUES, AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SCALE FACTOR OF 1.0001116868.

HORIZONTAL SURVEY METHOD USED IS A COMBINATION OF STATIC AND RTK.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. ABSTRACTING WAS COMPLETED IN MAY OF 2025.

A PARCEL PLAT OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PROPERTY DESCRIPTION.

STATIONS AND OFFSETS REFERENCED MAY NOT MATCH FINAL PROPOSED BASELINE DESIGN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY DESCRIPTION AND THE ACCOMPANYING PARCEL PLAT REPRESENT THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



Jacob Goebel

Jacob Goebel
Registered Professional Land Surveyor No. 6734
LJA Surveying, Inc.
9830 Colonnade Boulevard, Suite 300
San Antonio Texas, 78230
210-503-2700
Texas Firm No. 10194382

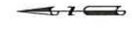
July 11, 2025

LEGEND:

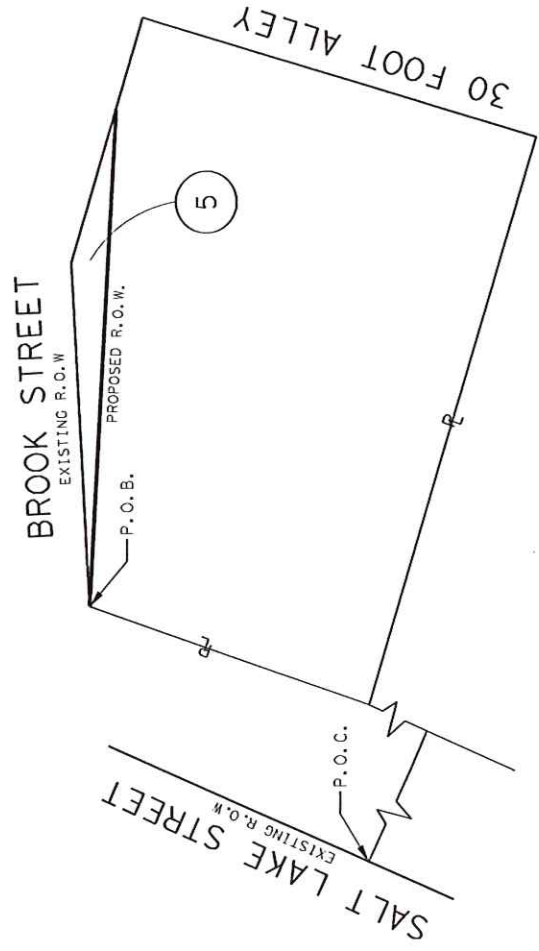
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- PROPERTY HOOK LINE
- EASEMENT LINE
- PROPOSED BASELINE
- OFFICIAL PROPERTY RECORDS WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
- CABINET & SHEET
- OFFSET
- BASELINE STATION
- BEARS
- RIGHT-OF-WAY
- FOUND
- POINT OF COMMENCEMENT
- P.O.C.
- VOLUME / PAGE
- DOCUMENT NUMBER
- UTILITY EASEMENT
- BUILDING LINE
- AERIAL EASEMENT
- DRAINAGE EASEMENT
- IRON ROD
- IRON PIPE
- SET 5/8" I.R. W/ LJA SURVEYING ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER AS DESCRIBED
- CALCULATED POINT

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00.
2. COORDINATES AND DISTANCES ARE IN US SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SCALE FACTOR OF 1.0001116868.
3. HORIZONTAL SURVEY METHOD USED IS A COMBINATION OF STATIC AND RTK.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS SHOWN HEREON ARE BASED ON DOCUMENTS DISCOVERED THROUGH ABSTRACTING AND MAY NOT DEPICT ALL EASEMENTS, RESTRICTIONS OR ORDINANCES OF RECORD.
5. ABSTRACTING WAS COMPLETED IN MAY, 2025.
6. FIELD SURVEYS WERE COMPLETED IN MAY, 2025.
7. A METES AND BOUNDS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
8. BASELINE SHOWN WAS PROVIDED BY ENGINEER TO SURVEYOR ON 10/9/2024. STATIONS AND OFFSETS SHOWN MAY NOT MATCH FINAL PROPOSED BASELINE DESIGN.



PARENT TRACT INSET
NOT TO SCALE



PARCEL 5 TOTAL AREA		
EXISTING AC. / S. F.	TAKING AC. / S. F.	REMAINDER AC.
0.63 27,443	0.0179 778	0.61

LJA SURVEYING, INC.
 9830 COLONNADE BLVD.
 SUITE 300
 SAN ANTONIO, TX 78230
 PHONE 210-503-2700
 TBPELS-10194382

PARCEL PLAT
 SHOWING
 PARCEL 5
 R007767
 SALT LAKE, BROOK, AND W FRONT STREET
 JULY, 2025
 PAGE 3 OF 4
 SCALE: N. T. S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



Jacob Goebel 7/11/25
 JACOB GOEBEL DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6734

OWNERSHIP TABLE:

O-1
 CALLED 0.08 ACRES
 PASCUAL HERRERA DOMINGUEZ &
 ANDREA CORDOVA LOPEZ
 DOC. NO. 2018018165
 O.P.R.W.C.TX.

WJ CAGLE ADDITION TO BARTLETT
 REMAINING EAST PART OF LOT 3
 CABINET A, SLIDE 25B
 P.R.W.C.TX.

O-2
 CALLED 0.28 ACRES
 PASCUAL HERRERA DOMINGUEZ &
 ANDREA CORDOVA LOPEZ
 DOC. NO. 2018018163
 O.P.R.W.C.TX.

WJ CAGLE ADDITION TO BARTLETT
 CABINET LOT 2
 CABINET A, SLIDE 25B
 P.R.W.C.TX.

P.O.C.
 FND. 1/2" I.R. W/ CAP
 STAMPED "RPLS 5793"
 BRG. N04°48'46"E, 0.23'

(158'
 R.O.W.)
 CAB. A SLIDE 78B
 M.R.W.C.TX.

ANDREA CORDOVA LOPEZ AND
 PASCUAL HERRERA DOMINGUEZ
 DOC. NO. 2024025511
 O.P.R.W.C.TX.

ROWNTREE'S 2ND ADDITION
 TO THE TOWN OF BARTLETT
 LOT 8
 CABINET A, SLIDE 78B
 P.R.W.C.TX.

SALT LAKE STREET

THE OFFICIAL REVISED MAP
 OF THE CITY OF BARTLETT
 LOT 3, BLOCK 68
 CABINET A, SLIDE 219
 P.R.W.C.TX.

THE OFFICIAL REVISED MAP
 OF THE CITY OF BARTLETT
 LOTS 4, BLOCK 68
 CABINET A, SLIDE 219
 P.R.W.C.TX.

THE OFFICIAL REVISED MAP
 OF THE CITY OF BARTLETT
 LOT 3, BLOCK 68
 CABINET A, SLIDE 219
 P.R.W.C.TX.

CRISTOBAL MARTINEZ AND WIFE
 MARIA GALLEGOS MUNIZ
 DOC. NO. 2014005409
 O.P.R.W.C.TX.

CALLED 0.63 ACRES
 PASCUAL HERRERA DOMINGUEZ
 DOC. NO. 2019056423
 O.P.R.W.C.TX.

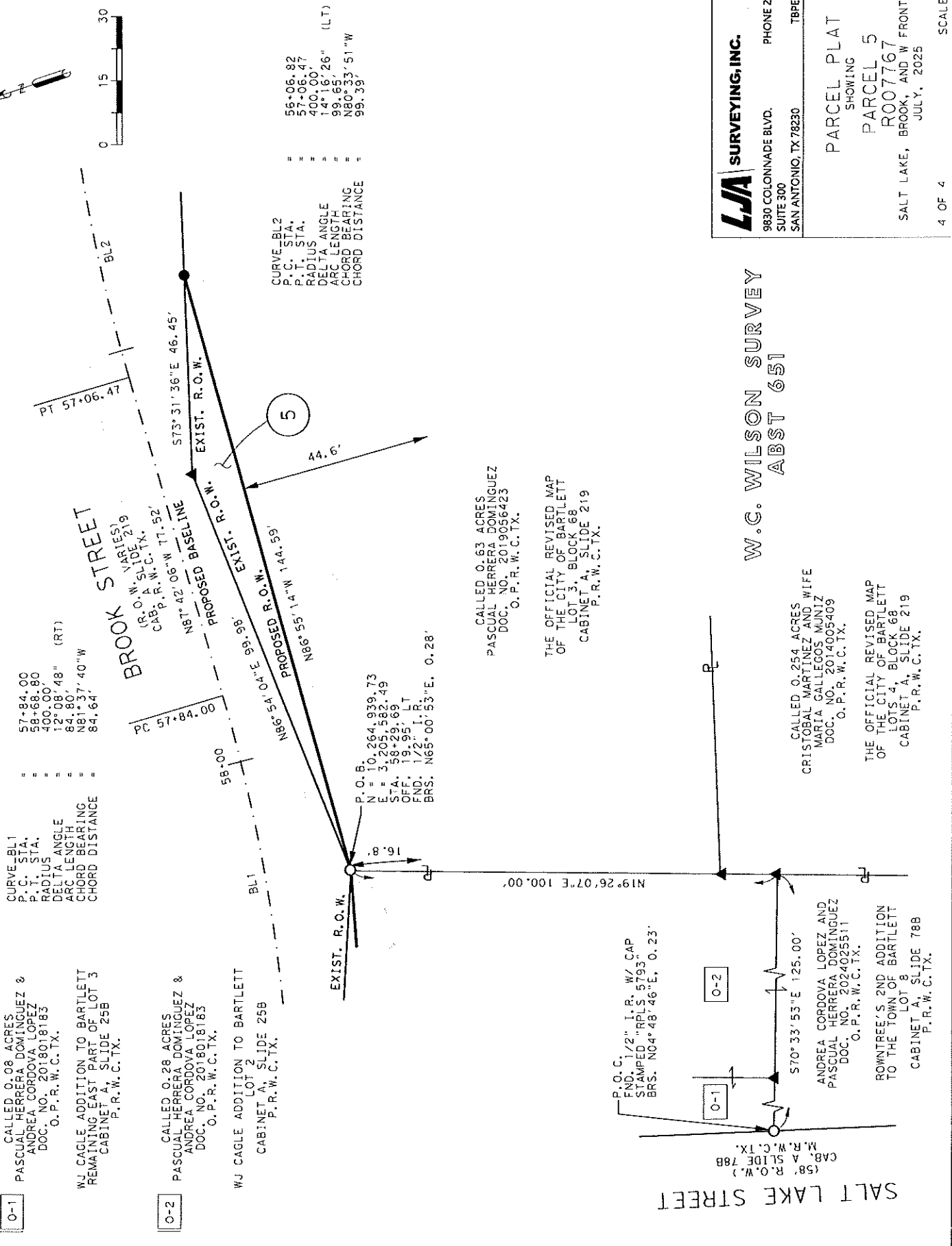
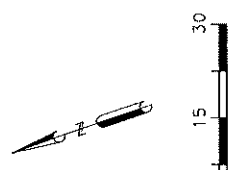
THE OFFICIAL REVISED MAP
 OF THE CITY OF BARTLETT
 LOT 3, BLOCK 68
 CABINET A, SLIDE 219
 P.R.W.C.TX.

W.C. WILSON SURVEY
 ABST 651

LJA SURVEYING, INC.
 9830 COLONNADE BLVD.
 SUITE 300
 SAN ANTONIO, TX 78230
 PHONE 210-503-2700
 TBPELS-10194382

PARCEL PLAT
 SHOWING
 PARCEL 5
 R007767
 SALT LAKE, BROOK, AND W FRONT STREET
 JULY, 2025

4 OF 4 SCALE: 1"=30'



CURVE_BL1
 P.C. STA. = 57+84.00
 P.T. STA. = 58+68.80
 RADIUS = 400.00'
 DELTA ANGLE = 12°08'48" (RT)
 ARC LENGTH = 64.80'
 CHORD BEARING = N81°37'40"W
 CHORD DISTANCE = 84.64'

BROOK STREET
 (R.O.W. VARIES)
 CAB. A SLIDE 219
 P.R.W.C.TX.

PROPOSED BASELINE
 N87°42'06"W 77.52'

EXIST. R.O.W.
 S73°31'36"E 46.45'

PROPOSED R.O.W.
 N86°55'11"W 144.59'

EXIST. R.O.W.
 N81°54'04"E 66.68'

PROPOSED R.O.W.
 N86°55'11"W 144.59'

EXIST. R.O.W.
 N81°54'04"E 66.68'

P.O.B.
 N = 10,264.939,73
 E = 3,202,582.49
 STA. 58+291.09
 OFF. 19.95 LT
 FND. 1/2" I.R. "E. 0.28"
 BRG. N65°00'53"E, 0.28'

EXIST. R.O.W.
 N19°26'07"E 100.00'

BL1

BL2

PT 57+06.47

44.6'

5

56+06.82
 57+06.47
 400.00'
 14°16'26" (LLT)
 99.65'
 N80°33'51"W
 99.39'

CURVE_BL2
 P.C. STA. = 56+06.82
 P.T. STA. = 57+06.47
 RADIUS = 400.00'
 DELTA ANGLE = 14°16'26" (LLT)
 ARC LENGTH = 99.65'
 CHORD BEARING = N80°33'51"W
 CHORD DISTANCE = 99.39'

**FIELD NOTE DESCRIPTION
PARCEL 8
R007885 / R430412
0.0298 ACRES (1,296 SQUARE FEET)**

BEING 0.0298 ACRE (1,296 SQUARE FEET) TRACT OF LAND, LOCATED IN THE W.C. WILSON SURVEY, ABSTRACT NUMBER 651 WILLIAMSON COUNTY, TEXAS AND BEING OUT OF LOT 2 OF THE WJ CAGLE ADDITION TO BARTLETT RECORDED IN CABINET A SLIDE 25B IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.) SAME BEING A CALLED 0.28 ACRE TRACT CONVEYED TO PASCUAL HERRERA DOMINGUEZ & ANDREA CORDOVA LOPEZ IN DOCUMENT NUMBER (DOC. NO.) 2018018183 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS (O.P.R.W.C.TX.), ALSO BEING OUT OF THE REMAINING EAST PART OF LOT 3 OF SAID WJ CAGLE ADDITION TO BARTLETT SAME BEING A CALLED 0.08 ACRE TRACT CONVEYED TO PASCUAL HERRERA DOMINGUEZ & ANDREA CORDOVA LOPEZ IN DOC. NO. 2018018183 O.P.R.W.C.TX., SAID 0.0298 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOR THE SOUTHWESTERLY CORNER OF SAID REMAINING EAST PART OF LOT 3, SAME BEING THE NORTHWESTERLY CORNER OF LOT 8 OF ROWNTREE'S 2ND ADDITION TO THE TOWN OF BARTLETT RECORDED IN CABINET A, SLIDE 78B P.R.W.C.TX. CONVEYED TO ANDREA CORDOVA LOPEZ AND PASCUAL HERRERA DOMINGUEZ RECORDED IN DOC. NO. 2024025511 O.P.R.W.C.TX., BEING ON THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF SALT LAKE STREET (58' R.O.W.) RECORDED IN CABINET A, SLIDE 78B P.R.W.C.TX. FROM WHICH A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 5793" BEARS NORTH 04° 48' 46" EAST, A DISTANCE OF 0.23 FEET;

THENCE NORTH 19° 26' 07" EAST ALONG THE COMMON LINE OF SAID REMAINING EAST PART OF LOT 3 AND SAID EXISTING R.O.W. LINE OF SALT LAKE STREET, A DISTANCE OF 70.87 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "LJA SURVEY" SET FOR THE **POINT OF BEGINNING**, HAVING SURFACE COORDINATE VALUES OF NORTHING: 10,264,961.62 AND EASTING: 3,205,310.54, AND BEING 15.36 FEET LEFT OF PROPOSED BASELINE STATION 59+76.21;

THENCE NORTH 19° 26' 07" EAST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 34.58 FEET, TO A POINT AT THE INTERSECTION OF SAID EXISTING R.O.W. LINE OF SALT LAKE STREET AND THE EXISTING SOUTHWESTERLY R.O.W. LINE OF BROOK STREET (18-FOOT R.O.W.) RECORDED IN CABINET A SLIDE 25B P.R.W.C.TX.;

THENCE SOUTH 68° 04' 15" EAST ALONG THE COMMON LINE OF SAID EXISTING R.O.W. LINE OF BROOK STREET AND SAID REMAINING EAST PART OF LOT 3 AND SAID LOT 2, A DISTANCE OF 125.12 FEET TO A POINT FOR COMMON CORNER OF SAID LOT 2 AND LOT 3, BLOCK 68 OF THE OFFICIAL REVISED MAP OF THE CITY OF BARTLETT RECORDED IN CABINET A SLIDE 219 P.R.W.C.TX., AND AN ANGLE POINT OF SAID EXISTING R.O.W. LINE OF BROOK STREET, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 65° 01' 48" EAST, A DISTANCE OF 0.28 FEET;

THENCE OVER AND ACROSS SAID REMAINING EAST PART OF LOT 3 AND SAID LOT 2, ALONG THE PROPOSED R.O.W. THE FOLLOWING TWO (2) COURSES AND DISTANCE:

1. NORTH 75° 35' 18" WEST A DISTANCE 95.71 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "LJA SURVEY" SET;
2. SOUTH 74° 27' 33" WEST A DISTANCE OF 36.20 FEET RETURNING TO THE **POINT OF BEGINNING**, CONTAINING 0.0298 ACRES (1,296 SQUARE FEET) OF LAND.

NOTES:

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00.

COORDINATES AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET, SURFACE VALUES, AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SCALE FACTOR OF 1.0001116868.

HORIZONTAL SURVEY METHOD USED IS A COMBINATION OF STATIC AND RTK.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. ABSTRACTING WAS COMPLETED IN MAY OF 2025.

A PARCEL PLAT OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PROPERTY DESCRIPTION.

STATIONS AND OFFSETS REFERENCED MAY NOT MATCH FINAL PROPOSED BASELINE DESIGN.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY DESCRIPTION AND THE ACCOMPANYING PARCEL PLAT REPRESENT THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

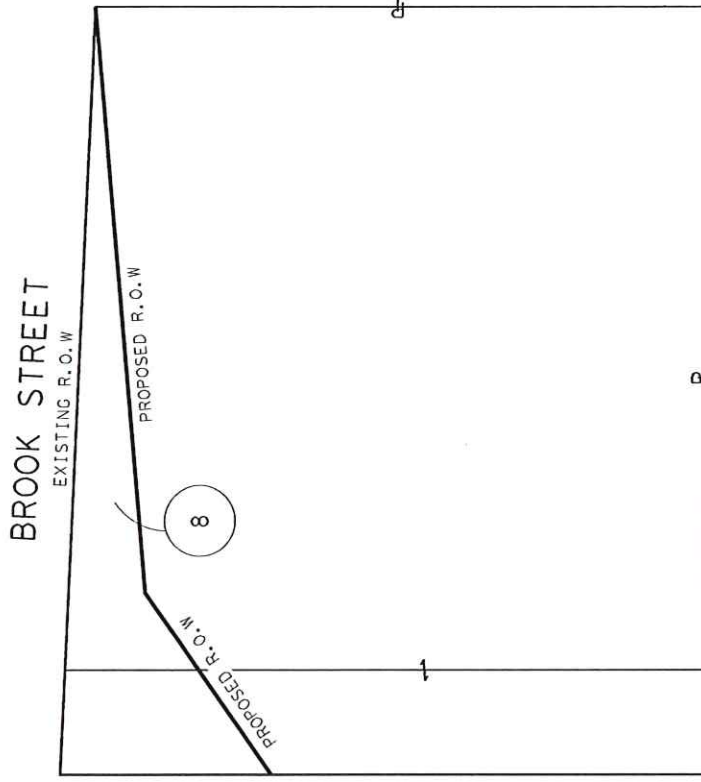


Jacob Goebel
Registered Professional Land Surveyor No. 6734
LJA Surveying, Inc.
9830 Colonnade Boulevard, Suite 300
San Antonio Texas, 78230
210-503-2700
Texas Firm No. 10194382

July 11, 2025



PARENT TRACT INSET
NOT TO SCALE



LEGEND:

- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- SURVEY LINE
- PROPERTY HOOK LINE
- EASEMENT LINE
- PROPOSED BASELINE
- OFFICIAL PROPERTY RECORDS WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
- CABINET & SHEET
- OFFSET
- BASELINE STATION
- BEARS
- RIGHT-OF-WAY
- FOUND
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- VOLUME / PAGE
- DOCUMENT NUMBER
- UTILITY EASEMENT
- BUILDING LINE
- AERIAL EASEMENT
- DRAINAGE EASEMENT
- IRON ROD
- IRON PIPE
- SET 5/8" I.R. W/ LJA SURVEYING ALUMINUM CAP (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER AS DESCRIBED
- CALCULATED POINT

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00.
2. COORDINATES AND DISTANCES ARE IN US SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SCALE FACTOR OF 1.000116868.
3. HORIZONTAL SURVEY METHOD USED IS A COMBINATION OF STATIC AND RTK.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS SHOWN HEREON ARE BASED ON DOCUMENTS DISCOVERED THROUGH ABSTRACTING AND MAY NOT DEPICT ALL EASEMENTS, RESTRICTIONS OR ORDINANCES OF RECORD.
5. ABSTRACTING WAS COMPLETED IN MAY, 2025.
6. FIELD SURVEYS WERE COMPLETED IN MAY, 2025.
7. A METES AND BOUNDS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
8. BASELINE SHOWN WAS PROVIDED BY ENGINEER TO SURVEYOR ON 10/9/2024. STATIONS AND OFFSETS SHOWN MAY NOT MATCH FINAL PROPOSED BASELINE DESIGN.

PARCEL B TOTAL AREA		
EXISTING AC./S.F.	TAKING AC./S.F.	REMAINDER AC.
0.36	0.0298	0.33
15,682	1,296	

LJA SURVEYING, INC.
 9830 COLONNADE BLVD. PHONE 210-503-2700
 SUITE 300
 SAN ANTONIO, TX 78230 TBPELS-10194382

PARCEL PLAT
 SHOWING
 PARCEL 8
 R007885/R430412
 SALT LAKE, BROOK, AND W FRONT STREET
 JULY, 2025

PAGE 3 OF 4 SCALE: N. T. S.
 PROJECT NO. LJA5001-2175-2301

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



Jacob Goebel
 DATE 7/11/25
 JACOB GOEBEL REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6734

OWNERSHIP TABLE:

O-1 CALLED 0.08 ACRES
 PASCUAL HERRERA DOMINGUEZ &
 ANDREA CORDOVA LOPEZ
 DOC. NO. 2018018183
 O.P.R.W.C.TX.

WJ CAGLE ADDITION TO BARTLETT
 REMAINING EAST PART OF LOT 3
 CABINET A SLIDE 25B
 P.R.W.C.TX.

LINE TABLE		
LINE	BEARING	LENGTH
LT	N19° 26' 07"E	34.58'

CURVE_B/L1
 P.C. STA. = 57+84.00
 P.T. STA. = 58+66.80
 RADIUS = 400.00'
 DELTA ANGLE = 12° 08' 48" (RT)
 ARC LENGTH = 84.80'
 CHORD BEARING = N81° 37' 40" W
 CHORD DISTANCE = 84.64'

BROOK STREET
 (118' R.O.W.)
 CAB. A, SLIDE 25B
 P.R.W.C.TX.

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

FND. 1/2" I.R.
 BRS. N65° 01' 48" E, 0.28'
 STA. 58+29.46
 OFF. 19.80' LT

CALLLED 0.63 ACRES
 PASCUAL HERRERA DOMINGUEZ
 DOC. NO. 2019056423
 O.P.R.W.C.TX.

THE OFFICIAL REVISED MAP
 OF THE CITY OF BARTLETT
 LOT 3, BLOCK 68
 CABINET A SLIDE 219
 P.R.W.C.TX.

CURVE_B/L2
 P.C. STA. = 59+14.51
 P.T. STA. = 60+17.27
 RADIUS = 65.00'
 DELTA ANGLE = 90° 34' 59" (LT)
 ARC LENGTH = 102.76'
 CHORD BEARING = S59° 09' 14" W
 CHORD DISTANCE = 92.39'

CALLLED 0.28 ACRES
 PASCUAL HERRERA DOMINGUEZ &
 ANDREA CORDOVA LOPEZ
 DOC. NO. 2018018183
 O.P.R.W.C.TX.

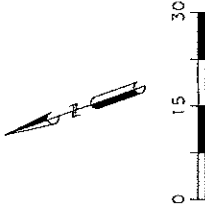
WJ CAGLE ADDITION TO BARTLETT
 LOT 2
 CABINET A SLIDE 25B
 P.R.W.C.TX.

ANDREA CORDOVA LOPEZ AND
 PASCUAL HERRERA DOMINGUEZ
 DOC. NO. 2024025511
 O.P.R.W.C.TX.

ROWNTREE'S 2ND ADDITION
 TO THE TOWN OF BARTLETT
 LOT 8
 CABINET A SLIDE 78B
 P.R.W.C.TX.

P.O.C.
 FND. 1/2" I.R. W/ CAP
 STAMPED "RPLS 5793"
 BRS. N04° 48' 46" E, 0.23'

SALT LAKE STREET
 (58' R.O.W.)
 CAB. A, SLIDE 78B
 P.R.W.C.TX.



LJA SURVEYING, INC.
 9830 COLONNADE BLVD. PHONE 210-503-2700
 SUITE 300
 SAN ANTONIO, TX 78230 TBPELS-10194382

PARCEL PLAT
 SHOWING
 PARCEL 8
 R007885/R430412
 SALT LAKE, BROOK AND W FRONT STREET
 JULY, 2025

PAGE 4 OF 4 SCALE: 1" = 30'