NOTICE TO THE PUBLIC
WILLIAMSON COUNTY COMMISSIONERS COURT
Commissioners Courtroom
710 S. Main Street, Georgetown
January 13, 2026
9:30 A.M.

The Commissioners Court of Williamson County, Texas will meet in Regular Session at the above location, date, and time to consider the items set forth below. It is the intent of the Commissioners Court to have a quorum physically present at the meeting. Up to two (2) Commissioners Court members may participate by videoconference call in accordance with the Texas Open Meetings Act.

1. Review and approval of minutes.

2. Hear County Auditor concerning invoices, bills, Quick Check Report, wire transfers and electronic payments submitted for payment and take appropriate action including, but not limited to approval for payment provided said items are found by the County Auditor to be legal obligations of the county.

3. **Public Comment Period for Agenda Items.** The Commissioners Court will conduct a Public Comment Period to allow members of the public, who have properly submitted a Public Participation Form, to address the Commissioners Court regarding specific Agenda Items that are on the Commissioners Court's Agenda. During such Public Comment Period, speakers shall be limited to a maximum of three (3) minutes to make his or her remarks regarding an Agenda Item. Each member of the public who appears before the Commissioners Court to address the Commissioners Court regarding more than one (1) Agenda Item on the Commissioners Court's Agenda shall be limited to a cumulative maximum of five (5) minutes to make his or her remarks for all such Agenda Items. The maximum overall discussion time allowed for an Agenda Item, regardless of the number of members of the public wishing to address the Court on such Agenda Item, shall be limited to thirty (30) minutes. Speaking time, to the extent possible, will be evenly allocated among speakers should more than ten (10) speakers desire to speak on the same Agenda Item. In matters of exceptional interest, the Commissioners Court may, by majority vote, lengthen the maximum overall public discussion time allowed on a particular Agenda Item. The Presiding Officer of the Commissioners Court reserves the right to conduct public comment regarding an Agenda Item at the time in which the item is called for the Commissioners Court's consideration as opposed to including such public comments during this Public Comment Period.

CONSENT AGENDA

The Consent Agenda includes non-controversial and routine items that the Court may act on with one single vote. The Judge or a Commissioner may pull any item from the consent agenda in order that the court discuss and act upon it individually as part of the Regular Agenda.
(Items 4 –17)

4. Discuss, consider, and take appropriate action on a line item transfer for Emergency Medical Services.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0540-005700	Vehicles >5,000	5,010.00
To	0100-0540-004540	State Inspection of Ambulance	5,010.00

5. Discuss, consider and take appropriate action on a line-item transfer for Road and Bridge.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0200.0210.004209	Cellular Phone/Pager	$5,000.00
To	0200.0210.004210	Internet/Email Svs	$5,000.00

6. Discuss, consider and take appropriate action on approving compensation changes, position title changes, position grade changes, and any corresponding line item transfers.

7. Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 4, December 2025 Monthly Report in compliance with Code of Crim. Proc. § 103.005.

8. Discuss, consider, and take appropriate action on approval of the Municipal Separate Storm Sewer System (MS4) Annual Report.

9. Discuss, consider and take appropriate action regarding the 2025 Racial Profiling Report for Williamson County Constable Pct. 3.

10. Discuss, consider and take appropriate action on a Williamson County Community Recreation Facility Fund Funding Agreement between Williamson County and the American Legion Graham D. Luhn Post 39 for funding of improvements to the American Legion Graham D. Luhn Post 39.

11. Discuss, consider, and take appropriate action to approve the Contract for Goods #2026-136 between Williamson County and Jimenz Motorsports LLC (dba BMW Motorcycles of San Antonio) for the purchase of two (2) BMW Motorcycles for the Williamson County Sheriff's Department, with the not-to-exceed amount of $78,367.90, with 3 quotes being obtained, and authorizing the execution of the agreement.

12. Discuss, consider, and take appropriate action on approving the Addendum to the Professional Services Agreement #2026-074 with Fitch & Associates, LLC, for Beyond the Streets' workshop for Emergency Medical Services, in the amount of $15,000.00

13. Discuss, consider, and take appropriate action on the Grant Completion Report for the Texas General Land Office.

14. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for Enterprise Asset Management System, under RFP #26RFP14. Funding source is P726.

15. Discuss, consider, and take appropriate action on a First Amendment to that Certain Williamson County Exposition Center License Agreement by and between Williamson County and the Williamson County Livestock Association, Inc (WCLA) in relation to granting permission to the WCLA use of areas of the Williamson County Exposition Center for the purpose of holding a youth livestock show.

16. Discuss, consider, and take appropriate action on Work Authorization No. 3 in the amount of $23,000.00 to expire on September 30, 2026, under the Public Involvement Services contract 25RFP30 between Williamson County and Rifeline, LLC executed on July 29, 2025, for Cross Creek Road.

17. Discuss, consider, and take appropriate action on approval of the preliminary plat for the Widmer Farms subdivision – Precinct 4.

REGULAR AGENDA

18. Discuss, consider, and take appropriate action on recognizing Williamson County ESD #3 Commissioner Dan Hejl for his service to ESD #3.

19. Discuss, consider, and take appropriate action on recognizing Williamson County ESD #6 Byron Whisnant commissioner for his service to ESD #6.

20. Discuss, consider and take appropriate action to authorize the Williamson County Sheriff's Office to apply for the Texas Department of Transportation FY2027 Selective Traffic Enforcement Program grant.

21. Discuss, consider, and take appropriate action on approving the Wiliamson County EMS Provider License Declaration form and authorizing the County Judge to sign same and any necessary related documents.

22. Discuss, consider, and take appropriate action to enhance and increase security procedures and practices relating to public meeting notices and agendas of the Williamson County Commissioners Court.

23. Discuss, consider, and take appropriate action on approving the Master Service Agreement No. 2026-131 between Williamson County and Mayans Concrete, LLC for the concrete repair and service work on an as-needed/requested basis in the not-to-exceed amount of One Hundred Thousand Dollars ($100,000.00) and authorize execution of the agreement.

24. Discuss, consider and take appropriate action on Contract Amendment No. 2 under Williamson County Contract for Engineering Services between HNTB Corporation and Williamson County dated January 9, 2024, for General Engineering Consultant– Construction Management/Inspection Services.

25. Discuss, consider and take appropriate action on Contract Amendment No. 3 under Williamson County Contract for Engineering Services between HNTB Corporation and Williamson County dated January 9, 2024, for General Engineering Consultant – Construction Management/Inspection Services for Williamson County Road and Bridge Department Projects.

26. Discuss, consider, and take appropriate action to approve the first renewal of two available renewal options for Contract #25IFB23, for Crack Sealer between Williamson County and Crafco, Inc., for the Road and Bridge Dept., as originally approved by the Commissioners' Court on March 25, 2025, Agenda Item #79, for the same terms and conditions as the original contract, with a term of March 26, 2026, through March 25, 2027, and authorizing the execution of the renewal.

27. Discuss, consider, and take appropriate action on awarding IFB #25IFB91 Tree Limb Chipping Services to Fanar 1 Enterprises LLC based on the lowest and best bid offer with a not-to-exceed amount of $230,000.00 for the initial 12-month term from award date with 2 optional renewals at 12 months each.

28. Discuss, consider, and take appropriate action regarding the Standard Utility Agreement with Bartlett Electric Cooperative (BEC) on the CR 314 Project, a Road Bond Project in Commissioner Precinct 4.

29. Discuss, consider, and take appropriate action regarding an Antiquities Permit Application to the Texas Historical Commission (THC), required as part of the Due Diligence Environmental Investigation on the CR 175 project, a 2023 Road Bond project in Commissioner Precinct 2.

30. Discuss, consider, and take appropriate action regarding an Antiquities Permit Application to the Texas Historical Commission (THC), required as part of the Due Diligence Environmental Investigation on the Freedom River Parkway East (Liberty Hill Parkway) project, a 2023 Road Bond project in Commissioner Precinct 2.

31. Discuss, consider and take appropriate action on accepting a slope easement from the City of Georgetown pursuant to a previously approved Interlocal Agreement between the City and the County regarding the development of the Williamson County Headquarter Property and design and construction of Southwestern Boulevard, and the SE Inner Loop and related infrastructure.

32. Discuss, consider and take appropriate action on a claim for relocation expenses with Roy Wolf as a result of the right of way acquisition necessary for the Seward Junction N Loop project (Parcel 15).

33. Discuss, consider and take appropriate action on a letter agreement with Charlotte Lyn Davis to acquire 0.049 AC needed as a waterline easement needed on the E. Wilco Highway Segment 5 project (Parcel 84 UE).

34. Discuss, consider and take appropriate action on a possession and use agreement with Kang Lee to acquire 26.4712 AC needed as right of way for the E. Wilco Highway Segment 6 project (Parcel 105A).

35. Discuss, consider and take appropriate action on an Agreed Final Judgment with Mehdi Saduddin Umatiya to acquire 0.0467 AC needed as right of way on the CR 314 construction project (Parcel 43).

36. Discuss, consider and take appropriate action on a letter agreement with Orlando Vallejo and Juan Carlos Vallejo Donaciano to acquire 0.0111 AC needed as right of way on the Salt Lake, Brook and Front St. project. (Parcel 6)

37. Discuss, consider and take appropriate action on a letter agreement with Pascual Herrera Dominguez to acquire 0.0179 AC and 0.0298 AC needed as right of way on the Salt Lake, Brook and Front St. project. (Parcels 5 & 8)

38. Discuss, consider and take appropriate action on a development agreement by and between Williamson County and Reagan 245 Real Estate, LLC regarding the construction of certain improvements to Reagan Boulevard as it relates to the Ronald Reagan Segment D project (Parcel 107E).

39. Discuss, consider and take appropriate action on a real estate contract with Michael and Christie Mayfield to acquire 0.2085 AC needed as right of way for the Ronald Reagan Segment D project (Parcel 18).

40. Discuss, consider and take appropriate action on a real estate contract, residential leaseback and a farm and grazing lease with Weldon R. Shuffield to acquire 9.391 AC needed as future right of way on the Corridor I1 project.

EXECUTIVE SESSION

"The Commissioners Court for Williamson County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices) and 551.087 (Deliberations regarding Economic Development Negotiations)."

41. Discuss the following real property matters pursuant to Texas Government Code Section 551.072:

a. Discuss potential sale of property located at 102 w. 3rd Street, Georgetown, Texas and 303, 307, 311 and 312 S. Main Street, Georgetown, Texas.

42. Discuss the following pending or contemplated litigation, settlement matters and/or other confidential attorney-client legal matters pursuant to the Texas Government Code Section 551.071:

a. Discuss Claim No. 09162024-210-344, a damage claim by Oncor Electric Delivery, LLC for an incident occurring on or about 09/16/2024.
b. Cause No. 25-1280-C26; Blake Sanabria, et al. vs. Williamson County, et al.; In the 26th Judicial District Court of Williamson County, Texas.

REGULAR AGENDA (continued)

43. Discuss, consider, and take appropriate action on setting dates for holding Special Sessions of the Williamson County Commissioners Court.

44. Comments from Commissioners.

45. **Public Comment Period for County Matters that are not on the Agenda.** The Commissioners Court will conduct a Public Comment Period to allow members of the public, who have properly submitted a Public Participation Form, to address the Commissioners Court regarding matters pertaining to or affecting Williamson County, but that do not appear as an Agenda Item on the Commissioners Court's Agenda. During this Public Comment Period, speakers shall be limited to a maximum of two (2) minutes to make his or her remarks and the maximum overall discussion time allowed for this Public Comment Period, regardless of the number of members of the public wishing to address the Court during such period, shall be limited to ten (10) minutes. Speaking time, to the extent possible, will be evenly allocated among speakers should more than five (5) speakers desire to speak during this Public Comment Period. Please note that the members of the Court may not comment during the meeting about matters that are not on the Commissioners Court's Agenda.

_____
Steven Snell, County Judge

This notice of meeting was posted in the locked box located on the south side of the Williamson County Courthouse, a place readily accessible to the general public at all times, on the 7th day of January 2026 at 5:00 pm and remained posted for at least three business days before the scheduled date of the meeting.

Commissioners Court - Regular Session **4.**

Meeting Date: 01/13/2026

LIT for Emergency Medical Services Provider License Renewal

Submitted For: John Gonzales **Submitted By:** John Gonzales, EMS

Department: EMS

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for Emergency Medical Services.

Public Background

This line item transfer is to cover the cost of the EMS Provider License Renewal for 2026. The EMS provider license is renewed every two years with the last renewal in 2024. The funds for the renewal were not specifically requested for FY 2026 due to an oversight during budget requests. However, there are sufficient funds within the EMS budget to cover the provider license renewal of $5,010.00.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0540-005700	Vehicles >5,000	5,010.00
To	0100-0540-004540	State Inspection of Ambulance	5,010.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	12/30/2025 04:27 PM
Budget Office	Saira Hernandez	12/31/2025 08:20 AM
Form Started By: John Gonzales		Started On: 12/30/2025 02:34 PM
Final Approval Date: 12/31/2025		

Commissioners Court - Regular Session **5.**

Meeting Date: 01/13/2026

Line-item transfer for Road & Bridge Division

Submitted For: Matt Williamson **Submitted By:** Jenifer Favreau, Infrastructure

Department: Infrastructure **Division:** Road & Bridge

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a line-item transfer for Road and Bridge.

Public Background

This transfer is necessary to cover current shortfall and anticipated remaining costs for Mi-Fi units in use as department transitions to county-issued cell phones.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0200.0210.004209	Cellular Phone/Pager	$5,000.00
To	0200.0210.004210	Internet/Email Svs	$5,000.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 09:50 AM
Budget Office	Saira Hernandez	01/06/2026 10:19 AM
Form Started By: Jenifer Favreau		Started On: 01/06/2026 08:34 AM
Final Approval Date: 01/06/2026		

Commissioners Court - Regular Session **6.**

Meeting Date: 01/13/2026

Compensation Items

Submitted By: Kayla Marek, Human Resources

Department: Human Resources

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approving compensation changes, position title changes, position grade changes, and any corresponding line item transfers.

Public Background

See attached documentation for details.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Merit Report

Merit LIT

Form Review

Inbox	Reviewed By	Date
Human Resources (Originator)	Allen Frederick	01/05/2026 05:03 PM
County Judge Exec Asst.	Delia Colon	01/06/2026 09:42 AM
Budget Office	Saira Hernandez	01/06/2026 10:07 AM
Form Started By: Kayla Marek		Started On: 01/05/2026 04:58 PM
Final Approval Date: 01/06/2026		

Department	Position	Emp Num	Current Annual Salary	Merit Amt	Merit%	New Annual Salary	Lump-sum Merit	Pay Proposal Reason	Effective Date of Change
Emergency Medical Services	Senior Paramedic.1619.001100.	15978	$54,223.15	$1,626.68	3.00	$55,849.83	-	MERIT	16-Jan-26
Emergency Medical Services	Senior Paramedic.0856.001100.	16746	$54,223.15	$1,084.47	2.00	$55,307.62	-	MERIT	16-Jan-26

				(TO)	(FROM)	
entity	**fund**	**dept**	**object**	**dr**	**cr**	
01	0100	0450	001100	982.72		PCN 2015 ARPA merit 10/24
01	0100	0450	001130		982.72	PCN 2015 ARPA merit 10/24
01	0100	0475	001100	1,612.26		PCN 2007 ARPA merit 10/28
01	0100	0475	001130		1,612.26	PCN 2007 ARPA merit 10/28
01	0100	0540	001100	2,711.16		
01	0100	0540	002010	207.40		
01	0100	0540	002020	413.79		
01	0100	8004	001130		2,711.16	
01	0100	8004	002010		207.40	
01	0100	8004	002020		413.79	

Commissioners Court - Regular Session **7.**

Meeting Date: 01/13/2026

Justice of the Peace 4 December 2025 Monthly Report

Submitted By: Veronica Bolander, J.P. Pct. #4

Department: J.P. Pct. #4

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 4, December 2025 Monthly Report in compliance with Code of Crim. Proc. § 103.005.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

JP4 EOM DEC 2025

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:29 AM
Form Started By: Veronica Bolander		Started On: 01/06/2026 06:03 PM
Final Approval Date: 01/07/2026		

IN COMPLIANCE WITH ARTICLE 103.005
CODE OF CRIMINAL PROCEDURE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Rhonda Redden, Justice of the Peace, Precinct 4, Williamson County, who on her oath, stated that the attached report of money collected is a true and correct report for the month of December 2025.

RHONDA REDDEN
JUSTICE OF THE PEACE
PRECINCT FOUR

This 6th day of January 2026, to certify which witness my hand and seal of office.

VERONICA BOLANDER
My Notary ID # 2676312
Expires November 2, 2027

NOTARY PUBLIC in and for the State of Texas

Payment Report - Transaction/Adjustment Detail

Deposit Date: **12/1/2025 - 12/31/2025** Case Categories: **Civil; Criminal**
Locations: **JP4** Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Final Totals		**Fee Totals**	**Transaction Totals**
Total Payments		**115,948.07**	**115,948.07**
Total Adjustments Impacting Payments		**0.00**	**0.00**
Final Fee Code Totals		**115,948.07**	**115,948.07**
Tender Method Summary			
Tender Types	Cash	3,540.67	3,540.67
	Cashier's Check	134.00	134.00
	Certified Payments Credit Card	52,703.04	52,703.04
	Check	2,607.00	2,607.00
	Credit Card	27,676.83	27,676.83
	E-File Credit Card	27,527.75	27,527.75
	Money Order	1,758.78	1,758.78

Detailed report is available through the Auditor's Office.

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Deposit Date: **12/1/2025 - 12/31/2025** Case Categories: **Civil; Criminal**
Locations: **JP4**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-207008 - JP 4-CASH BONDS	L-004-4-01-0100-0000-207008: 01-0100-0000-207008 - JP4 Cash Bonds	1,000.00
01-0100-0000-207017 - Collections Agency Fee	L-004-4-01-0100-0000-207017: 01-0100-0000-207017 - Collections Agency Fee	1,600.44
01-0100-0000-209600 - FINES DUE TO TX PARKS WILDLIFE	L-004-4-01-0100-0000-209600: 01-0100-0000-209600 - Fines Due to TX Parks Wildlife	1,365.10
01-0100-0000-209700 - JP COURTS-REFUNDS	L-004-4-01-0100-0000-209700: 01-0100-0000-209700 - JP Courts Refunds	14.66
01-0100-0000-341200 - Sheriff Fees (WILCO)	L-004-4-01-0100-0000-341200: 01-0100-0000-341200 - Sheriff Fees (WILCO)	50.00
01-0100-0000-341804 - FEES OF OFFICE, JP PCT-4	L-004-4-01-0100-0000-341804: 01-0100-0000-341804 - Fees of Office, JP Pct. #4	18,806.26
01-0100-0000-341902 - CIVIL FEES/OFFICE, CONST 2	L-004-4-01-0100-0000-341902: 01-0100-0000-341902 - Fees of Office, Const. PCT #2	80.00
01-0100-0000-341903 - CIVIL FEES/OFFICE, CONST 3	L-004-4-01-0100-0000-341903: 01-0100-0000-341903 - Fees of Office, Const. PCT #3	600.00
01-0100-0000-341904 - CIVIL FEES/OFFICE, CONST 4	L-004-4-01-0100-0000-341904: 01-0100-0000-341904 - Fees of Office, Const. PCT #4	14,320.00
01-0100-0000-341914 - CRIMINAL FEES/OFFICE, CONST 4	L-004-4-01-0100-0000-341914: 01-0100-0000-341914 - Fees of Office, Crim. Const PCT #4	661.99
01-0100-0000-342860 -Time Payment Fee County 2.50	L-004-4-01-0100-0000-342860: 01-0100-0000-342860 - Time Payment Fee County 2.50	947.73
01-0100-0000-351304 - FINES, JP PCT-4	L-004-4-01-0100-0000-351304: 01-0100-0000-351304 - FINES, JP PCT #4	37,345.68
01-0100-0000-365103 Language Access Fund	L-004-4-01-0100-0000-365103: 01-0100-0000-365103 - Language Access Fund	1,644.00
01-0100-0000-370500 - Miscellaneous Revenue	L-004-4-01-0100-0000-370500: 01-0100-0000-370500 - Miscellaneous Revenue	5.00
99-9999-9999-000003 - LOCAL Consolidated CC-Misd C	L-004-4-99-9999-9999-000003: 99-9999-9999-000003 - LOCAL Consolidated CC-MISD C	4,201.03
	0100 - General Fund Total:	**82,641.89**
0361 - JP Security Fund		
01-0361-0000-341154 - JP 4 SECURITY FEES	L-004-4-01-0361-0000-341154: 01-0361-0000-341154 - JP 4 SECURITY FEES	22.05
	0361 - JP Security Fund Total:	**22.05**
0365 - Child Safety Fund		
01-0365-0000-341161 - JP CHILD SAFETY FEE	L-004-4-01-0365-0000-341161: 01-0365-0000-341161 - JP CHILD SAFETY FEE	58.43
	0365 - Child Safety Fund Total:	**58.43**
0369 - JP-4 Truancy Program Fund		
01-0369-0000-342190 - Youth Diversion Program (HB 3186)	L-004-4-01-0369-0000-342190: 01-0369-0000-342190 - Youth Diversion Program (HB 3186)	50.00
01-0369-0000-370000 - JP-4 Truancy Program Fees	L-004-4-01-0369-0000-370000: 01-0369-0000-370000 - JP-4 Truancy Program Fee	27.58
	0369 - JP-4 Truancy Program Fund Total:	**77.58**
0370 - Alternate Dispute Resolution Fund		
01-0370-0000-341170 - Alternate Dispute Resolution Fees	L-004-4-01-0370-0000-341170: 01-0370-0000-341170 - Alternate Dispute Resolution Fees	2,740.00
	0370 - Alternate Dispute Resolution Fund Total:	**2,740.00**

Payment Report - G/L and Fund Summary

Deposit Date: **12/1/2025 - 12/31/2025** Case Categories: **Civil; Criminal**
Locations: **JP4**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0372 - Justice Court Technology Fund		
01-0372-0000-341144 - JP 4 TECHNOLOGY FEES	L-004-4-01-0372-0000-341144: 01-0372-0000-341144 - JP #4 TECHNOLOGY FEES	22.07
	0372 - Justice Court Technology Fund Total:	**22.07**
0399 - State Agency Fund		
01-0399-0000-208034 - JP 4 Truancy Prev/Diversion - State	L-004-4-01-0399-0000-208034: 01-0399-0000-208034 - JP 4 Truancy Prev/Diversion - State	11.03
01-0399-0000-208160 - CCC FEES DUE TO STATE COMP	L-004-4-01-0399-0000-208160: 01-0399-0000-208160 - Consolidated Court Costs	220.62
01-0399-0000-208165 - CCC 01.2020 Fee's Due to State	L-004-4-01-0399-0000-208165: 01-0399-0000-208165 - State Con Court Cost LGC 133.102(a)(3	18,358.50
01-0399-0000-208181 - State Consolidated Fee	L-004-4-01-0399-0000-208181: 01-0399-0000-208181 - State Consolidated Fee	609.00
01-0399-0000-208235 - JURY SERVICE FEES DUE TO STATE	L-004-4-01-0399-0000-208235: 01-0399-0000-208235 - Jury Service Fee	22.07
01-0399-0000-208352 - CRIMINAL JUDICIAL SUPPORT DUE	L-004-4-01-0399-0000-208352: 01-0399-0000-208352 - Support of the Judiciary Fund	33.10
01-0399-0000-208400 - DPS ARREST FEES DUE TO STATE	L-004-4-01-0399-0000-208400: 01-0399-0000-208400 - Texas Highway Patrol Arrest Fees	534.79
01-0399-0000-208415 - MOVING VIOLATION FEE DUE TO ST	L-004-4-01-0399-0000-208415: 01-0399-0000-208415 - Moving Violation Fee Due to State	0.43
01-0399-0000-208425 - ST TRAFFIC FEES DUE TO STATE	L-004-4-01-0399-0000-208425: 01-0399-0000-208425 - State Traffic Fee	38.83
01-0399-0000-208426 - State Traffic Fine Due To State	L-004-4-01-0399-0000-208426: 01-0399-0000-208426 - State Traffic Fine Due To State	6,544.53
01-0399-0000-208703 - INDIGENT DEF FEES - DUE TO ST	L-004-4-01-0399-0000-208703: 01-0399-0000-208703 - Indigent Defense Fee	11.03
01-0399-0000-208720 - SEATBELT FINES	L-004-4-01-0399-0000-208720: 01-0399-0000-208720 - Seatbelt Fines	53.50
01-0399-0000-208850 - WEIGHT VIOLATION FINES DUE TO	L-004-4-01-0399-0000-208850: 01-0399-0000-208850 - Weight Violation Fines	3,948.62
	0399 - State Agency Fund Total:	**30,386.05**
	Fee Totals for All Funds:	**115,948.07**

Payment Report - Fee Code Summary

Deposit Date: **12/1/2025 - 12/31/2025** Case Categories: **Civil; Criminal**
Locations: **JP4**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
2020AFC4	Arrest Fee - Constable 4 CCP 102.011(a)(1), 102.011(e)	42.74	9	0.00	0	0.00	0	42.74	9
2020AFDPS	Arrest Fee - DPS CCP 102.011.(a)(1), 102.011(e)	426.98	106	0.00	0	0.00	0	426.98	106
2020AFPW	Arrest Fee - TX P&W CCP 102.011(a)(1), 102. 011(e)	92.81	19	0.00	0	0.00	0	92.81	19
2020AFSO	Arrest Fee - Sheriff's Office 102.011(a)(1), 102.011(e)	936.38	228	0.00	0	0.00	0	936.38	228
2020CCC	State Cons Court Cost LGC 133.102(a)(3)	18,358.50	359	0.00	0	0.00	0	18,358.50	359
2020CDF	Compliance Dismissal Fine	140.00	14	0.00	0	0.00	0	140.00	14
2020DSCM	Driving Safety Course Mandatory CCP 45. 0511(f)(1)	359.49	40	0.00	0	0.00	0	359.49	40
2020LCCC-C	LOCAL Consolidated Court Cost LGC 134.103(a)	4,201.03	363	0.00	0	0.00	0	4,201.03	363
2020LTF	Local Traffic Fine (TC 542.403)	389.62	156	0.00	0	0.00	0	389.62	156
2020STF	State Traffic Fine (TC 542.4031)	6,494.53	156	0.00	0	0.00	0	6,494.53	156
2020TPF	Time Payment Fee CCP 102.030	947.73	102	0.00	0	0.00	0	947.73	102
2020WFC4	Warrant Fee - Const Pct 4 CCP 102.011(a)(2), 102.011(e)	390.67	13	0.00	0	0.00	0	390.67	13
2020WFHPD	Warrant Fee - Hutto PD CCP 102.011(a)(2), 102.011(e)	50.00	1	0.00	0	0.00	0	50.00	1
2020WFWCSO	Warrant Fee Sheriff's Office CCP 102.011(a)(2). 102.011(e)	50.00	1	0.00	0	0.00	0	50.00	1
AB	Abstract	10.00	2	0.00	0	0.00	0	10.00	2
AFDPS	Arrest Fee - DPS (CCP 102.011)	15.00	3	0.00	0	0.00	0	15.00	3
AFSO	Arrest Fee - Sheriff's Office (CCP 102.011)	11.47	3	0.00	0	0.00	0	11.47	3
CB	Cash Bond	1,000.00	2	0.00	0	0.00	0	1,000.00	2
CCC	Consolidated Court Costs [Loc. Gov't Code, 133.102]	220.62	7	0.00	0	0.00	0	220.62	7
CCOP	Civil Copies	90.25	31	0.00	0	0.00	0	90.25	31
CERT	Certified Copy	21.75	4	0.00	0	0.00	0	21.75	4
CFINE	County Fine	36,995.68	306	350.00	1	0.00	0	37,345.68	307
CHS	Courthouse Security Fee (CCP 102.017)	16.54	7	0.00	0	0.00	0	16.54	7
CHSJC	JP Security Fee (CCP 102.017)	5.51	7	0.00	0	0.00	0	5.51	7
CJS	Criminal Judicial Support Fee (LGC 103.105)	33.10	7	0.00	0	0.00	0	33.10	7
COLLFEE	Collection Agency Fee	1,600.44	25	0.00	0	0.00	0	1,600.44	25
CONT2	Constable Service Fee Pct #2	80.00	1	0.00	0	0.00	0	80.00	1

Payment Report - Fee Code Summary

Deposit Date: **12/1/2025 - 12/31/2025** Case Categories: **Civil; Criminal**
Locations: **JP4**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
CONT4	Constable Service Fee Pct #4	9,920.00	100	0.00	0	0.00	0	9,920.00	100
COPIES	Certified Copies	4.75	1	0.00	0	0.00	0	4.75	1
CSFF	Child Safety Fee (CCP 102.014(d))	5.60	1	0.00	0	0.00	0	5.60	1
CSSF	Child Safety School Fee (CCP 102.014(c))	58.43	3	0.00	0	0.00	0	58.43	3
DDF	Deferred Disposition Fee	3,285.07	45	0.00	0	(350.00)	1	2,935.07	46
FNTC1	Child Safety Seat Fine Trauma Center	53.50	1	0.00	0	0.00	0	53.50	1
IDF	Indigent Defense Fee (LGC 133.107)	11.03	7	0.00	0	0.00	0	11.03	7
JCTF	Justice Court Technology Fee (CCP 102.0173)	22.07	7	0.00	0	0.00	0	22.07	7
JFR	Jury Reimbursement Fee (CCP 102.0045)	22.07	7	0.00	0	0.00	0	22.07	7
JTP	Juvenile Truancy Program (CCP 102.0174)	27.58	7	0.00	0	0.00	0	27.58	7
LT10	Overpayments < $10	5.00	3	0.00	0	0.00	0	5.00	3
MVF	Moving Violation Fee (CCP 102.022)	0.43	5	0.00	0	0.00	0	0.43	5
OPAY	Over Payments > $10	10.00	1	0.00	0	0.00	0	10.00	1
SB41CDRF	County Dispute Resolution fund - LGC 135.157	2,740.00	548	0.00	0	0.00	0	2,740.00	548
SB41JCSF	Justice Court Support Fund	13,700.00	548	0.00	0	0.00	0	13,700.00	548
SB41LAF	Language Access Fund - LGC 135.155	1,644.00	548	0.00	0	0.00	0	1,644.00	548
SB41SCF	State Consolidated Fee	609.00	29	0.00	0	0.00	0	609.00	29
SCH	School District Fine	4.66	1	0.00	0	0.00	0	4.66	1
SFC4	Service/Arrest Fee - Const. 4	2.80	1	0.00	0	0.00	0	2.80	1
SFMCWV	State Fine - Motor Carrier Weight Violation	3,948.62	15	0.00	0	0.00	0	3,948.62	15
STF	State Traffic Fee (TC 542.4031)	38.83	2	0.00	0	0.00	0	38.83	2
STFS	State Traffic Fine Due To State (HB2048)	50.00	1	0.00	0	0.00	0	50.00	1
TFC	Traffic	6.88	3	0.00	0	0.00	0	6.88	3
TPDF	Truancy Prevention and Diversion Fund - JP4 eDoc Conversion	11.03	7	0.00	0	0.00	0	11.03	7
TPWF	Texas P&W Fine	1,365.10	14	0.00	0	0.00	0	1,365.10	14
TRANS	Transcript	10.00	1	0.00	0	0.00	0	10.00	1
WARC4	Warrant Fee - Constable Pct. 4	225.78	6	0.00	0	0.00	0	225.78	6
WEXEC	Writ of Execution	50.00	10	0.00	0	0.00	0	50.00	10
WPOSS	Writ of Possession	85.00	17	0.00	0	0.00	0	85.00	17
WSF3	Constable #3 - Writ Service Fee	600.00	3	0.00	0	0.00	0	600.00	3
WSF4	Constable #4 - Writ Service Fee	4,400.00	21	0.00	0	0.00	0	4,400.00	21

Payment Report - Fee Code Summary

Deposit Date: **12/1/2025 - 12/31/2025** Case Categories: **Civil; Criminal**
Locations: **JP4**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Fee Code Summary									
Code Word	**Description**	**Gross**		**Positive Adjustments**		**Negative Adjustments**		**Net**	
		Amount	**Number**	**Amount**	**Number**	**Amount**	**Number**	**Amount**	**Number**
YDP	Youth Diversion Administrative Fee ($50)	50.00	2	0.00	0	0.00	0	50.00	2
Fee Code Summary Totals		**Gross**		**Positive Adjustments**		**Negative Adjustments**		**Net**	
		Amount	**Number**	**Amount**	**Number**	**Amount**	**Number**	**Amount**	**Number**
		115,948.07	3,937	350.00	1	(350.00)	1	115,948.07	3,939

Justice of the Peace 4
Consolidated Court Cost Calculation Sheet

Deposit Date: 12/01/2025-12/31/2025

	DR	CR	GL Code	GL Description	ALLOCATION %
Local CCC-Class C		$4,201.03	99-9999-9999-000003	Local CCC-Class C Due to County	
Court Security Fee	$1,470.36		01.0361.0000.341154	COURTHOUSE SECURITY FEES	35.000000%
Local Truancy Prevention & Diversion Fund Fee	$1,500.37		01.0369.0000.370000	Local Truancy Prevention & Diversion Fund Fee	35.714300%
Justice Court Technology Fund	$1,200.29		01.0372.0000.341144	Justice Court Technology Fund	28.571400%
County Jury Fund Fee	$30.01		01.0100.0000.342853	County Jury Fund Fee	0.714300%
Percentage Distribution Total:	$4,201.03	$4,201.03			100.000000%
Collected	$4,201.03				

Commissioners Court - Regular Session **8.**

Meeting Date: 01/13/2026

2025 MS4 Annual Report

Submitted For: Robert Daigh **Submitted By:** Misti Schulz, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approval of the Municipal Separate Storm Sewer System (MS4) Annual Report.

Public Background

Attached is the TCEQ 2025 MS4 Annual Report. This end-of-year report is required by the TCEQ. The report documents the County's compliance efforts with the state-mandated MS4 program.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

2025 MS4 Annual Report

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 09:56 AM
Form Started By: Misti Schulz		Started On: 01/06/2026 09:18 AM
Final Approval Date: 01/06/2026		

Phase II (Small) MS4 Annual Report Form

TPDES General Permit Number TXR040000

A. General Information

Authorization Number: TXR040112

Reporting Year (year will be either 1, 2, 3, 4, or 5): (2 of 2024-2029 period)

Annual Reporting Year Option Selected by MS4:

Calendar Year:

Permit Year:

Fiscal Year: Fiscal Last day of fiscal year: September 30, 2025

Reporting period beginning date: (month/date/year): October 1, 2024

Reporting period end date: (month/date/year): September 30, 2025

MS4 Operator Level: Two Name of MS4: Williamson County

Contact Name: Roger Hickman Telephone Number: 512-943-3330

Mailing Address: 3151 SE Inner Loop, Georgetown, TX 78626

E-mail Address: roger.hickman@wilcotx.gov

A copy of the annual report was submitted to the TCEQ Region: Yes

Region the annual report was submitted to: TCEQ Region 11

B. Status of Compliance with the MS4 GP and SWMP

1. Provide information on the status of complying with permit conditions: (TXR040000 Part IV.B.2)

	Yes	No	Explain
Permittee is currently in compliance with the SWMP as submitted to and approved by the TCEQ.	X		
Permittee is currently in compliance with recordkeeping and reporting requirements.	X		
Permittee meets the eligibility requirements of the permit (e.g., TMDL requirements, Edwards Aquifer limitations, compliance history, etc.).	X		
Permittee conducted an annual review of its SWMP in conjunction with preparation of the annual report	X		

2. Provide a general assessment of the appropriateness of the selected BMPs. You may use the table below to meet this requirement (**see Example 1 in instructions**):

MCM(s)	BMP	BMP is appropriate for reducing the discharge of pollutants in stormwater (Answer Yes or No and explain.)
1.0: Public Education, Outreach and Involvement	1.1: Community Education	Yes. On September 22, 2025, Williamson County delivered a presentation on MS4 to Eastview High School in Georgetown, TX.

MCM(s)	BMP	BMP is appropriate for reducing the discharge of pollutants in stormwater (Answer Yes or No and explain.)
	1.2: Garden & Lawn	Yes. • Texas Master Gardener workshops are held once a month.
	1.3: Recycling & Household Waste	Yes. • Two Recycling and Household Hazardous Waste events were held on October 12, 2024, and on April 19, 2025.
	1.4: Pet Waste Program	Yes. • Two pet waste stations have been installed at Williamson County Regional Park.
	1.5: Public Notice	No. • We are currently awaiting approval of our MS4 Stormwater Management Program (SWMP) for 2025-2029. The new SWMP was submitted to NET MS4 on February 28, 2025.
	1.6 Website	No. • The 2020-2024 SWMP and 2024 MS4 Annual Report can be found on the Williamson County website.

2.0: Illicit Discharge Detection and Elimination	2.1: MS4 Mapping	Yes. • A map of the MS4 system has been developed, including the locations of the following: MS4 receiving streams, stormwater outfalls, and the designated permit coverage area. • New outfalls and drainage structures have been identified during the review of development and construction plans. There outfalls are added to the MS4 system map as part of an ongoing program. • A method has been developed and is being implemented to update the MS4 map with new drainage structures and outfalls as part of an ongoing program. • Procedures have been developed and implemented to identify new outfalls discovered in the field during MS4 outfall screening programs. • Training has been conducted for personnel involved in MS4 screening and plan review on the proper procedures for updating the MS4 map and outfall inventory. This is an ongoing program.
	2.2: Staff Training	Yes. • Two staff members have successfully updated their certifications as Qualified Preparers of Stormwater Pollution Prevention Plans. • One staff member has successfully completed her certification as a Qualified Compliance Inspector of Stormwater. • Two staff members attended the TCEQ MS4 Regional Stormwater Workshop on January 22, 2024. • The Road and Bridge operations staff underwent Spill Response Training on June 25, 2025.

	2.3: Public Complaints	Yes. • A list of locally occurring non-stormwater discharges observed by the public is maintained. • A hotline has been established for the public to report potential illicit discharges. The Williamson County Illicit Discharge Hotline number (512-943-3330) is available on the County's website. • Ongoing public education initiatives have been implemented to inform the community about the hotline and the various types of potential discharges that should be reported. • We have established internal procedures for handling hotline phone calls. • Internal reporting forms have been developed to track reported discharges, investigate public reports, and implement corrective actions for the elimination of illicit discharges reported by the public. • Public investigations have been launched to verify the reports' validity. All public reports received during the reporting year were thoroughly investigated and documented.
	2.4: Field Screening Inlets	Yes. • Personnel have received training in the field techniques required for identifying illicit discharges. • A system has been established within the County's MS4 GIS Database to monitor the locations of illicit discharges upon identification. • A schedule has been created to screen the entire MS4 system during the permit term. • Outfall screening activities have been carried out according to the established schedule. • We have developed and implemented internal procedures to track and record outfall screening results. • Records of screening and investigations for each outfall, as well as any elimination activities, are kept in a maintained log.

	2.5: Sewage Facility Discharges	Yes. • A list of locally occurring non-stormwater discharges observed by the public is maintained. • A hotline has been established for the public to report potential illicit discharges. The Williamson County Illicit Discharge Hotline number (512-943-3330) is available on the County's website. • Ongoing public education initiatives have been implemented to inform the community about the hotline and the various types of potential discharges that should be reported. • We have established internal procedures for handling hotline phone calls. • Internal reporting forms have been developed to track reported discharges, investigate public reports, and implement corrective actions for the elimination of illicit discharges reported by the public. • Public investigations have been launched to verify the reports' validity. All public reports received during the reporting year were thoroughly investigated and documented.
	2.6 High Priority Discharge Points	Yes. • Staff have started entering all illegal dumping complaint points/locations into the MS4 GIS database. • MS4 staff will examine the data to identify locations where dumping and illegal sediment discharge frequently occur.
	2.7 Spill Prevention	Yes. • The construction inspection team in Williamson County, along with other relevant personnel, receives training on hazardous materials and spill prevention and response. Each year, employees undergo spill response training covering several key topics: spill prevention methods, spill containment techniques, emergency procedures, spill reporting protocols, and hazardous substance inventory management.
3.0: Construction Site Runoff	3.1: Staff Training	Yes. • All Williamson County inspectors are certified as Qualified Inspectors of Stormwater. • All MS4 inspectors participated in spill response plan training on June 25, 2025.

	3.2: Construction Plan Review	Yes. • Site and subdivision construction plans are reviewed and approved by the Land Development Division. As part of the review process, the construction site location is checked to confirm if it falls within the Wilco MS4 jurisdiction. Additionally, the review of the erosion control plan is included in the land development review process. A Qualified Preparer of Stormwater Compliance conducts this review.
	3.3: Construction Inspection	Yes. • Construction sites that qualify are inspected using proper procedures and forms to ensure compliance with stormwater regulations as part of an ongoing program. • Williamson County inspection staff are trained in construction stormwater regulations and inspection procedures as part of an ongoing program. • Voluntary on-site meetings are conducted as necessary with the owners and operators of local construction sites that are not in compliance with TCEQ construction stormwater regulations. If owners and operators fail to voluntarily comply with these regulations, letters of noncompliance will be issued to them as part of an ongoing program.
4.0: Post-Construction Site Runoff	4.1: First Year After NOT	Yes. • Within one year of the final Notice of Termination (NOT), staff must conduct two site visits. The first visit should take place six months after the NOT has been submitted, and the second visit must occur one year after submission. During these visits, staff will review the site, or subdivision plans to assess the locations of vegetated areas, channels, detention ponds, and discharge points.
	4.2: Long Term	Yes. • After the initial first year, staff will catalogue the discharge points that discharge directly to the waters of Texas. These points will be added to the County's GIS database and inspected as part of the illicit discharge prevention program.
	5.1: Williamson County Parks	Yes. • Two pet waste stations were installed in Williamson County Regional Park.

5.0: Pollution Prevention and Good Housekeeping for Municipal Operations	5.2: Landfill	Yes. • The landfill was inspected on September 10, 2024, and on March 27, 2025. During the inspections, no issues were noted.
	5.3: Equipment Storage and Maintenance	Yes. • The Williamson County equipment storage facility is responsible for housing all heavy construction equipment, including motor graders, backhoes, gradalls, rollers, and street sweepers. The equipment storage facility is located at 3151 SE Inner Loop, Georgetown, TX 78626.

	5.4: Fuel and Chemical Storage	Yes.
		Williamson County inspects five fuel and chemical storage facilities each year to check for leaks or spills.
		• **Location A:** Central Maintenance Facility - 3151 SE Inner Loop, Georgetown, TX 78626
		  ○ Fuel Types: unleaded, diesel, and propane
		• **Location B:** Florence Yard - 1100 FM 970, Florence, TX 76527
		  ○ Fuel Types: unleaded, diesel, and propane
		• **Location C:** Granger Barn - 16350 FM 971, Granger, TX 76530
		  ○ Fuel Types: unleaded, diesel, and propane
		• **Location D:** Taylor Barn - 104 Mississippi St, Taylor, TX 76574
		  ○ Fuel Types: unleaded, diesel, and propane
		• **Location E:** Round Rock Annex - 1801 E Old Settlers Blvd, Round Rock, TX 78664
		  ○ Fuel Types: propane only
		• **Location F:** Cedar Park Annex - 350 Discovery Blvd, Cedar Park, TX 78613
		  ○ Fuel Types: propane only

	5.5: County Buildings	Yes. • Williamson County owns a total of 62 properties and buildings, including one located within the MS4 jurisdiction at 175 CR 138, Hutto, TX 78634. This building, known as the Task Force Building, serves as office space for the Sheriff's Department. Williamson County manages its landscaping and lawn care needs through an annual contract, available upon request.
	5.6: Vehicle Storage & Maintenance	Yes. • The vehicle storage and maintenance yard in Williamson County is designated for housing county vehicles, trailers, tools, and impounded cars. All county vehicles and heavy equipment undergo inspections at least once a year to ensure optimal engine performance and minimize the risk of leaks.
	5.7: Employee Communication	Yes. • The Williamson County stormwater team meets monthly to review program processes, including the illicit discharge management program. This group consists of members from the road maintenance crews and development review personnel. Information is then shared with other departments and employees as necessary.

	5.8: County Road Projects	Yes. • Williamson County contracts out all major road, stormwater, and building projects to third-party development contractors. All contractors and subcontractors are required to demonstrate training and competency in accordance with the TCEQ General Construction Permit (TXR150000) requirements. Additionally, contractors must obtain approved Stormwater Pollution Prevention Plans (SWPPPs) from the TCEQ and hire independent environmental consulting services to inspect all best management practices for compliance with these approved SWPPPs.
	5.9: Routine Road Maintenance	Yes. • The Williamson County Road and Bridge Department maintains portions of 1,609 linear miles of roads through various activities such as leveling, repaving, pothole repair, mowing, hydroseeding, and culvert cleanout. This work ensures regular maintenance of both roads and drainage systems.
6.0: Industrial Stormwater Sources		No. • Williamson County is classified as a Level 2 small MS4. Therefore, it is not required to implement this minimum control measure. Much of this information is included in MCM #5 (Pollution Prevention and Good Housekeeping for Municipal Operations) above.

3. Describe progress towards achieving the goal of reducing the discharge of pollutants to the MEP. If no progress was made or the BMP did not result in a reduction in pollutants, provide an explanation. Use the table below to meet this requirement (**see Example 2 in instructions**):

MCM	BMP	Information Used	Quantity	Units	Does the BMP Demonstrate a Direct Reduction in Pollutants? (Answer Yes or No and explain.)
1.1	Community Education	PowerPoint Presentation	1	Presentations	**No.** While this BMP does not directly reduce pollutants, raising public awareness will ultimately lead to their reduction.
1.2	Garden and Lawn Education	Monthly Presentations	12	Monthly meetings and presentations	**No.** While this BMP does not directly reduce pollutants, educating citizens and providing information will raise public awareness and ultimately lead to a decrease in pollutants.
1.3	Recycling and Household Waste	Events	2	Events	**Yes.** This BMP leads to the collection and redirection of recyclables. Many of these items may end up in the ditches because the landfill does not accept materials such as paint, old gasoline, or other chemicals.
1.4	Pet Waste Program	Pet Waste Stations	2	Pet Waste Stations	**Yes.** Implementing a method to minimize pet waste in parks decreases bacterial levels in local watersheds.

MCM	BMP	Information Used	Quantity	Units	Does the BMP Demonstrate a Direct Reduction in Pollutants? (Answer Yes or No and explain.)
1.5	Public Notice	Published Notice	0	Published Notice	**No.** While this BMP does not directly reduce pollutants, educating citizens and providing information will raise public awareness and ultimately lead to a decrease in pollutants.
1.6	County Stormwater Website	Stormwater Program Information	1854	Unique Website Visits	**No.** While this BMP does not directly reduce pollutants, educating citizens and providing information will raise public awareness and ultimately lead to a decrease in pollutants.
2.1	Maintain the MS4 map	Construction Plans	0	New Outfalls Identified	**No.** While this BMP does not directly reduce pollutants, adding new outfalls to the MS4 map helps identify additional locations for inspection.
2.2	Illicit Discharge Employee Training	Certified Stormwater Plan Preparer Training Course	2	2 employees received renewals	**No.** Although this BMP does not directly reduce pollutants, training employees will enable them to identify and report illicit discharges. Action can then be taken to eliminate the pollutant and trace its source.
2.3	Public Complaints	Calls or email submissions to staff	272	Total Environmental Calls	**No.** While this BMP does not directly reduce pollutants, public complaints can help identify and report illicit discharges. This allows for action to be taken to eliminate the pollutant and trace its source.

MCM	BMP	Information Used	Quantity	Units	Does the BMP Demonstrate a Direct Reduction in Pollutants? (Answer Yes or No and explain.)
2.4	MS4 Outfall Screening	Appearance	No Longer Required by TCEQ	Each	**Yes.** When illicit discharges are observed, immediate actions can be taken to remove pollutants and trace their source. Results from screenings have shown that the levels of pollutants are minimal.
2.5-2.7	Illicit Discharge Hotline	Total Environmental Calls	272	Each	**Yes.** When illegal dumping is reported by the public or noticed during inspections, immediate action can be taken to remove the pollutants.
		New Illegal Dumping Cases	245	Each	
		Previous Illegal Dumping Cases	305	Each	
		Corrective Action	291	Each	

MCM	BMP	Information Used	Quantity	Units	Does the BMP Demonstrate a Direct Reduction in Pollutants? (Answer Yes or No and explain.)
3.2	Subdivision Construction Plan Review	Subdivision and Site Plan sets	61	Subdivision and Site Plan Reviews	**No.** While this BMP does not directly reduce pollutants, subdivision plan reviews ensure the implementation of appropriate control measures and adherence to TCEQ stormwater regulations.
3.3	Subdivision Construction Site Inspection	Construction Sites	159	Construction Sites within the MS4 Area Inspected	**Yes.** When illegal discharges are detected during on-site inspections, immediate corrective action can be taken to eliminate the pollutant.
4.1	Post Construction Review	Post Closure Construction Sites under Warranty	0	Construction Sites within the MS4 Area Inspected	**Yes.** When illegal discharges are detected during on-site inspections, prompt corrective action can be taken to eliminate the pollutant.
5.1	Williamson County Parks	Pet Waste Stations	2	Installed Waste Stations	**Yes.** Implementing a method to minimize pet waste in parks decreases bacterial levels in local watersheds.
5.2	Williamson County Landfill -	Inspections	2	Inspections per Year	**No.** Although inspections do not directly reduce trash or bacteria levels in the watersheds, they help with monitoring and enforcement.

MCM	BMP	Information Used	Quantity	Units	Does the BMP Demonstrate a Direct Reduction in Pollutants? (Answer Yes or No and explain.)
5.3	Equipment Storage and Maintenance Facility Inspections	Inspections	12	Inspections per Year	**No.** Although inspections do not directly reduce trash or bacteria levels in the watersheds, they help with monitoring and enforcement.
5.4	Fuel and Chemical Storage Facilities	Inspections	5	Inspections per Year	**No.** Although inspections do not directly reduce trash or bacteria levels in the watersheds, they help with monitoring and enforcement.
5.5	County Buildings	Inspections	1	Inspections per Year	**No.** Although inspections do not directly reduce trash or bacteria levels in the watersheds, they help with monitoring and enforcement.
5.6	Vehicle Maintenance	Vehicle Service Records	1,448	Vehicles serviced	**Yes.** All vehicle inspections include identifying and fixing any fluid leaks to prevent fluids from entering the stormwater system.

MCM	BMP	Information Used	Quantity	Units	Does the BMP Demonstrate a Direct Reduction in Pollutants? (Answer Yes or No and explain.)
5.8	County Road Projects	Inspections	24	Inspections per Year	**No.** Although inspections do not directly reduce trash or bacteria levels in the watersheds, they help with monitoring and enforcement.
5.9	Routine Road and Right of Way Maintenance	Work Orders Performed	329	Culverts Cleaned, Ditches Cleaned	**Yes.** Proper maintenance of culverts and ditches reduces sediment loads to local creeks and rivers.

4. Provide the measurable goals for each of the MCMs, and an evaluation of the success of the implementation of the measurable goals (**see Example 3 in instructions):**

5. **MCM(s)**	**Measurable Goal(s)**	**Explain progress toward goal or how goal was achieved. If goal was not accomplished, please explain**
1.0: Public Education, Outreach and Involvement	1.1: Designed PowerPoint Presentation	**Goal Accomplished** – A presentation was given at Eastview High School in Georgetown, TX, on September 22, 2025.
	1.2: Monthly Meetings and Presentations	**Goal Accomplished** – Twelve (12) meetings were held in FY 25.
	1.3: Household Hazardous Waste Events.	**Goal Accomplished** – Two (2) events held in Year 7 (Year 2).
	1.4: Pet Waste Stations	**Goal Accomplished** – Two (2) stations installed in Year 7 (Year 2).
	1.5: Public Notice	**Goal Accomplished** – The last NOI was published on January 12, 2023. We are awaiting approval for our current SWMP submitted on February 28, 2024.

	1.6: County Stormwater Website.	**On-going program** – 2,049 website visits.
2.0: Illicit Discharge Detection and Elimination	2.1: Maintain the MS4 map and Outfall Inventory	**On-going Program** – 0 new outfalls were added to the MS4 map during Year 7 (Year 2).
	2.2 Illicit Discharge Employee Training	**On-going Program** – 2 employees were recertified during Year 7.
	2.3 Public Complaints	**On-going Program** – 292 public complaints were received during Year 7 (Year 2). All were investigated.
	2.4: MS4 Outfall Screening	**On-going Program** – 0 outfalls were screened during Year 7. Per TCEQ, these outfalls are no longer required to be monitored.
	2.5 On-site Sewage Facility Discharges	**On-going Program** – 40 Public Nuisance complaints were investigated in Year 7 (Year 2).
	2.6 High Priority Discharge Points	**On-going Program** – The program is collecting data to analyze in Year 7.
	2.7 Spill Prevention and Response Plan	**Goal Accomplished -** A spill response plan was developed, and staff was trained in Year 7 (Year 2).

MCM(s)	Measurable Goal(s)	Explain progress toward goal or how goal was achieved. If goal was not accomplished, please explain
3.0: Construction Site Runoff	3.1: Construction Inspection Procedures	**On-going Program** – Inspection forms and procedures were reviewed and revised to ensure compliance with TCEQ construction storm water regulations.
	3.2: Construction Plan Reviews	**On-going Program** – Construction plans for 39 subdivisions, and 28 site plans were reviewed during Year 7 (Year 2).
	3.3: Construction Site Inspection	**On-going Program** – Inspection of 198 construction sites were reviewed during Year 7 (Year 2). These include new subdivision construction and utility installations.
4.0 Post Construction Site Runoff	4.1 Post Warranty Construction Inspection	**Goal Accomplished –** 0 sites inspected since there are 0 sites in the MS4 area.

MCM(s)	Measurable Goal(s)	Explain progress toward goal or how goal was achieved. If goal was not accomplished, please explain
5.0: Pollution Prevention and Good Housekeeping for Municipal Operations	5.1: Williamson County Parks	**Goal Accomplished** – 2 pet waste stations installed in Williamson County Regional Park.
	5.2: Williamson County Landfill	**Goal Accomplished –** 2 inspections conducted for compliance with MS4 requirements.
	5.3 Equipment Storage and Maintenance Facility Inspections	**On-going Program** – Equipment is checked for leaks and maintained as needed.
	5.4 Fuel and Chemical Storage Facilities	**On-going Program** – Chemical storage areas are checked for leaks and maintained as needed.
	5.5 County Buildings	**On-going Program** – The single county building in the MS4 area is inspected every year for landscaping issues and trash.
	5.6 Vehicle Maintenance	**On-going Program** – Vehicles are checked for leaks and maintained as needed.
	5.7 Employee Communication	**Goal Accomplished** – Monthly meetings are held.

	5.8 County Road Projects	**On-going Program** – Monthly inspections of 11 new county road construction sites were performed during Year 7 (Year 2).
	5.9 Routine Road and Right of Way Maintenance	**On-going Program** – Culverts are cleaned out, and ditch maintenance is performed on a regular basis as needed.

C. Stormwater Data Summary

Provide a summary of all information used, including any lab results (if sampling was conducted) to assess the success of the SWMP at reducing the discharge of pollutants to the MEP. For example, did the MS4 conduct visual inspections, clean the inlets, look for illicit discharge, clean streets, look for flow during dry weather, etc.?

Visual inspections were performed during outfall screenings. Each outfall was assessed for odor, color, clarity, floatability, deposits or stains, vegetation, overall condition, structural integrity, and biological health. Water flow was estimated and recorded for every outfall. Photographs of the outfall structures were taken to compare their current condition with that documented in previous annual inspections.

D. Impaired Waterbodies

Identify whether an impaired water within the permitted area was added to the latest EPA-approved 303(d) list or the Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d). List any newly identified impaired waters below by including the name of the water body and the cause of impairment. TCEQ Surface Water Viewer.

None, there are no new impaired water bodies.

1. If applicable, explain below any activities taken to address the discharge to impaired waterbodies, including any sampling results and a summary of the small MS4's BMPs used to address the pollutant of concern.

   None, there are no streams with TMDL's in Williamson County.

2. Describe the implementation of targeted controls if the small MS4 discharges to an impaired water body with an approved TMDL.

   None, there are no streams in Williamson County listed with TMDL's.

3. Report the benchmark identified by the MS4 and assessment activities:

Benchmark Parameter ***(Ex: Total Suspended Solids)***	**Benchmark Value**	**Description of additional sampling or other assessment activities**	**Year(s) conducted**
Not applicable – We have no streams with TMDL's in Williamson County.			

4. Provide an analysis of how the selected BMPs will be effective in contributing to achieving the benchmark:

Benchmark Parameter	**Selected BMP**	**Contribution to achieving Benchmark**
Not applicable – We have no streams with TMDL's in Williamson County.		

6. If applicable, report on focused BMPs to address impairment for bacteria:

Description of bacteria-focused BMP	Comments/Discussion
Installed pet waste stations in Williamson County Parks.	The pet waste stations aim to educate the public about the negative environmental impacts of pet waste, while offering an eco-friendly disposal solution.
OSSF Enforcement	The On-Site Sewage Facility Department at Williamson County works to eliminate and prevent health hazards by regulating and properly planning the location, design, construction, installation, and operation of on-site sewage disposal systems. Additionally, a maintenance plan is required for aerobic systems to help prevent bacteria from entering local water sources, including wells, streams, aquifers, recharge zones, and lakes.

7. Assess the progress to determine BMP's effectiveness in achieving the benchmark.

For example, the MS4 may use the following benchmark indicators:

- number of sources identified or eliminated;
- number of illegal dumpings;
- increase in illegal dumping reported;
- number of educational opportunities conducted;
- reductions in sanitary sewer flows (SSOs); /or

- increase in illegal discharge detection through dry screening.

Benchmark Indicator	Description/Comments
Not applicable – We have no streams with TMDL's in Williamson County.	

E. Stormwater Activities

Describe activities planned for the next reporting year:

MCM(s)	BMP	Stormwater Activity	Description/Comments
MCM 1: Public Education, Outreach and Involvement	1.1 Community Education	Staff will present a stormwater quality presentation at Georgetown High School and will seek additional audiences.	A crucial part of an effective stormwater management program is ensuring the community stays well-informed. The Public Education, Outreach, and Involvement minimum control measure includes Best Management Practices (BMPs) to establish a comprehensive program to educate the public about the effects of stormwater discharges on local water bodies.
	1.2 Garden and Lawn Care	The County will select a topic related to garden and lawn care education and display materials such as brochures at county offices and local retail stores.	The County will acquire, create, and support materials for public education on garden and lawn care.
	1.3 Recycling and Household Hazardous Waste	The County will host two events for recycling and household hazardous waste disposal.	Williamson County will establish a hazardous waste and recycling drop-off center that will be accessible to the public. This center will provide free disposal of hazardous waste and recycling services. The County will print and distribute promotional materials and updates on its website to

			advertise these events and share the locations of the drop-off centers, which will be open four times a year.
	1.4 Pet Waste	The County will install and maintain two additional pet waste disposal stations in county parks.	The County will acquire, create, and support public education and outreach materials focused on the proper disposal of pet waste. Additionally, the County will collaborate with the Parks Department to ensure the maintenance of pet waste disposal stations.
	1.5 Public Notice	The County will publish the SWMP Notice of Intent in a local newspaper to educate the public.	This public announcement will be published in the Hill Country Sun.
	1.6 County Website	Update Williamson County's Stormwater Management webpage with new or updated information as needed.	Williamson County has a dedicated website for public communication about stormwater policies and information at: www.wilco.org/Departments/Storm-Water-Management. The site includes the latest Storm Water Management Plan (SWMP), any proposed changes to the SWMP, submissions for Notices of Change, general information on stormwater pollution, and guidance on how to report illicit discharges.
MCM 2: Illicit Discharge	2.1 MS4 Mapping	Review the entire MS4 map to ensure newly constructed outfalls are included. Implement a new procedure for incorporating outfalls into the map during construction inspections.	As nearby cities annex land near their boundaries, it is occasionally found that a certain MS4 outfall is no longer within Williamson County's jurisdiction. Information about these outfalls is forwarded to the appropriate MS4 Operator. From time to time, outfalls are also discovered that were not previously included in the inventory.
	2.2 MS4 Training	Training will be provided for all personnel involved in on-site field screening of outfalls and	The principal MS4 staff have been certified as Qualified Preparers of Storm Water Pollution Prevention Plans. Furthermore, members of the construction inspection staff have been certified as Qualified Compliance Inspectors of Stormwater. These certificates are valid for two years and

	construction site inspection.	then must be renewed. Staff will attend at least 4 hours of training per year to enhance their education and experience.
2.3 Public Complaints	Conduct 100% of illicit discharge investigation complaints. Document and archive 100% of the inspection results on a case-by-case basis by the end of each fiscal year.	Public complaints can be submitted through the Illicit Discharge Hotline at 512-943-3330. These complaints mainly involve illegal dumping of trash and debris. County workers will first investigate each complaint. If necessary, the site will be cleaned up, which includes the removal of trash, sediment, and other pollutants. All complaints and work orders will be recorded in the VueWorks database. If a responsible party is identified, the case will be referred to the constable for the appropriate precinct.
2.4 Field Screening Inlets	Continue to screen 20% of the documented outfalls each year.	New outfalls will be identified throughout construction plan review and onsite inspections.
2.5 OSSF Discharges	Investigate all OSSF complaints by the end of the fiscal year. Maintain records of initial investigations, results, and enforcement activities.	Failing on-site sewage facilities can lead to overland discharge. If such a discharge is observed, it must be reported immediately to the OSSF department. Public complaints can be made through the illicit discharge hotline at 512-943-3330. Upon receiving an OSSF complaint, staff have one business day to investigate and determine the appropriate response, which may include issuing a violation notice.
2.6 High Priority Discharges	Identify all discharge points within high priority areas based on complaints logged and proximity to impaired streams.	Staff determines high priority areas based on two criteria: 1. Proximity to impaired streams. 2. Significant number of complaints within a given time period.
2.7 Spill Prevention and Response Plan	Identify staff members, both new and existing, who require additional training on spill response protocols, and update the	The construction inspection team in Williamson County, along with other relevant personnel, is trained in hazardous materials and spill prevention and response. Each year, employees receive training on topics including spill prevention methods, spill containment, emergency procedures, spill reporting, and hazardous substance inventory.

		list of hazardous materials in the Williamson County Spill Prevention and Response Plan.	
MCM 3: Construction Site Runoff	3.1 Construction Plan Review	Revise the internal tracking and plan review procedures to address the following issues: compliance with the latest TCEQ stormwater regulations, appropriate use of temporary erosion controls, and inclusion of any required local, state, and/or federal stormwater permit documents.	Construction plans will be initially reviewed and approved by the Land Development Department. During this review process, the location of the construction site is verified to determine if it falls within Wilco MS4 jurisdiction.
	3.2 Construction Site Inspection	Williamson County staff will inspect all commercial, subdivision, road bond, and road maintenance activities during all active construction phases to ensure compliance with stormwater regulations.	Williamson County Stormwater Management inspects three types of construction activities: 1) commercial projects within the MS4 jurisdiction, 2) road bond and road maintenance projects outside city limits, and 3) subdivision developments within the MS4 area.
MCM 4: Post Construction	4.1 First Year after Notice of Termination	Inspect all completed construction projects within the Williamson County MS4 jurisdiction twice a year. The first site visit must take place within six months of submitting the Notice of Termination (NOT). The	Staff must visit the site twice within one year of the final Notice of Termination (NOT). The first visit should occur six months after the NOT is submitted, and the second visit should take place one year later. During these visits, staff will review the site or subdivision plan to assess the locations of vegetated areas, channels, detention ponds, and discharge points.

		second site visit should occur after one year has passed since the NOT was submitted.	
	4.2 Long Term	After the initial first year, staff will catalogue the discharge points that discharge directly to the waters of Texas. These points will be added to the County's GIS database and inspected as part of the illicit discharge prevention program.	After the initial first year, staff will catalogue the discharge points that discharge directly to the waters of Texas. These points will be added to the County's GIS database and inspected as part of the illicit discharge prevention program.
MCM 5: Pollution Prevention	5.1 Williamson County Parks	The County will install two pet waste disposal stations in a county park.	These sites are vulnerable to erosion and sediment loss during construction, as well as pollution from pesticides, herbicides, and pet and animal waste. Erosion and sedimentation will be managed during construction in accordance with the site's Stormwater Pollution Prevention Plan (SWPPP). Pet waste is collected in plastic bags and disposed of in designated bins. Horse manure is gathered at stable facilities and placed in dumpsters.
	5.2 Williamson County Landfill	The County will inspect the landfill and recycling sites for compliance.	The landfill is located at 600 County Road 128, Hutto, TX 78634. Waste Management Inc. is contracted to manage the landfill, which is permitted by the TCEQ under MSW 1405B. According to MSW 1405B, all leachate and contaminated surface water will be collected and managed in accordance with the leachate management plan. Interim sediment controls include berms, silt fences, temporary vegetation, mulch, hay bales, perimeter channels, and sedimentation ponds. Permanent controls consist of sedimentation basins, drainage channels, drainage terraces, and vegetated cover.

5.3 Equipment Storage and Maintenance	Inspect equipment storage and maintenance facilities for inadequacies and compliance.	The equipment storage facility in Williamson County houses heavy construction equipment, including motor graders, backhoes, gradalls, rollers, and street sweepers. It is located at 3151 SE Inner Loop, Georgetown, TX 78626.

5.4 Fuel and Chemical Storage	Inspect each fueling station and County records once per year for compliance with TCEQ petroleum storage tank requirements.	• **Location A:** Central Maintenance Facility - 3151 SE Inner Loop, Georgetown, TX 78626
		  ○ Fuel Types: Unleaded, diesel, and propane
		• **Location B:** Florence Yard - 1100 FM 970, Florence, TX 76527
		  ○ Fuel Types: Unleaded, diesel, and propane
		• **Location C:** Granger Barn - 16350 FM 971, Granger, TX 76530
		  ○ Fuel Types: Unleaded, diesel, and propane
		• **Location D:** Taylor Barn - 104 Mississippi St, Taylor, TX 76574
		  ○ Fuel Types: Unleaded, diesel, and propane
		• **Location E:** Round Rock Annex - 1801 E Old Settlers Blvd, Round Rock, TX 78664
		  ○ Fuel Types: Propane only
		• **Location F:** Cedar Park Annex - 350 Discovery Blvd, Cedar Park, TX 78613
		  ○ Fuel Types: Propane only

5.5 County Buildings	Perform at least one post construction stormwater inspection at 175 CR 138, Hutto, TX 78634 by the end of each fiscal year.	Williamson County owns 62 properties and buildings, one of which is located within the MS4 jurisdiction at 175 CR 138, Hutto, TX 78634. This particular building, known as the Task Force Building, serves as office space for the Sheriff's Department. Williamson County outsources its landscaping and lawn care services through an annual contract, which is available upon request.
5.6 Vehicle Storage	Inspect 100% of county vehicles and document all inspections for reporting to TCEQ.	The Williamson County vehicle storage and maintenance yard serves as a facility for housing county vehicles, trailers, tools, and impounded cars. Each year, all county vehicles and heavy equipment undergo inspections to ensure optimal engine performance and to minimize unwanted leaks.

5.7 County Employee Communication & Training	Meet with the stormwater team once a month to determine our stormwater needs and revise the stormwater program as necessary.	The Williamson County Stormwater team meets monthly to discuss various program processes, including the illicit discharge management program. This group includes members from the road maintenance crews and development review personnel. Information is then shared with other departments and employees as necessary.
5.8 County Road	Inspect and review all county road development projects within the MS4 at least once each month.	Williamson County contracts all major road, stormwater, and building projects to third-party development contractors. All contractors and subcontractors are required to demonstrate their training and competency in accordance with the TCEQ General Construction Permit (TXR150000) requirements. Additionally, contractors must obtain approved Stormwater Pollution Prevention Plans (SWPPPs) from the TCEQ and hire independent environmental consulting services to inspect all best management practices for compliance with the approved SWPPPs.
5.9 Routine Road Maintenance	The County will assess the right-of-way and road maintenance processes to explore additional measures for reducing environmental impacts.	The Williamson County Road and Bridge Department maintains portions of 1,609 linear miles of roads through various activities such as leveling, repaving, pothole repair, mowing, hydroseeding, and culvert cleanout. This work ensures regular maintenance of both roads and drainage systems.

F. SWMP Modifications

1. The SWMP and MCM implementation procedures are reviewed each year.

__X__Yes___No

2. Changes have been made or are proposed to the SWMP since the NOI or the last annual report, including changes in response to TCEQ's review.

____Yes_X__No

If "Yes," report on changes made to measurable goals and BMPs:

MCM(s)	Measurable Goal(s) or BMP(s)	Implemented or Proposed Changes (Submit NOC as needed)
Not Applicable		

Note: If changes include additions or substitutions of BMPs, include a written analysis explaining why the original BMP is ineffective or not feasible, and why the replacement BMP is expected to achieve the goals of the original BMP.

3. Explain additional changes or proposed changes not previously mentioned (i.e. dates, contacts, procedures, annexation of land, etc.).

G. Additional BMPs for TMDLs and I-Plans

Provide a description and schedule for implementation of additional BMPs that may be necessary, based on monitoring results, to ensure compliance with applicable TMDLs and implementation plans.

BMP	Description	Implementation Schedule (start date, etc.)	Status/Completion Date (completed, in progress, not started)
Not Applicable			

H. Additional Information

1. Is the permittee relying on another entity to satisfy any permit obligations?

___ Yes _X_ No

If "Yes," provide the name(s) of other entities and an explanation of their responsibilities (add more spaces or pages if needed).

Name and Explanation: N/A

2.a. Is the permittee part of a group sharing a SWMP with other entities?

___ Yes _X_ No

2.b. If “yes,” is this a system-wide annual report including information for all permittees?

___ Yes _X_ No

If “Yes,” list all associated authorization numbers, permittee names, and SWMP responsibilities of each member (add additional spaces or pages if needed):

Authorization Number: Not Applicable Permittee: Not Applicable

I. Construction Activities

1. The number of construction activities that occurred in the jurisdictional area of the MS4 (Large and Small Site Notices submitted by construction site operators): 0

2a. Does the permittee utilize the optional seventh MCM related to construction?

___ Yes _X_ No

2b. If “yes,” then provide the following information for this permit year:

The number of municipal construction activities authorized under this general permit	
The total number of acres disturbed for municipal construction projects	

Note: *Though the seventh MCM is optional, implementation must be requested on the NOI or on a NOC and approved by the TCEQ.*

J. Certification

If this is this a system-wide annual report including information for all permittees, each permittee shall sign and certify the annual report in accordance with 30 TAC §305.128 (relating to Signatories to Reports).

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name (printed): Steven Snell

Title: County Judge

Signature: _____ Date:_____

Name of MS4: Williamson County TXR040112___

If you have questions on how to fill out this form or about the Stormwater Permitting program, please contact us at 512-239-4671.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512-239-3282.

Commissioners Court - Regular Session **9.**

Meeting Date: 01/13/2026

2025 Racial Profiling Report for Williamson County Pct. 3 Constables Office

Submitted For: Kevin Wilkie **Submitted By:** Byron Totty, Constable Pct. #3

Department: Constable Pct. #3

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action regarding the 2025 Racial Profiling Report for Williamson County Constable Pct. 3.

Public Background

The Texas Code of Criminal Procedure requires that, no later than March 1st of each year, every law enforcement agency shall submit a report containing the incident-based data compiled during the previous calendar year to the Texas Commission on Law Enforcement and to the governing body served by the agency. A report required under Subsection (b) must be submitted by the Chief Administrator and must include a comparative analysis of the information compiled under Article 2.132.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Pct.3 2025 Racial Profiling Report

Pct.3 2025 Racial Profiling Comparative Analysis Report

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/05/2026 02:05 PM
Form Started By: Byron Totty		Started On: 01/05/2026 01:27 PM
Final Approval Date: 01/05/2026		

Racial Profiling Report | Full

Agency Name: WILLIAMSON CO. CONST. PCT. 3
Reporting Date: 01/05/2026
TCOLE Agency Number: 491103

Chief Administrator: KEVIN B WILKIE

Agency Contact Information:
Phone: (512) 943-1434
Email: kevin.wilkie@wilco.org

Mailing Address:
100 WILCO WAY STE C101, GEORGETOWN, TX, 786262601

This Agency filed a full report

WILLIAMSON CO. CONST. PCT. 3 has adopted a detailed written policy on racial profiling. Our policy:

1) clearly defines acts constituting racial profiling;

2) strictly prohibits peace officers employed by the WILLIAMSON CO. CONST. PCT. 3 from engaging in racial profiling;

3) implements a process by which an individual may file a complaint with the WILLIAMSON CO. CONST. PCT. 3 if the individual believes that a peace officer employed by the WILLIAMSON CO. CONST. PCT. 3 has engaged in racial profiling with respect to the individual;

4) provides public education relating to the agency's complaint process;

5) requires appropriate corrective action to be taken against a peace officer employed by the WILLIAMSON CO. CONST. PCT. 3 who, after an investigation, is shown to have engaged in racial profiling in violation of the WILLIAMSON CO. CONST. PCT. 3 policy;

6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
a. the race or ethnicity of the individual detained;
b. whether a search was conducted and, if so, whether the individual detained consented to the search;
c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
d. whether the peace officer used physical force that resulted in bodily injury during the stop;
e. the location of the stop;
f. the reason for the stop.

7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
a. the Commission on Law Enforcement; and
b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The WILLIAMSON CO. CONST. PCT. 3 has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: Byron Totty
Chief Deputy

Date: 01/05/2026

Total stops: 527

Street address or approximate location of the stop	
City street	191
US highway	18
County road	226
State highway	92
Private property or other	0
Was race or ethnicity known prior to stop?	
Yes	34
No	493
Race / Ethnicity	
Alaska Native / American Indian	2
Asian / Pacific Islander	37
Black	47
White	332
Hispanic / Latino	109
Gender	
Female	**223**
Alaska Native / American Indian	1
Asian / Pacific Islander	16
Black	24
White	149
Hispanic / Latino	33
Male	**304**
Alaska Native / American Indian	1
Asian / Pacific Islander	21
Black	23
White	183
Hispanic / Latino	76
Reason for stop?	
Violation of law	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0

Hispanic / Latino	0
Preexisting knowledge	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Moving traffic violation	**467**
Alaska Native / American Indian	2
Asian / Pacific Islander	36
Black	43
White	298
Hispanic / Latino	88
Vehicle traffic violation	**59**
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	4
White	33
Hispanic / Latino	21

Was a search conducted?

Yes	**3**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	1
No	**524**
Alaska Native / American Indian	2
Asian / Pacific Islander	37
Black	46
White	331
Hispanic / Latino	108

Reason for Search?

Consent	**2**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1

Hispanic / Latino	1
Contraband	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Probable	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Inventory	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Incident to arrest	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	0

Was Contraband discovered?

		Did the finding result in arrest? (total should equal previous column)	
Yes	**2**		
Alaska Native / American Indian	0	Yes 0	No 0
Asian / Pacific Islander	0	Yes 0	No 0
Black	0	Yes 0	No 0
White	1	Yes 0	No 1
Hispanic / Latino	1	Yes 0	No 1
No	**1**		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	1		
White	0		
Hispanic / Latino	0		

Description of contraband	
Drugs	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Weapons	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Currency	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Stolen property	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
Result of the stop	
Verbal warning	**29**

Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	1
White	22
Hispanic / Latino	4
Written warning	**399**
Alaska Native / American Indian	2
Asian / Pacific Islander	23
Black	41
White	267
Hispanic / Latino	66
Citation	**96**
Alaska Native / American Indian	0
Asian / Pacific Islander	12
Black	4
White	41
Hispanic / Latino	39
Written warning and arrest	**2**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	2
Hispanic / Latino	0
Citation and arrest	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	0

Arrest based on

Violation of Penal Code	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	0
White	0
Hispanic / Latino	0
Violation of Traffic Law	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Violation of City Ordinance	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	**3**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	2
Hispanic / Latino	0

Was physical force resulting in bodily injury used during stop?

Yes	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	**527**
Alaska Native / American Indian	2
Asian / Pacific Islander	37
Black	47
White	332
Hispanic / Latino	109

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Comparative Analysis

- Use TCOLE's auto generated analysis ☐
- Use Department's submitted analysis ☐

Optional Narrative

N/A

Submitted electronically to the

The Texas Commission on Law Enforcement

Racial Profiling Analysis Report

WILLIAMSON CO. CONST. PCT. 3

01. Total Traffic Stops:	527	
02. Location of Stop:		
a. City Street	191	36.24%
b. US Highway	18	3.42%
c. County Road	226	42.88%
d. State Highway	92	17.46%
e. Private Property or Other	0	0.00%
03. Was Race known prior to Stop:		
a. NO	493	93.55%
b. YES	34	6.45%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	2	0.38%
b. Asian/ Pacific Islander	37	7.02%
c. Black	47	8.92%
d. White	332	63.00%
e. Hispanic/ Latino	109	20.68%
05. Gender:		
a. Female	223	42.31%
i. Alaska/ Native American/ Indian	1	0.19%
ii. Asian/ Pacific Islander	16	3.04%
iii. Black	24	4.55%
iv. White	149	28.27%
v. Hispanic/ Latino	33	6.26%
b. Male	304	57.69%
i. Alaska/ Native American/ Indian	1	0.19%
ii. Asian/ Pacific Islander	21	3.98%
iii. Black	23	4.36%
iv. White	183	34.72%
v. Hispanic/ Latino	76	14.42%
06. Reason for Stop:		
a. Violation of Law	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	

Racial Profiling Analysis Report

iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Pre-Existing Knowledge	1	0.19%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
c. Moving Traffic Violation	467	88.61%
i. Alaska/ Native American/ Indian	2	0.43%
ii. Asian/ Pacific Islander	36	7.71%
iii. Black	43	9.21%
iv. White	298	63.81%
v. Hispanic/ Latino	88	18.84%
d. Vehicle Traffic Violation	59	11.20%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	1.69%
iii. Black	4	6.78%
iv. White	33	55.93%
v. Hispanic/ Latino	21	35.59%
07. Was a Search Conducted:		
a. NO	524	99.43%
i. Alaska/ Native American/ Indian	2	0.38%
ii. Asian/ Pacific Islander	37	7.06%
iii. Black	46	8.78%
iv. White	331	63.17%
v. Hispanic/ Latino	108	20.61%
b. YES	3	0.57%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	33.33%
iv. White	1	33.33%
v. Hispanic/ Latino	1	33.33%
08. Reason for Search:		
a. Consent	2	0.38%

Racial Profiling Analysis Report

i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	50.00%
v. Hispanic/ Latino	1	50.00%
b. Contraband in Plain View	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Probable Cause	0	0.00%
ii. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Inventory	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
e. Incident to Arrest	1	0.19%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	100.00%
iv. White	0	0.00%
v. Hispanic/ Latino	0	0.00%

09. Was Contraband Discovered:		
YES	2	0.38%
i. Alaska/ Native American/ Indian	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
ii. Asian/ Pacific Islander	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	0	0.00%

Racial Profiling Analysis Report

Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iv. White	1	50.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	1	
v. Hispanic/ Latino	1	50.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	1	
b. NO	1	0.19%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	1	100.00%
iv. White	0	0.00%
v. Hispanic/ Latino	0	0.00%
10. Description of Contraband:		
a. Drugs	1	0.19%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
b. Currency	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Weapons	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Alcohol	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	

Racial Profiling Analysis Report

v. Hispanic/ Latino	0	
e. Stolen Property	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Other	1	0.19%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	1	100.00%
11. Result of Stop:		
a. Verbal Warning	29	5.50%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	2	6.90%
iii. Black	1	3.45%
iv. White	22	75.86%
v. Hispanic/ Latino	4	13.79%
b. Written Warning	399	75.71%
i. Alaska/ Native American/ Indian	2	0.50%
ii. Asian/ Pacific Islander	23	5.76%
iii. Black	41	10.28%
iv. White	267	66.92%
v. Hispanic/ Latino	66	16.54%
c. Citation	96	18.22%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	12	12.50%
iii. Black	4	4.17%
iv. White	41	42.71%
v. Hispanic/ Latino	39	40.63%
d. Written Warning and Arrest	2	0.38%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	2	100.00%
v. Hispanic/ Latino	0	0.00%

Racial Profiling Analysis Report

e. Citation and Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Arrest	1	0.19%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	100.00%
iv. White	0	0.00%
v. Hispanic/ Latino	0	0.00%

12. Arrest Based On:		
a. Violation of Penal Code	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Violation of Traffic Law	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Violation of City Ordinance	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Outstanding Warrant	3	0.57%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	33.33%
iv. White	2	66.67%
v. Hispanic/ Latino	0	0.00%

Racial Profiling Analysis Report

13. Was Physical Force Used:		
a. NO	527	100.00%
i. Alaska/ Native American/ Indian	2	0.38%
ii. Asian/ Pacific Islander	37	7.02%
iii. Black	47	8.92%
iv. White	332	63.00%
v. Hispanic/ Latino	109	20.68%
b. YES	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	
b 3. YES: Physical Force Resulting in Bodily Injury to Both	0	

14. Total Number of Racial Profiling Complaints Received:	0

REPORT DATE COMPILED 01/05/2026

Commissioners Court - Regular Session **10.**

Meeting Date: 01/13/2026

Funding agreement request for the Taylor American Legion Post 39 for $100,000

Submitted For: Russ Boles **Submitted By:** Kelley Hernandez, Commissioner Pct. #4

Department: Commissioner Pct. #4

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a Williamson County Community Recreation Facility Fund Funding Agreement between Williamson County and the American Legion Graham D. Luhn Post 39 for funding of improvements to the American Legion Graham D. Luhn Post 39.

Public Background

At its November 25, 2025 session, the Commissioners Court approved a funding request from American Legion Post 39 for $100,000.00 of funding from the Williamson County Community Recreation Facility Fund to help restore the historic Legion Hall, in Taylor. This agreement provides the terms and conditions for such funding.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Comm. Public Benefits Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/02/2026 11:25 AM
Form Started By: Kelley Hernandez		Started On: 12/29/2025 09:02 AM
Final Approval Date: 01/02/2026		

WILLIAMSON COUNTY COMMUNITY RECREATION FACILITY FUND FUNDING AGREEMENT BETWEEN WILLIAMSON COUNTY, TEXAS AND AMERICAN LEGION GRAHAM D. LUHN POST 39

This Williamson County Community Recreation Facility Fund Funding Agreement (the "Agreement") is entered into by and between Williamson County, Texas, a political subdivision of the State of Texas ("Williamson County" or "County"), and the American Legion Graham D. Luhn Post 39 ("American Legion").

W I T N E S S E T H

WHEREAS, Williamson County has an interest in supporting the efficient and effective administration of the public health and safety, including but not limited to promoting recreational facilities;

WHEREAS, American Legion has an interest in supporting the provision of community recreational facilities, including proposed renovations on the American Legion Hall located in Murphy Park, Taylor, Texas ("Facility");

WHEREAS, Williamson County believes that it is in the public interest to enter into this Agreement with American Legion;

WHEREAS, Williamson County has available Community Recreation Facility Funds, and such funds are intended to be used for public health and safety obligations of Williamson County.

NOW, THEREFORE, THE PARTIES agree as follows:

1. Public Purpose and Public Benefit. American Legion will operate as an independent contractor in Williamson County, Texas to perform or otherwise procure independent contract labor to commence construction renovations on the Facility and shall use the funding paid hereunder for the payment of a portion of the items of the Project Budget, which is attached hereto as **Exhibit "A"** and is incorporated herein by reference, in relation to the below described construction services and to achieve the broad goals outlined in this Agreement. American

Legion hereby agrees and acknowledges that Williamson County will not be obligated to perform or provide any construction services, labor or supplies and that Williamson County's only obligation hereunder is to provide funding pursuant to the terms of this Agreement.

American Legion shall strictly comply with the Williamson County Community Recreational Facility Fund Policy, hereinafter referred to as the Policy, which attached hereto as **Exhibit "B"** and is incorporated herein by reference. American Legion acknowledges that it has expressly agreed to the terms and conditions set forth in the Policy, as evidenced in **Exhibit "C"**, which is also incorporated herein by reference. Williamson County reserves the right and discretion to determine applicable provisions where there is any conflict between this Agreement and the Policy.

2. Reports/Payment. American Legion shall provide to Williamson County quarterly and annual financial reports in a form agreed upon by Williamson County. The American Legion shall cooperate with inspections by the Williamson County Facilities Director and audits that Williamson County or the auditor on behalf of Williamson County may make to ensure service standards and fiscal responsibility.

In return, Williamson County agrees to pay American Legion **$100,000.00** from the Williamson County Community Recreation Facility Fund to help defray the cost of portions of the work for American Legion's renovation project, which shall be payable in two (2) draws as follows:

Initial Draw:	**$50,000.00** upon signing of Agreement by both parties
Final Draw:	**$50,000.00** upon one hundred percent (100%) completion of the project.

3. Reimbursement of Funds. Despite the agreed upon method of payment set forth above, American Legion agrees to return to Williamson County all funds distributed to American Legion if (a.) American Legion's project progress is insufficient; (b.) this Agreement is terminated for any reason; (c.) American Legion fails in any other respect under this Agreement; (d.) American Legion violates any provision of the Policy; (e.) American Legion changes the use of the Facility in such a way that, in Williamson County's opinion, the Facility no longer serves a public purpose; (f.) American Legion conveys, leases or otherwise transfers its interest in the Facility to another entity without the prior written consent of Williamson County, which such consent shall not be unreasonably withheld provided the successor entity continues to use the Facility for a public purpose consistent with the terms of the Policy and the spirit of this Agreement; or (g.) American Legion uses the funding provided hereunder for purposes other than the items notated in the attached Project Budget (Exhibit "A").

4. Records. American Legion shall keep sufficient records of all of its expenditures in connection with services rendered pursuant to this Agreement and the Williamson County

Facilities Director and Williamson County or the auditor on behalf of the Williamson County shall have the right to inspect such records at all reasonable times. American Legion further agrees that Williamson County's auditors shall have the right to audit American Legion records on an annual basis along with their regular review of records in a manner and form to be agreed upon by Williamson County and American Legion.

American Legion further agrees Williamson County or the Williamson County Auditor, on behalf of the Williamson County, shall, until the expiration of three (3) years after the disbursement of the last amount of funds is tendered under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of American Legion relating to the renovation project for the purposes of making audits, examinations, excerpts, and transcriptions. American Legion agrees that Williamson County shall have access during normal working hours to all necessary American Legion facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. Williamson County shall give American Legion reasonable advance notice of intended audits.

5. <u>Independent Contractor/Indemnity</u>. It is understood and agreed that American Legion is not and shall not in any sense be considered an employee, partner or joint venturer with Williamson County, additionally neither shall American Legion be considered or in any manner hold itself out as an agent or official representative of Williamson County. American Legion shall be considered an independent contractor for purposes of this Agreement and shall in no manner incur any expenses or liability on behalf of Williamson County.

INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS. TO THE FULLEST EXTENT PERMITTED BY LAW, AMERICAN LEGION SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF COUNTY'S CHOOSING), AND HOLD HARMLESS COUNTY, AND COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF AMERICAN LEGION, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE PROJECT SITE OR IN CONNECTION WITH THE PERFORMANCE OF ANY WORK ASSOCIATED WITH THIS AGREEMENT. AMERICAN LEGION HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OF THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS. TO THE FULLEST EXTENT PERMITTED BY LAW, AMERICAN LEGION SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF COUNTY'S CHOOSING), AND HOLD HARMLESS COUNTY, AND COUNTY'S EMPLOYEES, AGENTS,

REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR ANY WORK ASSOCIATED WITH THIS AGREEMENT, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF AMERICAN LEGION OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

6. Compliance with All Laws. American Legion and Williamson County each agree, in connection with the services or any related items to the subject matter of this Agreement, to comply with any and all local, state or federal requirements.

7. Notice. Any notice required to be given under the terms of this Agreement shall be effective if and when given in writing and mailed by certified mail to the addresses listed below or subsequently provided in writing:

Williamson County:
Williamson County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

American Legion Post 39:
Attn: Scott Dean, Commander
P.O. Box 727
Taylor, Texas 76574

GENERAL COUNSEL:
Williamson County Commissioners Court
Office of General Counsel
401 W. 6th Street
Georgetown, Texas 78626

8. No Assignment. This Agreement may not be assigned.

9. Termination. Notwithstanding the agreed upon term, this Agreement may be terminated upon the occurrence of any of the following:

a. the termination of the existence of American Legion;
b. the insolvency of American Legion, the filing of a petition in bankruptcy either by or against American Legion, or an assignment by American Legion for the benefit of creditors;
c. the breach by American Legion of any of the terms of this Agreement and the continuation of such breach for a period of ten (10) days after written notice is given by Williamson County to American Legion of such breach.
d. upon Williamson County's sole discretion with or without cause by providing thirty (30) days written notice.

10. Term. The stated term of this Agreement shall be until the sooner of completion of the project or **January 31, 2026**, whichever occurs first, but with on-going contractual obligations by American Legion extending beyond the termination date.

11. Employees. The parties covenant and agree that each party will pay its own salaries, and all Social Security taxes, Federal and State Unemployment Insurance, Worker's Compensation Insurance and any similar taxes or expenses related to its own employees, including, but not limited to, license fees, insurance premiums and outfitting expenses. The Parties shall be responsible for complying with all Federal, State and Local laws, ordinances and regulations regarding its own employees.

12. Venue & Applicable Law. Venue of this Agreement shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

13. Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision in this Agreement and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it

14. Mediation. The parties agree to use mediation for dispute resolution prior to and formal legal action being taken on this Agreement.

EXECUTED to be effective as of the date of the last party's execution below.

For Williamson County, Texas:

By: _____

Title: As Presiding Officer of the
Williamson County Commissioners Court

Date: _____ _____, 2025

For American Legion Graham D. Luhn Post 39:

By: _____

Title: _____

Date: _____ _____, 2025

EXHBIT "A"

PROJECT DESCRIPTION AND PROJECT BUDGET

American Legion Graham D. Luhn Post 39
P.O. Box 727
Taylor, TX 76574

On behalf of American Legion Post 39, I am writing to respectfully request the support of the Williamson County Commissioners Court in the amount of $100,000 to help restore and preserve our historic Legion Hall, ensuring its continued role as a vital resource for the veterans of Williamson County.

The American Legion Hall in Murphy Park has long served as a community recreational and service facility primarily dedicated to veterans and veteran-related public programs, rather than for private or commercial use. Our mission is to serve the veterans of Williamson County and their families through programs that promote rehabilitation, community service, and continued civic engagement.

Historically and moving forward, the facility has hosted and will host the following veteran-focused and community-benefit activities:

- Veteran Peer Support & Recovery Programs – Alcoholics Anonymous and Narcotics Anonymous meetings specifically designed for veterans in recovery.
- Educational and Youth Programs – Registration and coordination site for charity 5K races that raise funds for Boys State, Girls State, and scholarships supporting post-secondary education and vocational training for veterans and youth.
- Disaster Relief Training and Fundraising – Planned training and fundraising events for Team Rubicon, a veteran-led organization that mobilizes volunteers for disaster response, cleanup, and rebuilding efforts.
- Veteran Wellness and Mental Health Initiatives – Planned hosting location for Patrol Base Abbate, which provides veterans a space to form community, improve mental health, and rediscover purpose as a preventative measure against veteran suicide.
- Veteran Service Assistance and Outreach – Claims assistance, benefits navigation, and outreach coordination supporting veterans across Williamson County in conjunction with Williamson County Veterans Services.

While the Hall may occasionally host private gatherings, its primary use has always been for public and community purposes focused on veterans and their families. No commercial business activity or for-profit operations are or have been conducted by Post 39 at the facility.

Our historic Hall, located in Murphy Park in Taylor, serves as the hub for these programs. Unfortunately, we have been unable to provide these services at the Legion Hall since before Covid as the building now requires significant refurbishment to remain safe, accessible, and functional for the veterans who rely on it. We have been able to maintain most of our services to veterans using volunteer locations including members' homes.

American Legion Graham D. Luhn Post 39
P.O. Box 727
Taylor, TX 76574

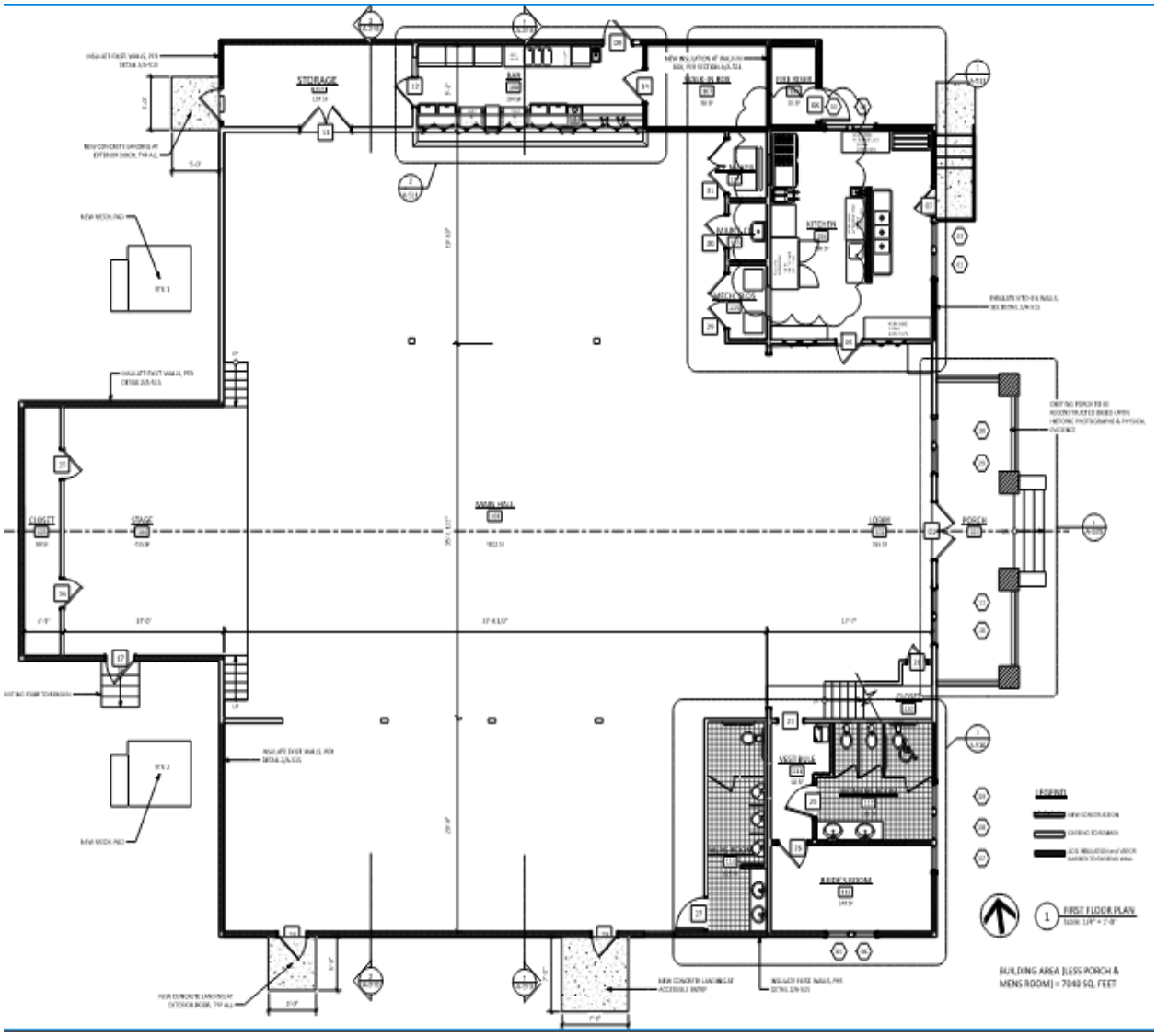
A contribution of $100,000 from Williamson County will directly support this restoration and go directly towards construction costs. This will ensure that Post 39 continues to provide vital services to the men and women who have honorably served our nation. This investment will allow us to expand our reach and strengthen the support network available to veterans across the County.

We are proud to carry forward the American Legion's mission of "Veterans Strengthening America." With your partnership, we can preserve this cornerstone of veteran support and ensure that the needs of Williamson County veterans are met for generations to come.
Thank you for your leadership and your unwavering commitment to the veterans of Williamson County. I welcome the opportunity to meet with you to discuss this request further.

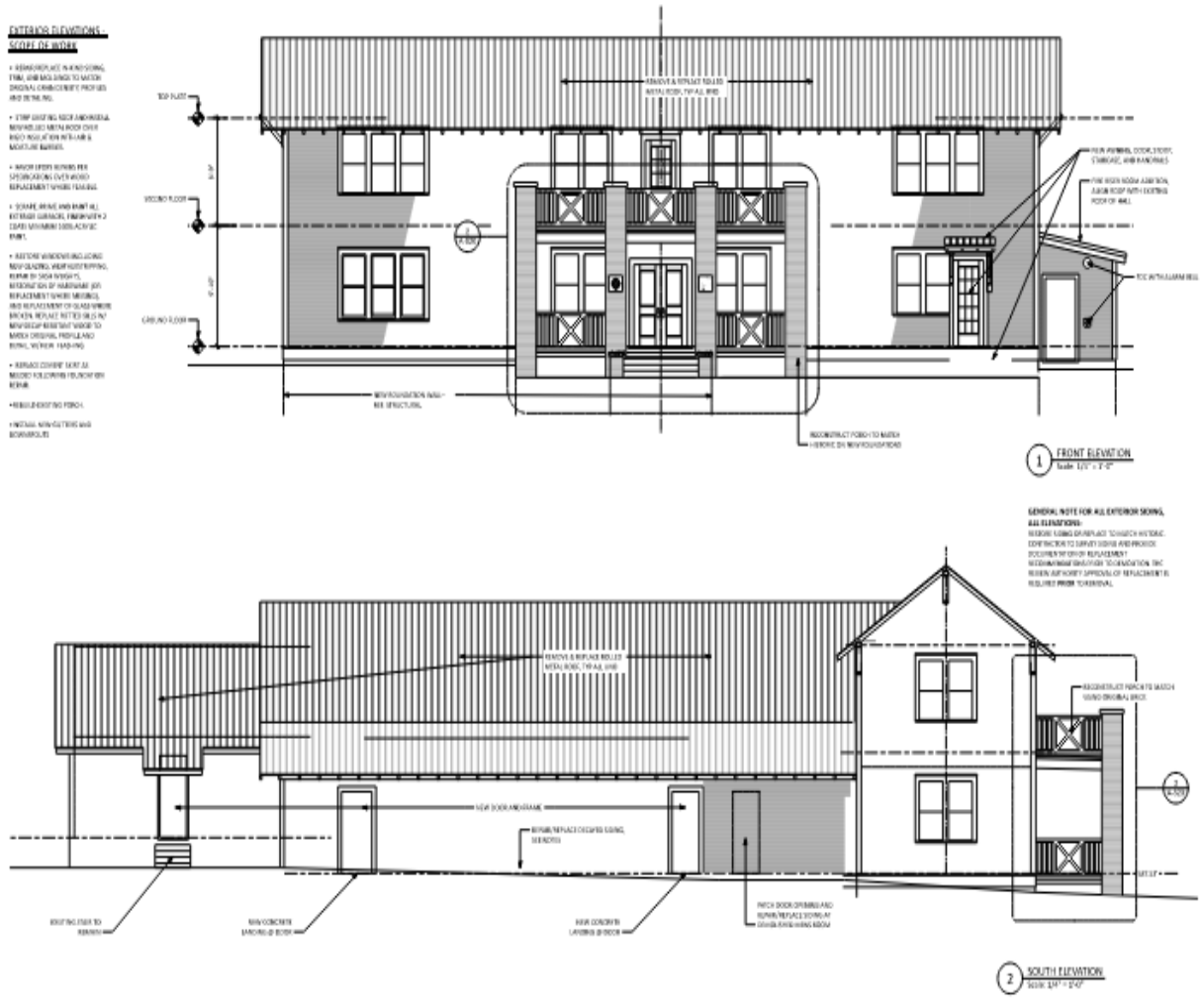
V/r,

Scott Dean
Commander
American Legion Graham D. Luhn Post 39
Department of Texas
512-713-4543

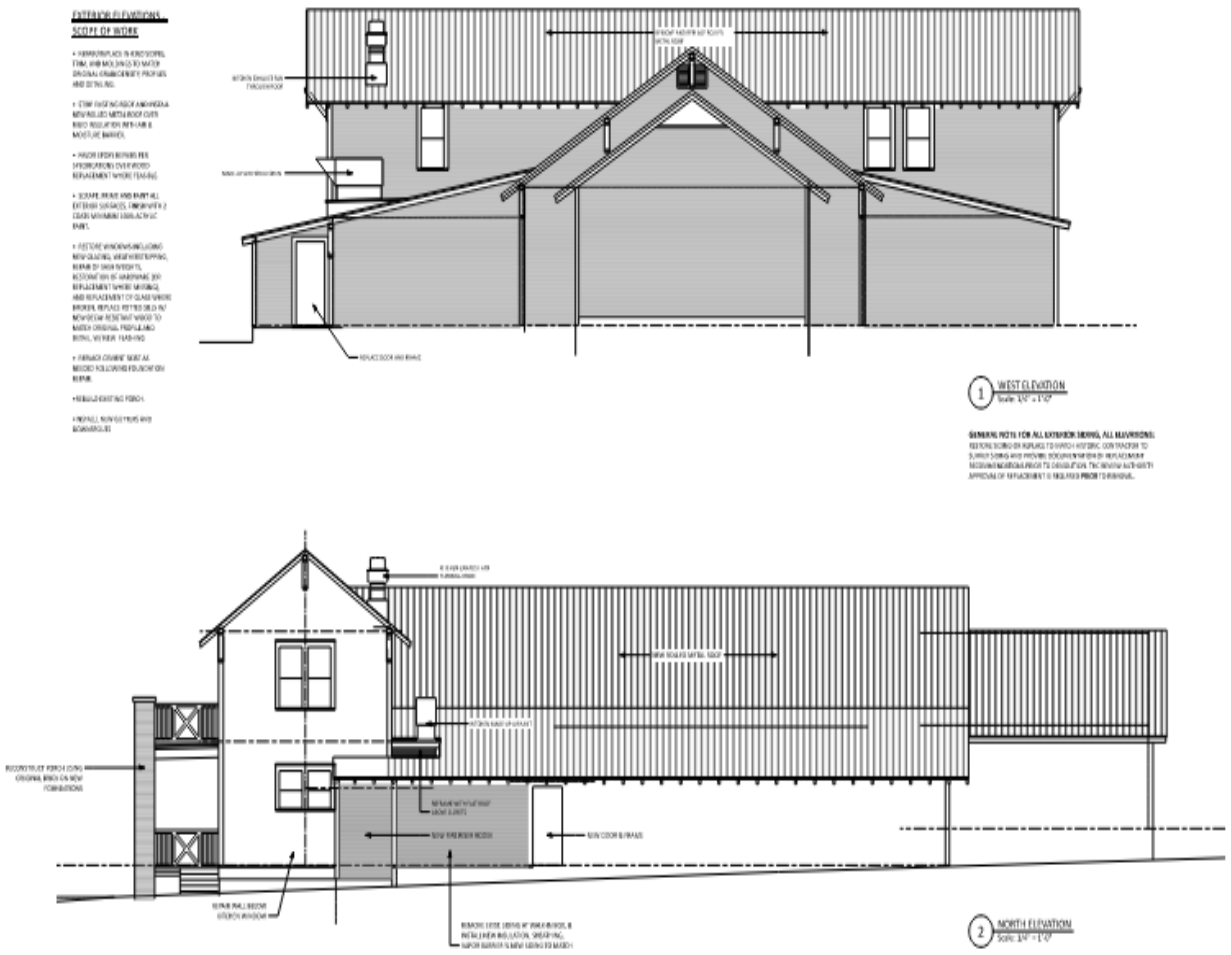
First Floor Plan:



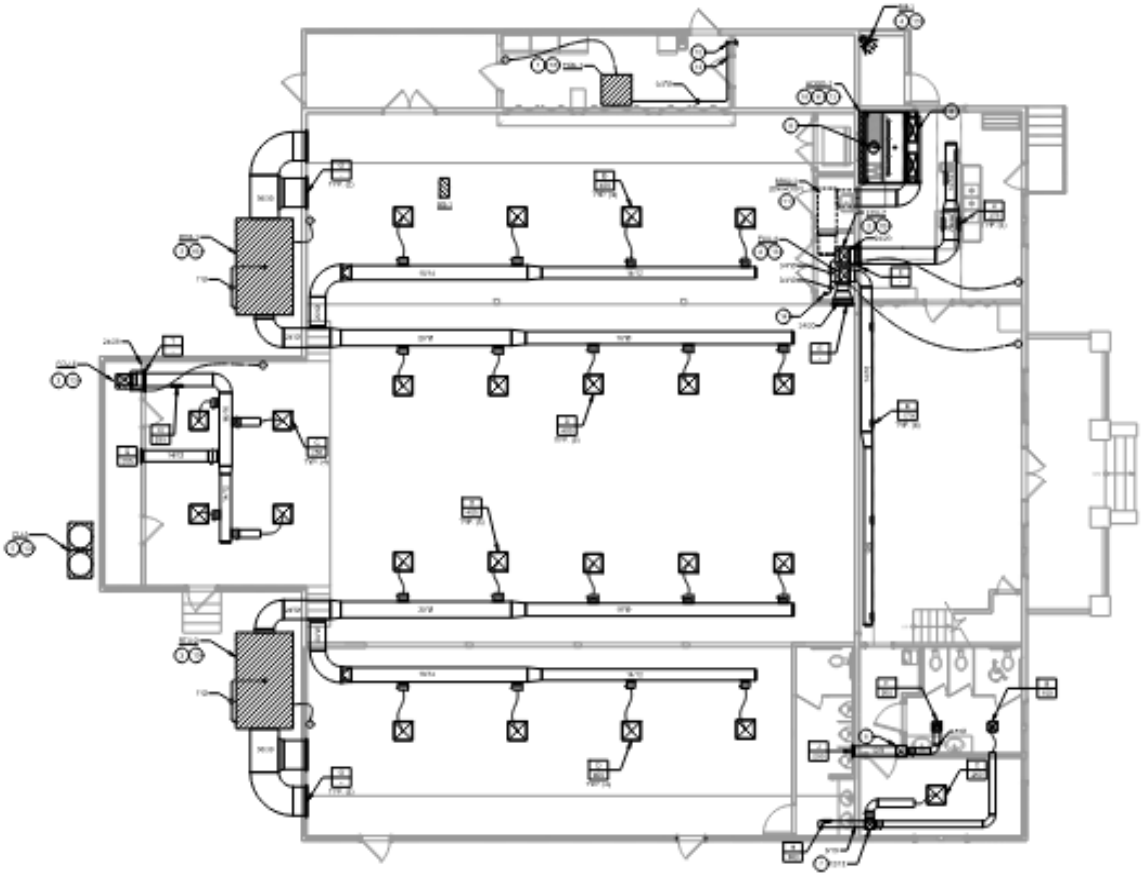
East & South Elevations:



West and North Elevations:



Mechanical/HVAC:



1 MECHANICAL FIRST FLOOR PLAN - NEW

Builders Risk Insurance Policy	$	45,000.00
Project Manager	$	60,000.00
Project Superintendant	$	45,000.00
Project Engineer	$	30,000.00
Architect	$	150,000.00
Surveys - structural,Foundation, Plumbing, supply,sewage, Mechanical, HVAC, Asbestos testing	$	14,800.00
Asbestos Abatement	$	37,000.00
General Demolition	$	80,900.00
Foundation Repair	$	100,000.00
Siding Restoration and Waterproofing	$	65,000.00
BBQ and out building storage	$	30,000.00
Exterior storage area / lift station	$	9,500.00
Metal roof and gutters	$	75,000.00
Pumbing	$	55,000.00
Full commercial kitchen remodel	$	78,000.00
Electrical	$	75,000.00
Dance Floor	$	25,000.00
General Flooring	$	14,000.00
Full bar remodel	$	22,000.00
Bathrooms	$	20,000.00
drywall tape and float	$	65,000.00
General interior paint and restoration	$	68,000.00
General exterior paint and restoration	$	75,000.00
Acoustical ceilings installation	$	65,000.00
Mechanical Scope / HVAC	$	120,000.00
Disposal	$	30,000.00
Front entrance brick and balcony	$	35,000.00
furniture and fixtures	$	45,000.00
Bar and kitchen fixtures	$	45,000.00
Landscaping	$	30,000.00
Sub-Total	$	1,609,200.00
Buffer - 5%	$	80,460.00
Total Big Event Budget	$	1,689,660.00

EXHIBIT "B"

WILLIAMSON COUNTY COMMUNITY RECREATIONAL FACILITY FUND POLICY

Williamson County
Community Recreational Facility Fund Policy

PURPOSE

The purpose of this Williamson County Community Recreational Facility Fund Policy is to provide guidelines and regulations relating to the distribution of funds from the Williamson County Community Recreational Facility Fund which was established by Williamson County through collections of fees at the Williamson County Landfill.

LEGAL CONSIDERATIONS

The Texas Constitution bars a transfer of county funds to a private entity unless the transfer serves a public purpose of the county and the transfer is subject to adequate controls, contractual or otherwise, to ensure that the public purpose is accomplished. This Policy has been created to ensure that funds from the Williamson County Community Recreational Facility Fund Policy are transferred and used to serve a public purpose of Williamson County and to ensure that adequate controls, as set out herein and as may be further required by the Williamson County Commissioners Court, are in place in order to ensure that the public purpose is accomplished.

FUNDING POLICY

1. **Request for Funding.**

   Community organizations, groups and individuals may submit to Williamson County a request for funding of the construction, improvement or remodel of community recreational facilities located in Williamson County. Such request for funding must provide and include the following:

   a. The name of the community recreational facility subject of the request.
   b. The name of the organization, entity or individual(s) that manage and control the community recreational facility.
   c. The amount of funding that is requested.
   d. A description of the current and future public purposes and public uses of the community recreational facility.
   e. A description of how the community recreational facility is primarily used for public purposes as opposed to use by private parties for the purpose of making a business profit.

f. A description of the planned construction, improvement or remodel of the community recreational facility, along with any available plans, sketches and diagrams.
g. A detailed description of how the funding will be used in relation to the community recreational facility, along with any budgets that outline or otherwise detail the planned use of the funding.
h. A description of how the funding will assist or aid the community recreational facility in providing a public purpose to citizens of Williamson County.
i. Provide a signed acknowledgement and agreement to comply with this Policy, which must be in the form attached to this Policy.

2. Consideration of Request for Funding.

Once the funding request is submitted to Williamson County, the request will be placed on the Williamson County Commissioners Court's agenda for consideration.

In the event the members of the Williamson County Commissioners Court determines that the requested funding of the construction, improvement or remodel of a specific community recreational facility will serve a public purpose of Williamson County, the members of the Williamson County Commissioners Court will set the specific amount of funding to be granted.

The Williamson County Commissioners Court may also set out additional controls, contractual or otherwise, to ensure that the public purpose of the funding is accomplished. No funds shall be distributed until which time any additional controls have been satisfied.

3. Right to Audit.

Williamson County or its duly authorized representatives shall, until the expiration of three (3) years after the final disbursement of funds to a community organization, group or individual(s) under this Policy, have access to and the right to examine and photocopy any and all books, documents, papers and records of the community organization, group or individual(s) which are directly pertinent to its expenditure of funds from the Williamson County Community Recreational Facility Fund for the purposes of making audits, examinations, excerpts, and transcriptions. By accepting funds from the Williamson County Community Recreational Facility Fund, the community organization, group or individual(s) agrees that Williamson County shall have access during normal working hours to all of its facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. Williamson County will give reasonable advance notice of intended audits.

4. **Suspension or Termination of Funding.**

The Williamson County Commissioners Court shall have the right, at any time, to suspend or deny any transfers of any funds from the Williamson County Community Recreational Facility Fund to a particular organization, group or individual should Williamson County determine that such organization, group or individual is not using the funds in the manner that was approved by Williamson County or in any manner that violates any provision of this Policy.

5. **Reimbursement.**

In the event Williamson County determines that an organization, group or individual(s) has not used the funds in the manner that was approved by Williamson County or in any manner that violates any provision of this Policy, the organization, group or individual must, upon Williamson County's notice and demand, immediately return all funds that were previously transferred to the organization, group or individual.

6. **Presentation.**

Upon the completion of the construction, improvement or remodel of a funded community recreational facility project, the community organization, group or individual(s) that was granted the funding must provide, at the request of the Williamson County Commissioners Court, a report and presentation to the Court which sets forth an overview of the completed project and a description of the items purchased, constructed and/or developed through the use of the funds.

This Williamson County Community Recreational Facility Fund Policy was considered and approved in a duly called session of the Commissioners' Court of Williamson County, Texas, on December 10, 2013.

Williamson County, Texas

By: _____
Dan A. Gattis,
Williamson County Judge

Date: 12-12, 2013

EXHIBIT "C"

AGREEMENT AND ACKNOWLEDGMENT OF POLICY

WILLIAMSON COUNTY COMMUNITY RECREATIONAL

FACILITY FUND POLICY

ACKNOWLEDGEMENT AND AGREEMENT

I, the undersigned, on behalf of myself and the organization, group or individual(s) named below, hereby acknowledge and understand the terms and conditions of the Williamson County Community Recreational Facility Fund Policy and hereby agree to comply with all such terms and conditions of the said Policy.

Name of Organization: American Legion Graham D. Luhn Post 139

Name of Community Recreational Facility: American Legion Post 139 Hall

By: [signature]

Printed Name: Scott Dan

Title: Commander

Date: November 5, 2025

Commissioners Court - Regular Session **11.**

Meeting Date: 01/13/2026

Approval of the Goods Agreement #2026-136 with Jimenez Motorsports LLC (dba BMW Motorcycles of San Antonio) for the purchase of 2 Motorcycles for the Sheriff's Department

Submitted For: Joy Simonton **Submitted By:** Sandra Malcolm, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action to approve the Contract for Goods #2026-136 between Williamson County and Jimenz Motorsports LLC (dba BMW Motorcycles of San Antonio) for the purchase of two (2) BMW Motorcycles for the Williamson County Sheriff's Department, with the not-to-exceed amount of $78,367.90, with 3 quotes being obtained, and authorizing the execution of the agreement.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 09:44 AM
Form Started By: Sandra Malcolm		Started On: 12/22/2025 04:26 PM
Final Approval Date: 01/06/2026		

Commissioners Court - Regular Session **12.**

Meeting Date: 01/13/2026

Approval of Addendum to the Professional Services Agreement #2026-074 to Fitch & Associates, LLC for Beyond the Streets Workshop for Emergency Medical Services

Submitted For: Joy Simonton **Submitted By:** Vickie Johnson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Addendum to the Professional Services Agreement #2026-074 with Fitch & Associates, LLC, for Beyond the Streets' workshop for Emergency Medical Services, in the amount of $15,000.00

Public Background

This workshop ensures that Emergency Medical Services supervisory personnel are kept up to date on the latest EMS Education and Training.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 03:02 PM
Form Started By: Vickie Johnson		Started On: 01/02/2026 12:17 PM
Final Approval Date: 01/06/2026		

Commissioners Court - Regular Session **13.**

Meeting Date: 01/13/2026

Texas General Land Office- Grant Completion Report

Submitted For: Bruce Clements **Submitted By:** Candi Semple, Emergency Services Dept.

Department: Emergency Services Dept.

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on the Grant Completion Report for the Texas General Land Office.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Grant Completion Report

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 04:36 PM
Form Started By: Candi Semple		Started On: 01/06/2026 04:17 PM
Final Approval Date: 01/06/2026		

COMMUNITY DEVELOPMENT and REVITALIZATION

The Texas General Land Office

GRANT COMPLETION REPORT

Subrecipient:	Williamson County	**Unique Entity ID:**	C4BDCBLYNND6	☐ INFRASTRUCTURE	☐ HOUSING ☑ PLANNING
GLO Contract #:	22-130-058-E524	**DUNS #:**	n/a		
Submittal Type:	Original	**Date Submitted:**	12/9/2025		

Contract Dates	
Start:	2/23/2023
End:	4/30/2027

Work Completed	
Date:	6/5/2025

How was Original submitted? | Date Original Submitted

SUBRECIPIENT CERTIFICATIONS

(Initial each certification statement and sign and date below.)

As the **Chief Elected Official** of the contractor jurisdiction and on behalf of the Subrecipient, I hereby certify, to the best of my knowledge, that:

A. _____ The information contained/presented in this Grant Completion Report (GCR) is accurate and complete;

B. _____ All activities undertaken and/or assisted with funds provided under the Subrecipient Agreement (or "GLO Contract" or "Contract") identified in this report have been carried out per the terms and conditions of the Contract;

C. _____ The persons benefiting from the activities described in Attachment A, ***Performance Statement***, of this Contract are receiving service or a benefit from use of the new or improved facilities and activities;

D. _____ All records relating to contractor (prime and subcontractor) activities are available for review;

E. _____ GLO funds were not used to reduce the level of local financial support for housing and community development activities;

F. _____ Promoting the participation of Minority- and Women-Owned Business Enterprises (MBE/WBE) was conducted for all activities undertaken under this Contract;

G. _NA___ All Fair Housing Activity requirements and AFFH review conditions have been met (if applicable);

H. _____ No attempt to recover capital costs of public improvements assisted (in whole or in part) with CDBG funds has been made by assessing any amount against properties owned and/or occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of gaining access to such public improvements *(click info button for exceptions to this certification)*;

I. _____ Proper provision has been made for payment of any/all unpaid costs and unsettled third-party claims, and the State of Texas is under no obligation to make further payment(s) under this Contract in excess of the "***GLO Grant Award Final Draw***" amount on the Certificate of Expenditures;

J. __NA___ The following Civil Rights and Public Participation policies and documents are stored locally and readily available for review (***please check all boxes to confirm***); and

CPP (if applicable) | Equal Employment | Excessive Force | Section 504 | Section 3

K. _____ A ~~final ***Project Site Map*** and copy~~ of the ***General Ledger*** has been uploaded in the System of Record. `

Steven Snell, County Judge		
Chief Elected Official's Name and Position/Title (Printed)	*Signature*	*Date*

DISCLAIMER: The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable. Furthermore, the Texas General Land Office assumes no liability or responsibility for any error or omission on this form that may result from the interim period between the publication of amended and/or revised federal rules and regulations and the Texas General Land Office's standard review and update schedule.

PART ONE: GENERAL REPORT

A. CERTIFICATE of EXPENDITURES

Has your **Final Administration Draw Packet** been submitted? YES

NOTE: for LHMPP Grants, only fill out one row of below table.

Activity (Should match Attach. A Budget Table)	GLO Grant Award Budget	GLO Grant Award Drawn-to-Date	*Pending Approval* GLO Grant Award Final Draw	Unutilized Grant Award (Deobligate)	Final Award	Other Funds	Percent Other Funds
Planning	$ 76,500.00	$ 52,525.00	$ 23,975.00	$ -	$ 76,500.00		0.00%
TOTALS	**$ 76,500.00**	**$ 52,525.00**	**$ 23,975.00**	**$ -**	**$ 76,500.00**	**$ -**	**0.00%**

B. CIVIL RIGHTS & CITIZEN PARTICIPATION

Was a **Final Public Hearing** required? NO

C. AFFIRMATIVELY FURTHERING FAIR HOUSING

Please describe the Fair Housing Activities completed during the period of performance of the Subrecipient Agreement.

NA

Has supporting documentation been attached/provided? N/A

Please describe your actions and efforts to comply with AFFH conditions for approval received during the application process (if applicable).

Condition for Approval	Description of Actions / Efforts	Docs Provided?
NA	NA	

PART TWO: PERFORMANCE REPORT

Check the box to select the funding allocation type for the Contract specified in this GCR. Then complete sections (A) Worked Performed / Completed, (B) HUD Performance Measures, AND (C) Beneficiary Data for **EACH** budget Activity/project (as reflected on the Certificate of Expenditures table above).

NOTE: You can add a/an Activity/Project by clicking the blue "**+ Activity / Project**" button to the right side of the page.
For LHMPP Grants, only fill out one row of below table (work is deemed one activity, and it's not broken down in multiple sites).

Funding Allocation Type: ○ Invitation to Apply ● Competitive Application ● Method of Distribution

+ Activity / Project

PROJECT NAME:	Williamson County Multi-Jurisdictional Hazard Mitigation Plan Update

Type Project Name Here

A. ACTUAL ACCOMPLISHMENTS/WORKED PERFORMED

Activity	Description	Site / Location
Planning	Development of a multi-jurisdictional Hazard Mitigation Plan for the following participants: Georgetown Independent School District, City of Hutto, Hutto Independent School District, Liberty Hill Independent School District, Meridian World School and Williamson County.	NA

Should you need more than 10 rows, please use the space provided in Tab 2.A "Accomplishments" tab. Click Here ⇨ ACCOMPLISHMENTS

Do/Does the location(s) match the Final Attachment A? YES

Have final drawings/as-builts been provided for each construction contract? N/A

B. HUD PERFORMANCE MEASURES

Subrecipients should use the table below to summarize their performance measures for/by EACH budget Activity (i.e., values reflected in this table should be the aggregate sum of all sites/locations for the reported Activity). Please use the tables in tab "*2.B_MEASURES*" to provide the detailed / requested metrics for EACH Activity.

Activity	Measure Type	Projected Outcome	Actual Outcome	National Objective Met
Planning	Planning Study	1	1	Planning

PART THREE: FINAL FINANCIAL INTEREST REPORT

A. PRIME VENDORS/CONTRACTORS

Report all vendor contracts (prime and subcontracts) executed under the GLO Contract valued at or exceeding $2,000. Currently, five (5) lines are visible with 5 additional lines that will be come visible as you continue filling out the table. Should you need more than 10 rows, please use the space provided in tab *3.A-B_CONTRACTS*.

Click to go to the Contracts Tab. ⇨ **Tab 3.A-B_CONTRACTS**

Note: please, report the amount listed in contract(s) with vendors, not what was ultimately spent.

		Vendor Contract Amount			Executed
Vendor Name	**Type of Services**	**Grant Funds**	**Other Funds**	**Total Dollars** (Grant + Other)	**Qtr-Year** *(ex. Q2-2021)*
H20 Partners, Inc.	Grant Administration	$ 76,500.00		$ 76,500.00	Q3-2023
				$ -	
PRIME Contract Totals**		**$ 76,500.00**	**$ -**	**$ 76,500.00**	

** *Totals include the amounts on the Contracts Supplemental tab (if any).*

Does at least one prime vendor contract executed under this Contract include at least one subcontract valued at or above $2,000? NO

REVIEW & SUBMIT

Subrecipients should review their responses provided above and in the supplemental tabs to ensure completeness and accuracy of the information presented. Once reviewed, and signed by the Chief Elected Official, Subrecipients may submit their completed GCR to their GLO Grant Manager with any/all supporting documentation necessary. A few quick reminders:

1) Subrecipients must submit their GCR by the deadline identified in the Subrecipient Agreement .
2) All data and information reported in the GCR must match the Final Attachment A.
3) All amendments to Subrecipient Agreement (including revisions to the Attachment A) *must be completed prior to submitting the GCR* .
4) Contact your GLO Grant Manager with any questions / concerns.

Please also see Chapter 13, *Contract Closeout* , of the GLO-CDR Implementation Manual for additional guidance and resources (available online at recovery.texas.gov)

SAVE & PRINT to PDF

DISCLAIMER: The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable. It should be noted that the Texas General Land Office assumes no liability or responsibility for any error or omission on this form that may result from the interim period between the publication of amended and/or revised federal rules and regulations and the Texas General Land Office's standard review and update schedule.

Commissioners Court - Regular Session **14.**

Meeting Date: 01/13/2026

Authorize Issuing Advertisement for RFP #26RFP14 Enterprise Asset Management System for Information Systems Department

Submitted For: Joy Simonton **Submitted By:** Joy Simonton, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for Enterprise Asset Management System, under RFP #26RFP14. Funding source is P726.

Public Background

Williamson County is seeking qualified companies to provide infrastructure lifecycle asset management software for the Road and Bridge, Facilities Management and Parks and Recreation Departments to utilize the latest and most appropriate advancements in technology.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 09:52 AM
Form Started By: Joy Simonton		Started On: 12/26/2025 10:48 AM
Final Approval Date: 01/06/2026		

Commissioners Court - Regular Session **15.**

Meeting Date: 01/13/2026

First Amendment to Expo Operation License Agreement WCLA

Submitted For: TW Dieckmann **Submitted By:** TW Dieckmann, Parks

Department: Parks

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a First Amendment to that Certain Williamson County Exposition Center License Agreement by and between Williamson County and the Williamson County Livestock Association, Inc (WCLA) in relation to granting permission to the WCLA use of areas of the Williamson County Exposition Center for the purpose of holding a youth livestock show.

Public Background

Request to amend paragraph 17 of the Agreement. Allows up to five (5) storage containers on site rather than four (4) as stated in the original agreement. WCLA found they needed more storage for equipment. This outdoor area at the Expo is large enough to meet their needs.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 09:55 AM
Form Started By: TW Dieckmann		Started On: 01/05/2026 05:20 PM
Final Approval Date: 01/06/2026		

Commissioners Court - Regular Session **16.**

Meeting Date: 01/13/2026

Rifeline 25RFP30 WA3 Road and Bridge Public Involvement Services

Submitted For: Adam Boatright **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Work Authorization No. 3 in the amount of $23,000.00 to expire on September 30, 2026, under the Public Involvement Services contract 25RFP30 between Williamson County and Rifeline, LLC executed on July 29, 2025, for Cross Creek Road.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:29 AM
Form Started By: Adam Boatright		Started On: 01/06/2026 09:38 PM
Final Approval Date: 01/07/2026		

Commissioners Court - Regular Session **17.**

Meeting Date: 01/13/2026

Preliminary Plat for the Widmer Farms subdivision – Pct 4

Submitted For: Adam Boatright **Submitted By:** Misti Schulz, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approval of the preliminary plat for the Widmer Farms subdivision – Precinct 4.

Public Background

This proposed subdivision consists of 4 lots and no roads on 24.687 acres.

Timeline

2025-09-12 – initial submittal of the preliminary plat
2025-10-08 – 1st review complete with comments
2025-12-02 – 2nd submittal of preliminary plat
2025-12-12 – 2nd review complete with comments
2025-12-19 – 3rd submittal of preliminary plat
2025-12-29 – 3rd review complete with comments
2025-12-30 – 4th submittal of preliminary Plat
2026-01-05 – 4th review complete and comments clear
2026-01-07 – preliminary plat placed on the January 13, 2026 Commissioners Court agenda for consideration

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Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Preliminary Plat Widmer Farms

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:28 AM
Form Started By: Misti Schulz		Started On: 01/06/2026 09:24 AM
Final Approval Date: 01/07/2026		

PRELIMINARY PLAT OF
WIDMER FARMS

BEING 24.687 ACRES OUT OF THE
PEDRO ZARZA SURVEY, ABSTRACT NO. 14
WILLIAMSON COUNTY, TEXAS

CONTOURS ARE BASED ON WILLIAMSON COUNTY LIDAR DATA:
https: //wilcomaps.wilco.org/vertigisstudio/web/?app=890fe4cc2634486ba1cd03a552c54aab

SCALE: 1"=100'

TEMPORARY BENCHMARK
NORTHING: 10215027.40'
EASTING: 3242459.97'
ELEV.: 569.34'

COUNTY ROAD 487
R.O.W. VARIES

N72°41'04"W 271.65'
N72°56'47"W 603.76'
N73°15'17"W 49.58'
N72°30'56"W 755.10'
EDGE OF ASPHALT
EXISTING CENTERLINE
S72°44'39"E 1412.58'
S72°44'39"E 938.54'
S72°44'39"E 474.05'
N72°56'21"W 1412.83'
{1412.72'}
NWC "99.433 ACRES"
25' B.L.
WILCO PRELIMINARY ATLAS-14 FLOODPLAIN, OCTOBER 2025
POND
36,388 SQ. FT.
75' O.S.S.F. SETBACK
100' O.S.S.F. SETBACK
TOTAL ACREAGE
24.687 ACRES
(1,075,346 SQ. FT.)
"24.71 ACRES"
WD – MATTHEW D. WIDMER
TO
MATTHEW D. WIDMER AND ERIC D. CLOUD
3-22-2017 2017024965 OPRWC
LOT 1
BLOCK A
18.139 ACRES
(790,122 SQ. FT.)
OSSF AREA = 17.160 ACRES
LOT 2
BLOCK A
2.184 ACRES
(95,114 SQ. FT.)
OSSF AREA = 2.008 ACRES
LOT 3
BLOCK A
2.183 ACRES
(95,071 SQ. FT.)
OSSF AREA = 2.010 ACRES
LOT 4
BLOCK A
2.182 ACRES
(95,039 SQ. FT.)
OSSF AREA = 2.019 ACRES
PROPOSED DRIVEWAY LOCATION FOR LOT 2
15' B.L.
30' B.L.
50' B.L.
50.0'
N72°26'58"W 473.55'
N72°26'58"W 473.06'
S72°26'58"E 412.54'
S72°26'58"E 60.02'
N17°23'05"E 11.33'
J.U.A.E.
0.159 ACRE
(6,924 SQ. FT.)
0.510 ACRE (22,228 SQ. FT.)
ROAD WIDENING EASEMENT
68' FROM EXISTING CENTERLINE
EXISTING CENTERLINE
EDGE OF ASPHALT
6,250 SQ. FT.
7,947 SQ. FT.
7,065 SQ. FT.
N17°15'38"E 602.85'
S17°15'38"W 602.85'
N17°22'40"E 757.69'
{758.31'}
S17°23'33"W 764.95'
{765.22'}
S17°20'02"W 2064.82'
{1156.01'}
[1156.03']
S17°22'48"W 2312.35'
N72°26'58"W 1412.38'
[1412.92'] {1412.92'}
S85°39'W 22800' +/- TO THE SOUTHWEST CORNER OF THE PEDRO ZARZA SURVEY, ABSTRACT NO. 14
P.O.B.
N=10214287.89'
E=3242215.50'
SEC "99.433 ACRES"
SEC "37.50 ACRES"
"TRACT 2: 99.433 ACRES"
GWD – PRAVEEN THADAKAMALLA
TO
200 ACRES TAYLOR 3 LOTS LLC
6-10-2021 2021088108 OPRWC
"TRACT 1: 37.50 ACRES"
GWD – DARVIN DALE WIDMER AND LINDA SUE WIDMER
TO
LANCE ERIC WIDMER AND JARED ROSS WIDMER
6-7-2022 2022096924 OPRWC
COUNTY ROAD 419
R.O.W. VARIES
29.89'
31.65'
54.88'
171.00'
202.45'
199.53'
201.97'
208.87'
191.11'
568'
569'

VICINITY MAP
SCALE: 1"=12,000'
GRANGER LAKE
GRANGER DAM RD
FM 1331
HARE
PROJECT LOCATION
CR 428
CR 419
CR 424
CR 418
CR 423
CR 415
CR 487
CR 422
CR 414
CR 413
CIRCLEVILLE
FM 619
CR 417
FM 1063
HWY 95
CR 409
CR 412
CR 421
THRALL
HWY 79
FM 112
TAYLOR

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	38.11'	S72°44'39"E
E2	201.78'	N17°15'38"E
E3	37.65'	N72°26'58"W
E4	200.87'	N17°15'38"E
E5	37.19'	N72°26'58"W
E6	191.12'	N17°15'38"E
E7	36.75'	N72°26'58"W
E8	171.00'	N17°15'38"E
E9	36.35'	N72°26'58"W
E10	41.82'	S17°23'33"W
E11	60.02'	N72°36'55"W
E12	41.99'	N17°23'05"E
E13	191.11'	N17°23'05"E
E14	22.86'	S72°26'58"E

NOTE: COUNTY ROAD 419 IS A PROPOSED ARTERIAL ROAD PER THE LONG RANGE TRANSPORTATION PLAN.

LEGEND:

- ○ 1/2" IRON ROD SET "BTS"
- ● 1/2" IRON ROD FOUND
- ◉ 5/8" IRON PIPE FOUND
- ❁ 1/2" IRON ROD FOUND "CIVIL CORP"
- ⊙ 5/8" IRON ROD FOUND
- ■ FENCE CORNER
- Ⓦ WELL
- { } RECORD INFORMATION DOC. NO. 2017024965, OPRWC
- [ ] RECORD INFORMATION DOC. NO. 2022096924, OPRWC
- ({ }) RECORD INFORMATION DOC. NO. 2021088108, OPRWC
- B.L. BUILDING LINE
- J.U.A.E. JOINT USE ACCESS EASEMENT

ABBREVIATIONS
R.O.W. – RIGHT-OF-WAY
WD – WARRANTY DEED
GWD – GENERAL WARRANTY DEED
P.O.B. – PLACE OF BEGINNING
NWC – NORTHWEST CORNER
SEC – SOUTHEAST CORNER
OPRWC – OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS:

These notes describe that certain tract of land located in the **PEDRO ZARZA SURVEY, ABSTRACT NO. 14**, situated in Williamson County, Texas, subject tract being the same tract conveyed as "24.71 Acres" by Warranty Deed from Matthew D. Widmer to Matthew D. Widmer and Eric D. Cloud dated 3-22-2017 and recorded in Document No. 2017024965, of the Official Public Records of Williamson County, Texas (OPRWC), and being surveyed on the ground under the direct supervision of Michael Turner, Registered Professional Land Surveyor No. 6441, during the Month of January 2025 and being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found **(N: 10214287.89' E: 3242215.50')** in the West right-of-way line of County Road 419 being the Northeast corner of that certain called "37.50 Acres" conveyed as Tract 1 by General Warranty Deed from Darvin Dale Widmer and Linda Sue Widmer to Lance Eric Widmer and Jared Ross Widmer dated 6-7-2022 and recorded in Document No. 2022096924 OPRWC, and being the Southeast corner of said "24.71 Acres" and the herein described tract; **From** which a 1/2" Iron Rod Found at the Southeast corner of said "37.50 Acres" bears South 17°20'02" West, a distance of 1156.01';

THENCE North 72°26'58" West with the common line of said "37.50 Acres" and said "24.71 Acres", a distance of **1412.38'** to a 1/2" Iron Rod Found near a 6" barbed wire fence post in the East line of that certain called "99.433 Acres" conveyed as Tract 2 by General Warranty Deed from Praveen Thadakamalla to 200 Acres Taylor 3 Lots LLC dated 6-10-2021 and recorded in Document No. 2021088108 OPRWC, same being the Northwest corner of said "37.50 Acres", and being Southwest corner of said "24.71 Acres" and the herein described tract; **From** which a 5/8" Iron Pipe Found at the Southeast corner of said "99.433 Acres" bears South 17°22'48" West, a distance of 2312.35';

THENCE North 17°22'40" East with the common line of said "99.433 Acres" and said "24.71 Acres", a distance of **757.69'** to a 1/2" Iron Rod Found near a 12" barbed wire fence post in the South right-of-way line of County Road 487 for the Northeast corner of said "99.433 Acres", and being the Northwest corner of said "24.71 Acres" and the herein described tract; **From** which a 1/2" Iron Rod Found at the Northwest corner of said "99.433 Acres" bears North 72°56'21" West, a distance of 1412.83';

THENCE South 72°44'39" East with the South right-of-way line of said County Road 487 and the North line of said "24.71 Acres", a distance of **1412.58'** to a 1/2" Iron Rod Found at the intersection of the South right-of-way line of said County Road 487 and the West right-of-way line of said County Road 419, and being the Northeast corner of said "24.71 Acres" and the herein described tract;

THENCE South 17°23'33" West with the West right-of-way line of said County Road 419 and the East line of said "24.71 Acres", a distance of **764.95'** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **24.687 Acres.**

OWNER:
MATTHEW D. WIDMER
AND ERIC D. CLOUD
1800 COUNTY ROAD 419
TAYLOR, TEXAS 76574

SURVEYOR:
MICHAEL TURNER, RPLS NO. 6441
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
PHONE NO. (512) 352-9090
MTURNER@BRYANTECHNICALSERVICES.COM

ENGINEER:
LINA CHTAY, PE NO. 107211
BELTON ENGINEERING
410 N. MAIN STREET
BELTON, TX 76513

LEGAL DESCRIPTION:
24.687 ACRE TRACT OF LAND IN THE PEDRO ZARZA SURVEY, ABSTRACT NO. 14, IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND BEING CALLED "24.71 ACRES" IN THAT CERTAIN WARRANTY DEED TO MATTHEW D. WIDMER AND ERIC D. CLOUD, RECORDED IN DOC. NO. 2017024965 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PATENT SURVEY:
PEDRO ZARZA SURVEY
ABSTRACT NO. 14

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 4

LINEAR FEET OF NEW STREETS: NONE

TOTAL ACREAGE: 24.687 ACRES

SUBMITTAL DATE:
JUNE 2, 2025

BENCHMARK DESCRIPTION:
TEMPORARY BENCH MARK
PK NAIL SET IN ASPHALT
N: 10215027.40'
E: 3242459.97'
ELEV.=569.34'
(NAVD 88, GEOID MODEL 18)

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

FIELDED BY: XW	DRAWN BY: MT
SCALE: 1" = 100'	APPROVED BY: MT
PROJECT NO. 24-874	DATE: JANUARY 5, 2025

PRELIMINARY PLAT OF
WIDMER FARMS
BEING 24.687 ACRES OUT OF THE
PEDRO ZARZA SURVEY, ABSTRACT NO. 14
WILLIAMSON COUNTY, TEXAS

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

I, MATTHEW D. WIDMER, CO-OWNER OF THAT CERTAIN 24.687 ACRES BEING THE SAME TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2017024965 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS **WIDMER FARMS.**

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2025.

_____
MATTHEW D. WIDMER
1800 COUNTY ROAD 419
TAYLOR, TX 76574

STATE OF TEXAS
COUNTY OF WILLIAMSON
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MATTHEW D. WIDMER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

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

I, ERIC D. CLOUD, CO-OWNER OF THAT CERTAIN 24.687 ACRES BEING THE SAME TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2017024965 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS **WIDMER FARMS.**

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2025.

_____
ERIC D. CLOUD
1800 COUNTY ROAD 419
TAYLOR, TX 76574

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ERIC D. CLOUD, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

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

I, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, 11819 MIAMI ST., SUITE 100, OMAHA, NE 68164, LIEN HOLDER OF THAT CERTAIN 24.687 ACRES BEING THE SAME TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2017024965 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS
WIDMER FARMS.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE _____ DAY OF _____, 2025.

_____
ON BEHALF OF
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
11819 MIAMI ST., SUITE 100
OMAHA, NE 68164

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, LINA CHTAY, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER **48491C0375F**, EFFECTIVE DATE **DECEMBER 20, 2019**, AND THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

_____
LINA CHTAY DATE
REGISTERED PROFESSIONAL ENGINEER
NO. 107211 STATE OF TEXAS

GENERAL NOTES:

1. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
2. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY **SOUTHWEST MILAM WATER SUPPLY CORPORATION.**
3. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
4. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
5. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
6. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
7. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
8. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
9. MAXIMUM OF 20 % IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
10. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
11. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0375F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS. LOT 1, BLOCK "A" IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA ACCORDING TO WILLIAMSON COUNTY ATLAS 14.
12. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
13. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
14. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
15. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.
16. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
17. ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
18. LOTS 1, 3, & 4, BLOCK "A" SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
19. LOTS 3 & 4, BLOCK "A" SHALL ONLY HAVE DIRECT VEHICULAR ACCESS THROUGH THE JOINT USE ACCESS EASEMENT.

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, MICHAEL TURNER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

RELEASED: 5/29/2025 FOR REVIEW

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

_____
MICHAEL TURNER DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 6441 STATE OF TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____ , 20___ A.D.

_____
WILLIAMSON COUNTY ADDRESSING COORDINATOR

_____
PRINTED NAME

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

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

_____
ADAM D. BOATRIGHT, PE *DATE*
WILLIAMSON COUNTY ENGINEER

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

I, **STEVEN SNELL**, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____
STEVEN SNELL, COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20___ A.D., AT _____O'CLOCK, ___.M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2024 A.D., AT ___O'CLOCK, ____.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY:

_____
DEPUTY

Commissioners Court - Regular Session **18.**

Meeting Date: 01/13/2026

ESD #3 Recognition of Dan Hejl

Submitted For: Russ Boles **Submitted By:** Amalia Puentes-Zuazua, Commissioner Pct. #4

Department: Commissioner Pct. #4

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on recognizing Williamson County ESD #3 Commissioner Dan Hejl for his service to ESD #3.

Public Background

Mr. Hejl served as a board member for 13 years.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 02:09 PM
Form Started By: Amalia Puentes-Zuazua		Started On: 01/06/2026 01:48 PM
Final Approval Date: 01/06/2026		

Commissioners Court - Regular Session **19.**

Meeting Date: 01/13/2026

ESD #6 Recognition of Byron Whisnant

Submitted For: Russ Boles **Submitted By:** Amalia Puentes-Zuazua, Commissioner Pct. #4

Department: Commissioner Pct. #4

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on recognizing Williamson County ESD #6 Byron Whisnant commissioner for his service to ESD #6.

Public Background

Mr. Whisnant served a total of 3 years.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 03:20 PM
Form Started By: Amalia Puentes-Zuazua		Started On: 01/06/2026 01:51 PM
Final Approval Date: 01/06/2026		

Commissioners Court - Regular Session **20.**

Meeting Date: 01/13/2026

Selective Traffic Enforcement Program Grant FY2027 for County Sheriff

Submitted For: Matthew Lindemann **Submitted By:** Starla Hall, Sheriff

Department: Sheriff

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action to authorize the Williamson County Sheriff's Office to apply for the Texas Department of Transportation FY2027 Selective Traffic Enforcement Program grant.

Public Background

The Texas Department of Transportation (TxDOT) annually awards Selective Traffic Enforcement Program (STEP) grants to fund overtime costs for additional traffic enforcement within high-crash areas. Enforcement occurs year-round but is specifically required during the following periods: Christmas/New Year's, Spring Break, Memorial Day, Independence Day, Operation: Slow Down (July) and Labor Day. If awarded, Williamson County will receive approximately $39,832.80 to provide approximately 480 hours of additional traffic enforcement. A minimum match of $20% is required and will be met through administrative costs associated with the implementation of the grant; this match is approximately $9,971.06. The total amount of the grant is $49,803.86. Staff recommends the following action: Authorize the Sheriff's Office to apply for the TxDOT FY2027 STEP grant and permit appropriate County department personnel to complete all documentation necessary for implementation.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Grant Management Request

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 02:58 PM
Form Started By: Starla Hall		Started On: 12/31/2025 03:03 PM
Final Approval Date: 01/06/2026		

Grant Title/Project Name:	FY2027 Selective Traffic Enforcement Grant
Department:	Sheriff's Office
Requestor:	Dana Foster
Contact Email:	dana.foster@wilcotx.gov
Contact Phone Number:	512-943-1168
Start Date:	10/1/2026
End Date:	9/30/2027
Please select request category:	Funding for overtime salaries
Describe the purpose of the grant in detail to include all requirements.	The Texas Department of Transportation (TxDOT) annually awards Selective Traffic Enforcement Program (STEP) grants to fund overtime costs for additional traffic enforcement within high-crash areas. This traffic enforcement will occur year-round, but will be required during the following periods: Christmas/New Year's, Spring Break, Memorial Day, Independence Day, Operation: Slow Down (July), and Labor Day.
Select the type of grant your department is applying for:	State
What is the amount of the grant?	$49,803.86
Please provide a breakdown of the total cost above.	TxDOT will provide approximately $39,832.80 for traffic enforcement overtime costs (approximately 480 enforcement hours). A 20% match of approximately $9,971.06 will be met through administrative costs associated with the implementation of the grant.
Is there a match requirement?	Yes
What is the source of the match?	The match will be met through administrative costs associated with the implementation of the grant.
Does the grant cover the cost of the request 100%?	Yes
If not, how much is left unpaid?	
What is the plan to obtain grants/funds for the remaining amount?	
List other similar assets in the County and/or region and if they are available for use?	
How is this asset request different from any similar assets currently in the County and/or region?	
What types of events/purpose would this asset be used for that cannot be accomplished with a current County asset?	
How often do these events occur?	
Identify the number of personnel required to operate this asset and/or be available for the function where it is to be used? How much time is required of those personnel? What is the cost of the personnel?	
Where will the asset be stored?	
What is the useful life of the asset?	

Will a replacement be requested from general funds when useful life has been exhausted?	
Will other agencies be billed for the use of this asset (e.g. vendors paid, employee worked hours and paid, inventory costs etc.)?	
Does this asset require insurance coverage?	
If yes, what is the estimate of asset insurance coverage?	
Will this asset require on-going maintenance? Please describe the maintenance required along with an estimate for these costs.	
How will this asset be funded when the grant ends?	
What is the impact if the grant is not received?	
New Personnel position is:	
Where will this position office?	
Who will this position report to?	
What tasks will this position perform? Include the five primary functions and the percentage of time spent to be spent on each function.	
Will this position take over tasks from current County employee?	
If yes, please explain the impact to current employee.	
How will this position be funded when the grant ends?	
Does this position or a similar position currently exist within the department?	
If yes, how many of these similar positions exist?	
Describe any alternatives considered to achieve desired outcome in lieu of a position (i.e. equipment, software, technology or change in business practice).	
Describe how workload will be accomplished/re-allocated should grant not be approved.	
List other similar items in the County and/or region and if they are available for use?	NA
How is this item request different from any similar assets currently in the County and/or region?	NA
What types of events/purpose would this item be used for that cannot be accomplished with a current County asset?	NA
Identify the number of personnel required to operate this item and/or be available for the function where it is to be used?	NA
Please explain how this item will create the need for more or less personnel (or mark n/a for no change)?	NA

Where will the item be stored?	NA
What is the useful life of the item?	NA
Will other agencies be billed for the use of this item (e.g. vendors paid, employee worked hours and paid, inventory costs etc.)?	
Does this item require insurance coverage?	No
Will this item require any form of licensing?	No
Will this item require on-going maintenance? Please describe the maintenance required along with an estimate for these costs?	NA
How will this item be funded when the grant ends?	NA
What is the overall budgetary impact? (i.e. revenue generation, expense reduction, etc.)	Other than the required match, the only other budgetary impact will be operating expenses for the vehicles used by the deputies during traffic enforcement. An average cost of 23 cents ($0.23) per mile was calculated by averaging the cost to maintain 5 patrol vehicles in the previous year. To find the cost per mile, we divided the maintenance and fuel costs by the total mileage. During the FY2023 STEP grant, the deputies averaged 15 miles per enforcement hour, and this grant provides approximately 480 enforcement hours. Multiplying the average cost per mile, the miles per enforcement hour and the number of enforcement hours, the vehicle expenses approximately total $1,656
Please identify any additional equipment needed/required (now or in the future) should the grant/asset is awarded.	NA
What is the cost and frequency to maintain/update the additional equipment?	NA
What is the impact of this grant application on other internal/county departments?	Required reporting and tracking of finances traditionally required for grants.
If yes, what is the estimate of that license fee?	
If yes, what is the estimate of insurance coverage?	
Will a replacement be requested from general funds when useful life has been exhausted? (OR)	No
If yes, how much is the match amount?	
Please identify any known decrease in funding at this time.	NA
Is this a new program to your department/office?	Yes
Please provide data points to be collected to show program success	Progress and financial reports will be completed monthly. The number of vehicles stopped, and warnings and citations written will be reported.
Please show historical data points or performance measures, statistics, services provided, etc. or any/all updates for re-application	
ID	14
Version	2.0
Attachments	False
Created	12/30/2025 2:11 PM

Created By	Dana Foster
Modified	12/30/2025 2:12 PM
Modified By	SharePoint App

Commissioners Court - Regular Session **21.**

Meeting Date: 01/13/2026

EMS Provider License Renewal

Submitted For: John Gonzales **Submitted By:** John Gonzales, EMS

Department: EMS

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Wiliamson County EMS Provider License Declaration form and authorizing the County Judge to sign same and any necessary related documents.

Public Background

Williamson County EMS must submit a renewal application every two years to the Texas Department of State Health Services to provide EMS services. The application must be signed by the EMS Administrator of Record and the highest elected official. Funding for renewal will come from line item 0100-0540-004540.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

https://wilco365-my.sharepoint.com/:b:/r/personal/jgonzales_wilco_org/Documents/Desktop/2026%20EMS%20Provider%20License%20Renewal.pdf?csf=1&web=1&e=d7hbm3

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	12/30/2025 03:30 PM
Form Started By: John Gonzales		Started On: 12/30/2025 01:34 PM
Final Approval Date: 12/30/2025		

Commissioners Court - Regular Session **22.**

Meeting Date: 01/13/2026

Procedures and practices for agenda items

Submitted By: Richard Semple, Information Technology

Department: Information Technology

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action to enhance and increase security procedures and practices relating to public meeting notices and agendas of the Williamson County Commissioners Court.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	12/30/2025 04:27 PM
Form Started By: Richard Semple		Started On: 12/30/2025 03:17 PM
Final Approval Date: 12/30/2025		

Commissioners Court - Regular Session **23.**

Meeting Date: 01/13/2026

Approval of Master Service Agreement No. 2026-131 Mayans Concrete, LLC is for Concrete Repair and Service Work for Facilities Management

Submitted For: Joy Simonton **Submitted By:** Michelle McKinney, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Master Service Agreement No. 2026-131 between Williamson County and Mayans Concrete, LLC for the concrete repair and service work on an as-needed/requested basis in the not-to-exceed amount of One Hundred Thousand Dollars ($100,000.00) and authorize execution of the agreement.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 03:18 PM
Form Started By: Michelle McKinney		Started On: 01/05/2026 09:49 AM
Final Approval Date: 01/06/2026		

Commissioners Court - Regular Session **24.**

Meeting Date: 01/13/2026

Road Bond Contract Amendment No. 2.

Submitted For: Robert Daigh **Submitted By:** Rachel McCoy, Infrastructure

Department: Infrastructure

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on Contract Amendment No. 2 under Williamson County Contract for Engineering Services between HNTB Corporation and Williamson County dated January 9, 2024, for General Engineering Consultant– Construction Management/Inspection Services.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 11:38 AM
Form Started By: Rachel McCoy		Started On: 01/06/2026 07:34 AM
Final Approval Date: 01/06/2026		

Commissioners Court - Regular Session **25.**

Meeting Date: 01/13/2026

Road & Bridge Contract Amendment No. 3.

Submitted For: Robert Daigh **Submitted By:** Rachel McCoy, Infrastructure

Department: Infrastructure

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on Contract Amendment No. 3 under Williamson County Contract for Engineering Services between HNTB Corporation and Williamson County dated January 9, 2024, for General Engineering Consultant – Construction Management/Inspection Services for Williamson County Road and Bridge Department Projects.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 11:37 AM
Form Started By: Rachel McCoy		Started On: 12/31/2025 09:44 AM
Final Approval Date: 01/06/2026		

Commissioners Court - Regular Session **26.**

Meeting Date: 01/13/2026

Approval of Renewal 1-Contract 25IFB23 for Crack Sealer between Crafco, Inc. and Williamson County for Road and Bridge Department

Submitted For: Joy Simonton **Submitted By:** Cheryl Johnson, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action to approve the first renewal of two available renewal options for Contract #25IFB23, for Crack Sealer between Williamson County and Crafco, Inc., for the Road and Bridge Dept., as originally approved by the Commissioners' Court on March 25, 2025, Agenda Item #79, for the same terms and conditions as the original contract, with a term of March 26, 2026, through March 25, 2027, and authorizing the execution of the renewal.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:29 AM
Form Started By: Cheryl Johnson		Started On: 01/06/2026 01:06 PM
Final Approval Date: 01/07/2026		

Commissioners Court - Regular Session **27.**

Meeting Date: 01/13/2026

Award IFB #25IFB91 Tree Limb Chipping Services to Fanar 1 Enterprise LLC for Road and Bridge Department

Submitted For: Joy Simonton **Submitted By:** Fernando Ramirez, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on awarding IFB #25IFB91 Tree Limb Chipping Services to Fanar 1 Enterprises LLC based on the lowest and best bid offer with a not-to-exceed amount of $230,000.00 for the initial 12-month term from award date with 2 optional renewals at 12 months each.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/06/2026 02:56 PM
Form Started By: Fernando Ramirez		Started On: 12/29/2025 08:07 AM
Final Approval Date: 01/06/2026		

Commissioners Court - Regular Session **28.**

Meeting Date: 01/13/2026

CR 314 – Standard Utility Agreement with Bartlett Electric Cooperative

Submitted By: Julissa Romero, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding the Standard Utility Agreement with Bartlett Electric Cooperative (BEC) on the CR 314 Project, a Road Bond Project in Commissioner Precinct 4.

Public Background

Bartlett Electric has existing facilities on the CR 314 Project. The Standard Utility Agreement for the relocations is for a total amount of $233,736.43. Bartlett Electric is a combined 54.29% eligible for reimbursement. The total anticipated reimbursement to Bartlett Electric by the County is $233,736.43 (54.29% of $430,563.72).

P: 364 Funding Source 2019 Road Bond.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

CR314-SUA

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:27 AM
Form Started By: Julissa Romero		Started On: 12/30/2025 09:26 AM
Final Approval Date: 01/07/2026		

Standard Utility Agreement

Project Name: CR 314
Project Letting Date: December 2025
Utility ID (TxDOT LUP): **N/A**

Roadway: CR 314
From: IH 35
To: CR 315

This Standard Utility Agreement ("Agreement") by and between Williamson County, Texas **(**"County"), and Bartlett Electric Cooperative, Inc., ("Utility"), acting by and through its duly authorized representative, shall be effective on the date of approval and execution by and on behalf of the County.

WHEREAS, the County has deemed it necessary to make certain infrastructure improvements as designated by the County and, if applicable, approved by the Federal Roadway Administration and/or the State of Texas, within the limits of the project as indicated above;

WHEREAS, the proposed Project will necessitate the adjustment, removal, and/or relocation of certain facilities of the Utility as indicated in the following statement of work: Bartlett Electric OH & UG facilities within the CR 314 project (Sta. 63+10 to Sta. 212+05.66) conflict with proposed pavement and drainage. The project will be delivered in two phases: Phase 1 (Sta. 63+10 to Sta. 109+10) is the only portion advancing to construction; Phase 2 (Sta. 110+00 to Sta. 212+05.66) will be design-only; as Bartlett Electric completed their design prior to the decision to split the project – Their design will be reimbursed at the eligibility ratio for the overall project and their material/construction labor will be reimbursed at the eligibility ratio for just Phase 1 limits. The scope includes the installation of 38 proposed poles, 22 proposed guys, 961 LF of proposed underground electric along with removal of 23 existing pole and 9 existing anchor removals; and more specifically as shown in the Utility's plans, specifications and estimated costs, which are attached hereto as Attachment "A".

WHEREAS, the County will participate in the costs of the adjustment, removal, and relocation of certain facilities to the extent as may be eligible for the County participation.

WHEREAS, the County**,** upon receipt of evidence it deems sufficient, acknowledges the Utility's interest in certain lands and facilities that entitle it to reimbursement for the adjustment, removal, and relocation of certain of its facilities located upon the lands as indicated in the statement of work above.

NOW, THEREFORE, BE IT AGREED:

The County will pay to the Utility the costs incurred in adjustment, removal, and relocation of the Utility's facilities up to the amount said costs may be eligible for County participation.

All conduct under this Agreement, including but not limited to the adjustment, removal, and relocation of the facility, the development and reimbursement of costs, any environmental requirements, and retention of records will be in accordance with all applicable federal, state, and county laws, rules and regulations, including, without limitation, the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 U.S.C. §§ 4601, et seq., the National Environmental Policy Act, 42 U.S.C. §§ 4321, et seq., the Buy America provisions of 23 U.S.C. § 313 and 23 CFR 635.410, as amended, Texas Transportation Code § 223.045, the Utility Relocations, Adjustments, and Reimbursements provisions of 23 CFR 645, Subpart A, and the Utility Accommodation provisions of 23 CFR 645, Subpart B.

The Utility shall supply, upon request by the County, proof of compliance with the aforementioned laws, rules, regulations, and guidelines prior to the commencement of the adjustment, removal, and relocation of the facility.

The Utility shall not commence any physical work, including without limitation site preparation, on the County's right of way or future right of way, until the County provides the Utility with written authorization to proceed with the physical work upon the County's completion and clearance of its environmental review of the Project. Any such work by the Utility prior to the County's written authorization to proceed will not be eligible for reimbursement and the Utility is responsible for entering any property within the proposed limits of the Project that has not yet been acquired by the County. This written authorization to proceed with the physical work is in addition to the authorization

If State and/or Federal funding applies to the Project, the Utility shall comply with the Buy America provisions of 23 U.S.C. § 313, 23 CFR 635.410, as amended, and the Steel and Iron Preference provisions of Texas Transportation Code § 223.045 and, when products that are composed predominately of steel and/or iron are incorporated into the permanent installation of the utility facility, use domestically manufactured products. If State and/or Federal funding applies to the Project, TxDOT Form 1818 (Material statement), along with all required attachments, must be submitted, prior to the commencement of the adjustment, removal, and relocation of the facility, as evidence of compliance with the aforementioned provisions. Failure to submit the required documentation or to comply with the Buy America, and Steel and Iron Preference requirements shall result in: (1) the Utility becoming ineligible to receive any contract or subcontract made with funds authorized under the Intermodal Surface Transportation Efficiency Act of 1991; (2) the County withholding reimbursement for the costs incurred by the Utility in the adjustment, removal, and relocation of the Utility's facilities; and (3) removal and replacement of the non-compliant products.

The Utility agrees to develop relocation or adjustment costs by accumulating actual direct and related indirect costs in accordance with a work order accounting procedure prescribed by the County, or may, with the County's approval, accumulate actual direct and related indirect costs in accordance with an established accounting procedure developed by the Utility. Bills for work hereunder are to be submitted to the County not later than six (6) months after completion of the field work. Failure to submit the request for final payment, in addition to all supporting documentation, within six (6) months after completion of the field work may result in forfeiture of payment for said work.

When requested, the County will make intermediate payments at not less than monthly intervals to the Utility when properly billed. Such payments will not exceed 90 percent (90%) of the eligible cost as shown in each such billing. Intermediate payments shall not be construed as final payment for any items included in the intermediate payment.

Alternatively, if the approved accounting method is a lump sum, the County agrees to pay the Utility an agreed lump sum of $N/A as supported by the attached estimated costs. The County will, upon satisfactory completion of the adjustments, removals, and relocations and upon receipt of a final billing, make payment to the Utility in the agreed amount.

Upon execution of this Agreement by both parties hereto, the County will, by written notice, authorize the Utility to perform such work diligently and to conclude said adjustment, removal, and relocation by the stated completion date which is attached hereto in Attachment "C". The completion date shall be extended for delays caused by events outside the Utility's control, including an event of Force Majeure, which shall include a strike, war or act of war (whether an actual declaration of war is made or not), insurrection, riot, act of public enemy, accident, fire, flood or other act of God, sabotage, or other events, interference by the County or any other party with the Utility's ability to proceed with the work, or any other event in which the Utility has exercised all due care in the prevention thereof so that the causes of other events are beyond the control and without the fault or negligence of the Utility.

This Agreement in its entirety consists of the following elements:

Standard Utility Agreement – WILCO-U-SUA;

- Plans, Specifications, and Estimated Costs (Attachment "A");
- Accounting Method (Attachment "B");
- Schedule of Work (Attachment "C");
- Statement Covering Contract Work – WILCO-U-JB (Attachment "D");
- Utility Joint Use Agreement – WILCO-U-JUA (Attachment "E");
- Eligibility Ratio Calculation (Attachment "F");
- Comparative Betterment Calculation and Estimate (Attachment "G"); and
- Proof of Property Interest – WILCO-U-Affidavit (Attachment "H").

All attachments are included herein as if fully set forth. In the event it is determined that a substantial change from the statement of work contained in this Agreement is required, reimbursement therefore shall be limited to costs covered by a modification or amendment of this Agreement or a written change or extra work order approved by the County and the Utility.

		RSL	12-9-25
Initial	Date	Initial	Date
County		Utility	

This Agreement is subject to termination, without cause and for convenience, by the County at any time up to the date that work under this Agreement has been authorized, and such cancellation will not create any liability on the part of the County. However, the County will review and reimburse the Utility for eligible costs incurred by the Utility in preparation of this Agreement.

The County Auditor may conduct an audit or investigation of any entity receiving funds from the County directly under this Agreement or indirectly through a subcontract under this Agreement. Acceptance of funds directly under this Agreement or indirectly through a subcontract under this Agreement acts as acceptance of the authority of the County Auditor, under the direction of the Legislative Audit Committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the County Auditor with access to any information the County Auditor considers relevant to the investigation or audit.

The Utility by execution of this Agreement does not waive any of the rights that the Utility may have within the limits of the law.

It is expressly understood that the Utility conducts the adjustment, removal, and relocation at its own risk, and that the County makes no warranties or representations regarding the existence or location of utilities currently within its right of way.

The signatories to this Agreement warrant that each has the authority to enter into this Agreement on behalf of the party represented.

UTILITY

Utility: Bartlett Electric Cooperative

By: Randall Lewis, P.E.

Print Name: Randall Lewis, P.E.

Title: Chief Engineering Officer

Date: 12-9-25

THE COUNTY OF WILLIAMSON

Executed and approved for the County of Williamson Texas for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by Williamson County, Texas.

By: _____
Presiding Officer of the Williamson County Commissioners Court

Date: _____

REVIEWED
By Harsha Shetty on 12/14/2025

REVIEWED
By Eddie Church, P.E. at 9:56 am, Dec 18, 2025

REVIEWED
By Solomon Bekele at 1:51 pm, Dec 18, 2025

APPROVED
By Christen Eschberger at 1:14 pm, Dec 30, 2025

Initial	Date	Initial	Date
		RSL	12-9-25
County		Utility	

Attachment "A"
Plans, Specifications, and Estimated Costs

Funding Sources

Select all that apply

☐ City of _____

☒ Williamson County, Texas

☐ State of Texas *

☐ Federal *

*Buy America Compliance only applies when State or Federal funding is present.

All material items within the cost estimate that must meet Buy America or Steel and Iron Preference Provision requirements must be indicated with an asterisk (*) on the attached estimate.

☒ Currently, **this Project does not plan to use** iron and steel subject to Buy America requirements. In the event that Buy America regulated materials are used during the construction of this Project, compliance documentation will be provided.

☐ There are non-domestic iron and steel materials in this Project that fall under the De Minimis equation. Calculations showing the total cost does not exceed one-tenth of one percent (0.1%) of the individual utility agreement amount or $2,500.00, whichever is greater is required.

☐ We understand the Buy America Compliance Requirements for iron and steel and will supply the required documentation to the County indicating compliance with this provision. The following documents will be supplied prior to the installation of the materials:

1) Form 1818 - Material Statement
2) Material Test Reports or Certifications

_____	_____	RSL	12-9-25
Initial	Date	Initial	Date
County		Utility	

CR 314 ROAD WIDENING - PHASE 1
W.O.#2023585

REVISION #1 9-23-24:
1. ADJUSTED POLE LOCATIONS, FRAMING, WIRE TENSION AND REMOVED THE SWITCH FROM POLES 48 - 52.
THIS WAS DONE AT THE REQUEST OF BRENDA KOKE TO HAVE BEC AND SMUD TO SWAP EASEMENT LOCATIONS.

REVISION #2 1-16-25:
1. REMOVED GROUND RODS FROM VARIOUS LOCATIONS.
2. CHANGED VA5.21 UNITS TO VA5.71 UNITS.
3. CHANGED VA6.22 UNITS TO VA6.71 UNITS.
4. CHANGED VA5.2 UNITS TO VA5.4 UNITS.
5. ADDED LIGHTNING PROTECTION THROUGHOUT ONCOR - BEC JOINT USE AREA.
6. INSTALLED 10` CROSSARMS BELOW TOP CROSSARM WHERE APPLICABLE.

PHASE 1 7-21-25:
1. PROJECT BROKEN OUT INTO PHASE 1 AND PHASE 2.
2. PHASE 1 CONTAINS EVERYTHING WEST OF CR 315, PHASE 2 WILL CONTAIN EVERTHING EAST OF CR 315.

VISUAL ONLY

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF VISUAL REPRESENTATION ONLY.
IT IS NOT TO BE USED IN CONJUNCTION WITH ANY
OTHER LEGAL DOCUMENT OR FOR ANY PURPOSE
OTHER THAN THE AFOREMENTIONED.

CLIENT:

DRAWING TITLE:
CR 314 ROAD WIDENING - PHASE 1
W.O.#2023585

EMPACT ENGINEERING
ENGINEERING FIRM F-21492
20886 FM 159
NAVASOTA, TX 77868

SCALE:	DATE:	DWG NO.	SHEET NO.
H: 1"=60` V: 1"=30`	2/22/2022	EE-BEC-2-C.1-PL1	1 OF 15
DRAWN BY:	JOB CODE:		REV.
DWH	BEC-2-C.1		8/1/2025

CONSTRUCTION NOTES:

1. Before construction starts, Contractor shall meet with a Bartlett representative.
2. Contractor to locate all utilities prior to commencement of construction.
3. All stakes to be refreshed and old stakes pulled prior to commencement of construction.
4. Project is designed for Medium Loading, Grade C Construction.
5. Project designed for #336 AAC 3ph.
6. Existing communications (unknown owner) on Poles 1-39.
7. BEC has a total of 961' (linear distance) of underground facilities.

Note: All proposed Bartlett Electric poles are placed within easement on private property.

REVISION #1 9-23-24:

1. Adjusted pole locations, framing, wire tension, and removed the switch in the cyan clouded area. This was done at the request of Brenda Koke to have BEC and SMUD to swap easement locations. (Poles 48 - 52.)

REVISION #2 1-16-25:

1. Removed ground rods from various locations.
2. Changed VA5.21 units to VA5.71 units.
3. Changed VA6.22 units to VA6.71 units.
4. Changed VA5.2 units to VA5.4 units.
5. Added lightning protection throughout Oncor - BEC Joint use area.
6. Installed 10' crossarms below top crossarm where applicable.

REVISION #3 5-08-25:

1. Poles 91 - 95 added to extend line to Rookie way.
2. Pole 83 shifted to be further from driveway.
3. Pole 34 shifted to be out of driveway.
4. Pole 25 shifted.
5. Pole 25A, 25B, and 25C added for future line on CR 3001.

PHASE #1 7-21-25:

1. Project broken out into Phase 1 and Phase 2, due to construction limitations.
2. Phase 1 contains everything to the West of CR 315, Phase 2 will contain everything to the East of CR 315.

LEGEND

- EXISTING ELECTRIC FACILITIES
- PROPOSED ELECTRIC FACILITIES
- PROPOSED UNDERGROUND ELECTRIC FACILITIES
- REMOVE EXISTING ELECTRIC FACILITIES
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED UTILITY EASEMENT
- EXISTING ONCOR UTILITIES
- EXISTING POLE
- PROPOSED POLE IN NEW LOCATION
- PROPOSED POLE IN EXISTING LOCATION
- EXISTING TRANSFORMER
- PROPOSED TRANSFORMER IN NEW LOCATION
- PROPOSED TRANSFORMER IN EXISTING LOCATION
- EXISTING LUMINAIRE
- EXISTING GUY LOCATION
- EXISTING SINGLE-PHASE OVERHEAD POWER LINE
- EXISTING V-PHASE OVERHEAD POWER LINE
- EXISTING THREE-PHASE OVERHEAD POWER LINE
- EXISTING DUAL-CIRCUIT OVERHEAD POWER LINE
- EXISTING SECONDARY OR SERVICE
- POWER LINE PHASE

0 50' 100'

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BEC
BARTLETT ELECTRIC COOPERATIVE, INC.

CONSTRUCTION DRAWING

CR 314 ROAD WIDENING - PHASE 1

W.O.#2023585

EMPACT ENGINEERING
ENGINEERING FIRM F-21492
20886 FM 159
NAVASOTA, TX 77868

SCALE:	DATE:	DWG NO.	SHEET NO.
1" = 100'	9/20/2023	EE-BEC-2-C.1-CN1	1 OF 2
DRAWN BY: DWH	JOB CODE: BEC-2-C.1		REV. DWH 11/4/2025

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- EXISTING ELECTRIC FACILITIES
- PROPOSED ELECTRIC FACILITIES
- PROPOSED UNDERGROUND ELECTRIC FACILITIES
- REMOVE EXISTING ELECTRIC FACILITIES
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED UTILITY EASEMENT
- EXISTING ONCOR UTILITIES
- EXISTING POLE
- PROPOSED POLE IN NEW LOCATION
- PROPOSED POLE IN EXISTING LOCATION
- EXISTING TRANSFORMER
- PROPOSED TRANSFORMER IN NEW LOCATION
- PROPOSED TRANSFORMER IN EXISTING LOCATION
- EXISTING LUMINAIRE
- EXISTING GUY LOCATION
- EXISTING SINGLE-PHASE OVERHEAD POWER LINE
- EXISTING V-PHASE OVERHEAD POWER LINE
- EXISTING THREE-PHASE OVERHEAD POWER LINE
- EXISTING DUAL-CIRCUIT OVERHEAD POWER LINE
- EXISTING SECONDARY OR SERVICE
- POWER LINE PHASE

0 50' 100'

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BEC
BARTLETT ELECTRIC COOPERATIVE, INC.

CONSTRUCTION DRAWING

CR 314 ROAD WIDENING - PHASE 1

W.O.#2023585

EMPACT ENGINEERING
ENGINEERING FIRM F-21492
20886 FM 159
NAVASOTA, TX 77868

SCALE:	DATE:	DWG NO.	SHEET NO.
1" = 100'	9/20/2023	EE-BEC-2-C.1-CN2	2 OF 2
DRAWN BY: DWH	JOB CODE: BEC-2-C.1		REV. DWH 11/4/2025

ALBERTANO VASTIAN AND
MARIA VASTIAN
10.035 AC.
DOC. NO. 2017019582
O.P.R.W.C.T.

313 JARRELL
PROPERTIES, LLC
2.001 AC.
DOC. NO. 2023077472
O.P.R.W.C.T.

313 JARRELL
PROPERTIES, LLC
8.028 AC.
DOC. NO. 2023077477
O.P.R.W.C.T.

EIGHTH AMENDMENT TO
DECLARATION OF CONDOMINIUM REGIME
FOR SONTERRA I CONDOMINIUMS
DOC NO. 2019033781
O.P.R.W.C.T.

UNIT 21–J
WASTEWATER, ACCESS
& DRAINAGE LOT
3.769 ACRES

CIRCLE WAY
(G.C.E. & P.U.E.)

UNIT
1–
H

UNIT 54–H
DRAINAGE LOT

UNIT 5–J

PROPOSED R.O.W.

EXISTING R.O.W.

130+00

135+00

140+00

LOT 25 – GREEN SPACE, DRAINAGE AND UTILITY

LOT 21 LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14

BLOCK "J"

THE UGLY WAY

10' P.U.E.

20' WIDE
BARTLETT ELECTRIC COOP. EASE.
DOC. NO. 2018112796

Reimbursement for this portion of the project is for design only, as the project was split into 2 phases and Phase 2 will not be going into construction currently.

0 25′ 50′
SCALE: 1" = 50′ HORIZ.

LEGEND

- PROPOSED RIGHT OF WAY (ROW)
- EXISTING RIGHT OF WAY (ROW)
- PROPERTY LINE
- OE2 — PROPOSED BARTLETT OH PHASE 2 CONSTRUCTION
- OE4 — PROPOSED BARTLETT/BECC/OPTIMUM OH PHASE 2 CONSTRUCTION
- OE5 — PROPOSED BARTLETT/ONCOR OH PHASE 2 CONSTRUCTION
- OHE-2 — EXISTING OVERHEAD BARTLETT
- OHET-6 — EXISTING OVERHEAD BARTLETT/BECC
- EXISTING BARTLETT OVERHEAD REMOVAL PHASE 2
- PROPOSED BARTLET EASEMENT

PROPOSED BARTLETT ELECTRIC PHASE 2
STA 128+00 - 143+00

PRELIMINARY
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POLE LOCATIONS SUBJECT TO CHANGE FOLLOWING CR 314 PH 2 PLANS

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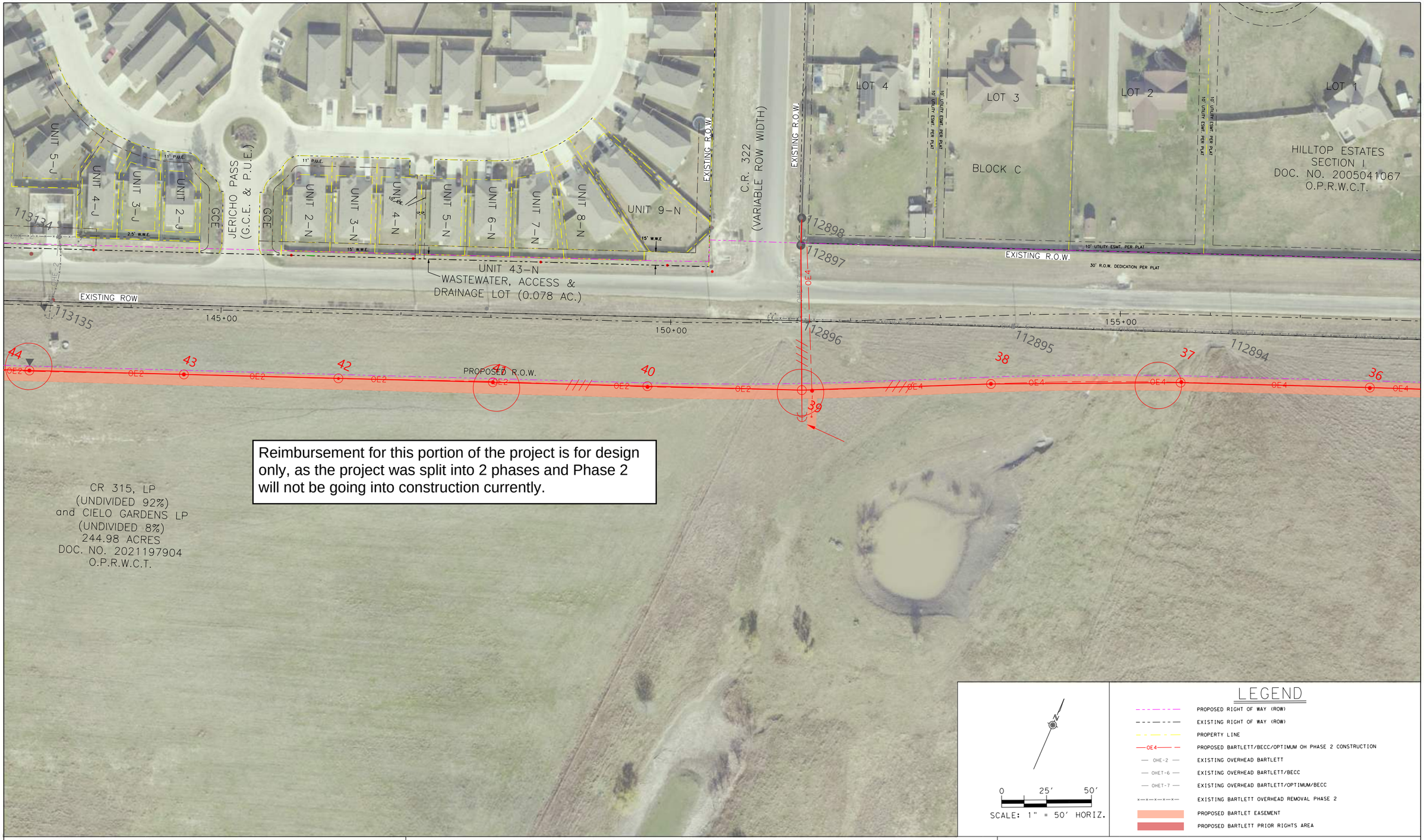

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0 25′ 50′

SCALE: 1" = 50′ HORIZ.

LEGEND

- PROPOSED RIGHT OF WAY (ROW)
- EXISTING RIGHT OF WAY (ROW)
- PROPERTY LINE
- OE4 — PROPOSED BARTLETT/BECC/OPTIMUM OH PHASE 2 CONSTRUCTION
- OHE-2 — EXISTING OVERHEAD BARTLETT
- OHET-6 — EXISTING OVERHEAD BARTLETT/BECC
- OHET-7 — EXISTING OVERHEAD BARTLETT/OPTIMUM/BECC
- EXISTING BARTLETT OVERHEAD REMOVAL PHASE 2
- PROPOSED BARTLET EASEMENT
- PROPOSED BARTLETT PRIOR RIGHTS AREA

PROPOSED BARTLETT ELECTRIC PHASE 2
STA 143+00 - 158+00

PRELIMINARY

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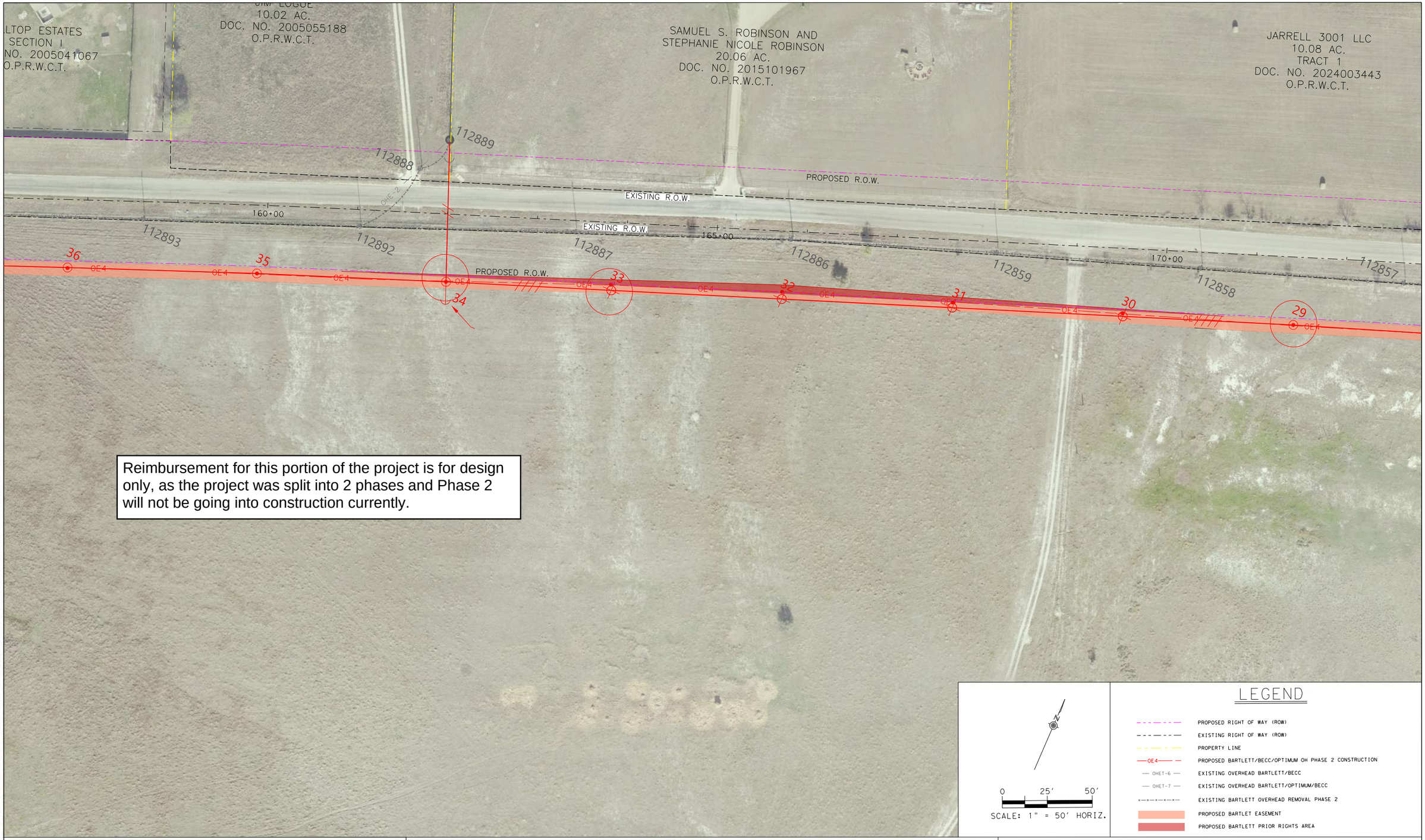

WILCO TEXAS

PROPOSED BARTLETT ELECTRIC PHASE 2
STA 158+00 - 172+00

PRELIMINARY
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POLE LOCATIONS SUBJECT TO CHANGE FOLLOWING CR 314 PH 2 PLANS

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FILE: $FILE$

ELL 3001 LLC
10.08 AC.
TRACT 1
NO. 2024003443
.P.R.W.C.T.

JARRELL 3001 LLC
TRACT 2
5.67 AC.,
DOC. NO. 2024003443
O.P.R.W.C.T.

EXISTING R.O.W.

C.R. 3001
(VARIABLE R.O.W. WIDTH)

EXISTING R.O.W.

GORDON L. STANFORD
92.5 AC.
VOL. 2307, PG. 524
O.R.W.C.T.

GORDON L.
DONNA WAL
13.5
DOC. NO.
O.R.

PROPOSED R.O.W.

EXISTING R.O.W.

112857

175+00

112856

112855

EXISTING R.O.W.

112854

180+00

112853

112852

185+00

112851

29 OE4

28 OE4

27 OE4

26 OE4

25 OE4

24 OE4

PROPOSED R.O.W.

23 OE4

22 OE4

OE4

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GORDO
DONNA

DOC

0 25′ 50′

SCALE: 1" = 50′ HORIZ.

LEGEND

- PROPOSED RIGHT OF WAY (ROW)
- EXISTING RIGHT OF WAY (ROW)
- PROPERTY LINE
- OE4 — PROPOSED BARTLETT/BECC/OPTIMUM OH PHASE 2 CONSTRUCTION
- OHET-6 — EXISTING OVERHEAD BARTLETT/BECC
- OHET-7 — EXISTING OVERHEAD BARTLETT/OPTIMUM/BECC
- EXISTING BARTLETT OVERHEAD REMOVAL PHASE 2
- PROPOSED BARTLETT EASEMENT

PROPOSED BARTLETT ELECTRIC PHASE 2
STA 172+00 - 187+00

PRELIMINARY

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POLE LOCATIONS SUBJECT TO CHANGE FOLLOWING CR 314 PH 2 PLANS

USER: $USER$
DATE: 9/25/2025 12:07:14 PM
SCRIPT: $SCRIPT$
FILE: $FILE$

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BLOCK EE
LOT 182
LOT 183
LOT 181-0.033 AC. (DRAIN SPACE FRONTAGE - 10' W.L.E. R.O.W. DEDICATION 10.040 AC. PER PLAT)
112951
PROPOSED ROW
200+00
PROPOSED ROW
OE4
12
13
14
15
16
17
18
19
20
21
GORDON STANFORD
5.00 AC.
VOL. 2191, PG. 796
O.R.W.C.T.
10' W.L.E. DOC. NO. 2024168493
112952 EXISTING ROW
112953
190+00
GORDON L. STANFORD
92.5 ACRES
VOLUME 2307, PAGE 527
O.R.W.C.T.
GORDON L. STANFORD &
DONNA WALSH STANFORD
13.581 AC.
DOC. NO. 1998056521
O.R.W.C.T.
C.R. 314
(VARIABLE R.O.W. WIDTH)
112850

0 25′ 50′
SCALE: 1" = 50′ HORIZ.

LEGEND

- PROPOSED RIGHT OF WAY (ROW)
- EXISTING RIGHT OF WAY (ROW)
- PROPERTY LINE
- OE4 — PROPOSED BARTLETT/BECC/OPTIMUM OH PHASE 2 CONSTRUCTION
- OHET-6 — EXISTING OVERHEAD BARTLETT/BECC
- OHET-7 — EXISTING OVERHEAD BARTLETT/OPTIMUM/BECC
- EXISTING BARTLETT OVERHEAD REMOVAL PHASE 2
- PROPOSED BARTLETT EASEMENT

PROPOSED BARTLETT ELECTRIC PHASE 2
STA 187+00 - 200+00

PRELIMINARY

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POLE LOCATIONS SUBJECT TO CHANGE FOLLOWING CR 314 PH 2 PLANS

USER: $USER$
DATE: 9/25/2025 11:30:06 AM
SCRIPT: $SCRIPT$
FILE: $FILE$

EXISTING ROW

C.R. 314
(VARIABLE R.O.W. WIDTH)

DEED LINE DESCRIBED IN VOL. 2307, PG. 524, NO RIGHT-OF-WAY GRANT FOUND.
BASE OF CR 314 OCCUPATION BASED ON FENCE AND UTILITIES

R.O.W. DEDICATION 0.166 AC. PER PLAT

COACH ROAD (50' R.O.W.)

LOT 6 BLOCK 1
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20

10' P.U.E.
15' P.U.E.
5' P.U.E. (TYP.)
30' P.U.E. - E.R.I.

JOHN WAYNE TRAIL
(50' R.O.W.)

R.O.W. DEDICATION 0.1004 AC. PER PLAT

LOT 1 BLOCK A

10' P.U.E.

SONWEST CO
66.948 AC
DOC. NO. 2023097415
O.P.R.W.C.T.

112961
112960
112959
112981
112965
112997
112998

PROPOSED ROW
PROPOSED ROW

200+00
205+00
212+04.17

OE 4
OHET

GORDON L. STANFORD
92.5 ACRES
VOLUME 2307, PAGE 527
O.R.W.C.T.

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0 25' 50'
SCALE: 1" = 50' HORIZ.

LEGEND

- PROPOSED RIGHT OF WAY (ROW)
- EXISTING RIGHT OF WAY (ROW)
- PROPERTY LINE
- OE4 — PROPOSED BARTLETT/BECC/OPTIMUM OH PHASE 2 CONSTRUCTION
- OHET-6 — EXISTING OVERHEAD BARTLETT/BECC
- OHET-7 — EXISTING OVERHEAD BARTLETT/OPTIMUM/BECC
- EXISTING BARTLETT OVERHEAD REMOVAL PHASE 2
- PROPOSED BARTLETT EASEMENT

PROPOSED BARTLETT ELECTRIC PHASE 2
STA 200+00 - 212+04

PRELIMINARY

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POLE LOCATIONS SUBJECT TO CHANGE FOLLOWING CR 314 PH 2 PLANS

USER: $USER$
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COST ESTIMATE

Bartlett Electric Relocation Cost Estimate
CR 314 Phase 1 Construction
December 5, 2025

Estimated Design (Phase 1 and 2)

Line No.	Description	Unit	Quantity	Unit Price ($)	Total Cost ($)
1	WELDON DAVIS	EA	1.00	1	$660.00
2	EMPACT ENGINEERING, LLC	EA	1.00	1	$139,237.69
				SUBTOTAL	**$139,897.69**

Estimated Materials (Phase 1)

Line No.	Description	Unit	Quantity	Unit Price ($)	Total Cost ($)
1	PIN, POLE TOP, 14.4KV	EA	34.00	$14.11	$479.69
2	PIN, CROSSARM, 14.4KV	EA	5.00	$17.05	$85.27
3	ELBOW COLD SHRINK KITS	EA	1.00	$26.58	$26.58
4	Pole Set Foam Kit	EA	39.00	$111.44	$4,346.28
5	Padlock, Keyed Alike (Wilson Bohannon)	EA	1.00	$13.87	$13.87
6	'DANGER' STICKER - Almetek 12525	EA	1.00	$4.98	$4.98
7	UG Warning Sticker 12587	EA	1.00	$5.64	$5.64
8	Wipe, Cable Cleaning	EA	13.00	$0.76	$9.88
9	PEDESTAL PAD, 30 X 30	EA	1.00	$189.18	$189.18
10	Bolt, Carriage 3/8" x 10"	EA	6.00	$1.08	$6.49
11	BOLT, MACHINE, 5/8 X 6	EA	58.00	$1.27	$73.66
12	BOLT, MACHINE, 5/8 X 12	EA	130.00	$2.11	$274.55
13	BOLT, MACHINE, 5/8 X14	EA	23.00	$2.30	$53.01
14	INSULATOR, POLE TOP, 7.2KV	EA	4.00	$4.32	$17.28
15	PIN, CROSSARM, 7.2KV	EA	2.00	$6.74	$13.49
16	TIE, PRIMARY, WRAPLOCK 4/0	EA	2.00	$5.10	$10.20
17	LOCKRING, 2" T&B	EA	1.00	$0.52	$0.52
18	STRAP, 2" CONDUIT	EA	30.00	$0.69	$20.70
19	NUT, 3/8, PEDESTAL PAD	EA	4.00	$0.07	$0.27
20	PIN, CROSSARM, 7.2KV SADDLE	EA	1.00	$24.96	$24.96
21	URD Warning Sign	EA	6.00	$30.46	$182.73
22	PIN, SADDLE 7.2KV (NEUTRAL)	EA	2.00	$12.95	$25.90
23	CABLE, #1/0 25KV UG PRIMARY	FT	307.00	$3.93	$1,205.90
24	BOLT ASSEMBLY-1/2X2 W 2 WASHERS	EA	36.00	$3.28	$117.99
25	1000MCM 25KV EPR	FT	1,965.00	$14.55	$28,590.95
26	Switch, 600 AMP Underslung	EA	6.00	$426.26	$2,557.56
27	ARRESTER, 18KV Inline - Off the Pole	EA	35.00	$114.45	$4,005.76
28	ARRESTER, 18KV, Tank Mount	EA	2.00	$76.68	$153.37
29	ARRESTER, 18KV Crossarm (Xarm) Mount	EA	1.00	$79.14	$79.14
30	ARRESTER, ELBOW, 25KV, UG	EA	1.00	$129.13	$129.13
31	NUT, LOCKING 5/8MF	EA	314.00	$0.21	$65.31
32	WILDLIFE PROTECTOR	EA	7.00	$7.37	$51.58
33	TERMINATOR, 25KV, 1/0 URD (Pot Head)	EA	6.00	$128.46	$770.75
34	Bracket, Conduit Standoff	EA	4.00	$55.91	$223.64
35	Bracket Conduit Standoff	EA	6.00	$41.23	$247.40
36	GUY GUARD, YELLOW PLASTIC	EA	24.00	$3.01	$72.22
37	INSULATOR, POLYMER DIST DEADEND	EA	60.00	$17.72	$1,062.98
38	Bracket, Crossarm, Single Mount	EA	28.00	$15.95	$446.73
39	Secondary Padmount Bushing Adapter	EA	3.00	$7.15	$21.46
40	ADAPTER, MALE, 2" PVC	EA	1.00	$0.99	$0.99
41	Deadend, Shoe Clamp #6-2/0	EA	15.00	$12.61	$189.15
42	Deadend, Shoe Clamp 2/0-556	EA	45.00	$25.78	$1,160.10
43	WASHER, 3X3 CURVED 5/8 INCH	EA	52.00	$1.08	$55.92
44	PIN, CROSSARM, 14.4KV SADDLE	EA	77.00	$31.06	$2,391.24
45	ATTACHMENT, GOATHEAD 3/4	EA	12.00	$7.22	$86.64
46	ROD, ARMOR, 336.4 AAC AR-0128	EA	1.00	$23.95	$23.95
47	CLAMP, GUY DEADEND, 10M PREFORMED	EA	48.00	$4.43	$212.40
48	WIRE, #2 BARE STRANDED COPPER	FT	38.00	$1.32	$50.16
49	Wire, #4 Bare Copper Clad	FT	1,735.00	$0.85	$1,474.75
50	WIRE, #6 BARE SD SOLID COPPER	FT	204.00	$0.56	$114.24
51	Bracket, Cutout/Arrester Double	EA	3.00	$63.54	$190.62
52	COPPER CRIMP-ITS, #2	EA	3.00	$4.36	$13.09
53	CONDUIT, 2" PVC	FT	180.00	$1.02	$183.51
54	CONDUIT, 3" PVC	FT	278.00	$2.04	$567.06
55	CONDUIT, 4" PVC	FT	3,502.00	$3.25	$11,372.04
56	Terminator, Cold Shrink 25kv 1000MCM Lug	EA	6.00	$128.47	$770.82
57	CROSSARM, DEADEND ASSY, 10 FOOT	EA	4.00	$367.99	$1,471.96
58	CROSSARM,DEADEND ASSY, 8 FT	EA	12.00	$314.33	$3,771.94
59	Tie, Double Side F Neck #336	EA	3.00	$9.82	$29.45
60	Tie, Double Side J Neck #336	EA	3.00	$12.97	$38.90
61	Sweeps, 2" PVC, 90-Degree, 18"	EA	1.00	$12.44	$12.44
62	SWEEPS, 2" PVC, 90-DEGREE	EA	8.00	$15.20	$121.57
63	SWEEP, 3" PVC, 90-DEGREES	EA	4.00	$18.93	$75.73
64	SWEEP, 4" PVC, 90-DEGREE	EA	26.00	$44.34	$1,152.73
65	Bracket, Cutout/Arrester, Single	EA	7.00	$57.76	$404.29
66	INSULATOR, EXTENSIONS, CLEVIS EYE	EA	22.00	$17.32	$381.02
67	Insulator, Guy Strain 54"	EA	12.00	$23.61	$283.27
68	CONNECTOR, 5/8 GROUND ROD CLAMP	EA	20.00	$1.73	$34.60
69	CLAMP, GUY BONDING - 1"	EA	19.00	$3.06	$58.21
70	ROD, GROUND, GALVANIZED	EA	20.00	$13.82	$276.49
71	Connector, 4/0 2 Hole Compression CU	EA	18.00	$18.46	$332.28
72	INSULATOR, 3 IN SPOOL	EA	33.00	$1.76	$58.22
73	BUSHING,INSULATED STANDOFF,25KV UG *park	EA	1.00	$137.55	$137.55
74	ROD, ANCHOR, 1" X 8'	EA	17.00	$41.76	$709.92
75	ANCHOR,EXP.,20000#,1"	EA	17.00	$40.61	$690.29
76	CONNECTOR, #2 SPLITBOLT COPPER	EA	6.00	$2.50	$14.97
77	ELBOW, LOADBREAK,25KV UG	EA	1.00	$48.42	$48.42
78	GRIP, KELLUM, 25KV PRI	EA	6.00	$35.60	$213.57
79	Kellum Grip 25kv 1000MCM AL	EA	6.00	$49.77	$298.64
80	SCREW, LAG, LARGE	EA	12.00	$0.69	$8.34
81	Lag Screw, 1/4 x 2	EA	60.00	$0.11	$6.36

Line No.	Description	Unit	Quantity	Unit Price ($)	Total Cost ($)
82	Terminator Bracket for 25kv 1/0URD	EA	6.00	$28.22	$169.34
83	Terminator Bracket	EA	6.00	$69.36	$416.16
84	CONDUCTOR,SERV,1/0 TRIPLEX	FT	85.00	$1.62	$137.79
85	STIRRUP, COMPRESSION #4-#1/0	EA	1.00	$14.71	$14.71
86	INSULATOR, POLE TOP, 14.4KV	EA	116.00	$17.12	$1,986.21
87	2" Bushing Ring	EA	1.00	$0.65	$0.65
88	CLEVIS, THIMBLE, PCTA-75	EA	2.00	$8.62	$17.25
89	PLATE, POLE GROUND	EA	21.00	$11.53	$242.09
90	POLE, 45 FT CLASS 2	EA	7.00	$867.70	$6,073.90
91	POLE, 45 FT CLASS 3	EA	28.00	$790.22	$22,126.02
92	POLE, 50 FT CLASS 1	EA	2.00	$1,170.56	$2,341.12
93	POLE, 50 FT CLASS 2	EA	2.00	$1,108.64	$2,217.28
94	CONN,TRANSF,PTF6-500UG INSULATED	EA	3.00	$28.77	$86.30
95	CLEVIS, SECONDARY SWINGING, J6	EA	1.00	$5.06	$5.06
96	CLEVIS, RIGID SEDONDARY, D	EA	4.00	$5.37	$21.49
97	WASHER, 2-1/4 X 2-1/4, 5/8 FLAT	EA	350.00	$0.39	$135.70
98	NUT, OVALEYE 5/8"	EA	10.00	$1.74	$17.43
99	BOLT, SU, 5/8 X 12	EA	24.00	$8.21	$197.04
100	BOLT, SU, 5/8 X 14	EA	2.00	$9.07	$18.13
101	WASHER, 3X3 CURVED 3/4 INCH	EA	44.00	$1.26	$55.44
102	BOLT, DA, 5/8 X 24	EA	4.00	$4.82	$19.30
103	BOLT, MACHINE, 3/4 X 14	EA	32.00	$5.13	$164.24
104	BOLT, OVALEYE, 5/8 X 12	EA	18.00	$4.51	$81.16
105	BOLT, OVALEYE, 5/8 X 14	EA	10.00	$4.95	$49.50
106	COND, BARE OH, #1/0 ACSR 6/1	FT	1,538.00	$0.35	$543.07
107	WIRE, 5KV, #1/0 STRANDED COPPER	FT	36.00	$3.51	$126.49
108	WIRE, 4/0 STRANDED	FT	72.00	$3.80	$273.60
109	CABLE, 5KV, #6SD COPPER	FT	53.00	$1.29	$68.47
110	WASHER, ROUND 3/8	EA	4.00	$0.06	$0.25
111	CONNECTOR, HOT LINE CLAMP	EA	1.00	$22.13	$22.13
112	NUT, LOCKING 3/4MF	EA	44.00	$0.40	$17.64
113	PEDESTAL, SINGLE METER	EA	1.00	$527.36	$527.36
114	TIE, SPOOL, PREFORMED #4	EA	2.00	$2.82	$5.63
115	TIE, SPOOL, 336AAC	EA	26.00	$5.32	$138.43
116	Strap Kit for 4" Stand-Off Bracket	EA	18.00	$8.70	$156.68
117	COND, BARE OH, #4 ACSR 7/1	FT	99.00	$0.18	$17.92
118	CABLE, #4/0 UG TRIPLEX	FT	5.00	$2.20	$11.00
119	Anchor, Screw Type, Single Helix 10"	EA	2.00	$39.30	$78.60
120	Rod, Anchor 3/4x7 PISA	EA	2.00	$35.76	$71.51
121	Crossarm, FBG 8' (braceless)	EA	36.00	$167.82	$6,041.50
122	Crossarm, FBG 10' (braceless)	EA	3.00	$177.72	$533.15
123	3PH Terminator, Arrester Mount	EA	2.00	$118.89	$237.78
124	COND, BARE 336.4 AAC ALUM TULP	FT	18,628.00	$1.00	$18,579.57
125	TIE, PRIMARY, PREFORMED #4	EA	2.00	$1.61	$3.22
126	TIE, PRIMARY, PREFORMED #1/0	EA	5.00	$6.31	$31.55
127	TIE, PRIMARY, 336AAC PREFORMED	EA	98.00	$7.54	$738.92
128	Connector, 1000 2 Hole Compression AL	EA	6.00	$15.24	$91.44
129	CLAMP DE-WEDGE, LARGE	EA	6.00	$3.67	$22.00
130	STIRRUP, #336AAC	EA	20.00	$54.20	$1,084.05
131	CUTOUT,25KV(14.4), 100AMP	EA	10.00	$105.32	$1,053.18
132	CUTOUT, 100AMP, 25KV L/B	EA	6.00	$148.55	$891.30
				SUBTOTAL	**$143,114.56**

Estimated Labor (Phase 1)

Line No.	Description	Unit	Quantity	Unit Price ($)	Total Cost ($)
1	CONDUCTOR, 1/0ACSR 6/1 - Cold Install	EA	1.00	$453.89	$453.89
2	CONDUCTOR, 1/0ACSR 6/1 - Hot Install	EA	1.00	$810.71	$810.71
3	CABLE, 1/0 25KV, UG PRIMARY - Install	EA	1.00	$573.78	$573.78
4	CABLE, 1000MCM 25KV PRIMARY - Install	EA	1.00	$6,891.26	$6,891.26
5	CONDUCTOR, 336AAC - Cold Install	EA	1.00	$15,222.40	$15,222.40
6	CONDUCTOR, 336AAC - Hot Install	EA	1.00	$4,128.35	$4,128.35
7	POLE, 45FT - CLASS 2 - Install	EA	1.00	$3,098.15	$3,098.15
8	POLE, 45FT - CLASS 3 - Install	EA	1.00	$11,853.83	$11,853.83
9	CONDUCTOR, 4 ACSR 7/1 - Hot Install	EA	1.00	$77.72	$77.72
10	POLE, 50FT - CLASS 1 - Install	EA	1.00	$1,342.25	$1,342.25
11	POLE, 50FT - CLASS 2 - Install	EA	1.00	$1,160.41	$1,160.41
12	E1.5DA SINGLE DOWN GUY HD-Deadend Arm Cold - Install	EA	1.00	$2,296.92	$2,296.92
13	E1.5DA SINGLE DOWN GUY HD-Deadend Arm Hot - Install	EA	1.00	$1,033.58	$1,033.58
14	E2.1 SINGLE DOWN GUY-HD-THRU BOLT Cold - Install	EA	1.00	$694.79	$694.79
15	E2.1 SINGLE DOWN GUY-HD-THRU BOLT Hot - Install	EA	1.00	$1,313.01	$1,313.01
16	F1.20 EXPANDING TYPE ANCHOR-20 - Install	EA	1.00	$3,711.02	$3,711.02
17	F2.20 Screw Type Anchor - Install	EA	1.00	$396.90	$396.90
18	H1.1 GROUND ASSEMBLY - ROD TYPE - Install	EA	1.00	$1,581.61	$1,581.61
19	J2.1 SECONDARY ASSEMBLIES-LG ANGLE - Install	EA	1.00	$142.82	$142.82
20	K 1/0 TX SERVICE, 1/0 TRIPLEX OH - Install	EA	1.00	$136.29	$136.29
21	K 4/0 UG CABLE, 4/0 UG TRIPLEX - Install	EA	1.00	$12.08	$12.08
22	P2.1 POLE PROTECTION ASSY-PLATE TYPE - Install	EA	1.00	$1,332.44	$1,332.44
23	PE-2-90 SWEEPS, 2INCH, 90DEGREE - Install	EA	1.00	$22.28	$22.28
24	PE-2-90-18 SWEEPS, 2INCH, 90DEGREE 18INCH- Install	EA	1.00	$22.28	$22.28
25	PE-3-90 SWEEP, 3INCH, 90DEGREE - Install	EA	1.00	$200.51	$200.51
26	PE-4-90 SWEEP, 4INCH, 90DEGREE - Install	EA	1.00	$1,155.00	$1,155.00
27	PP-2 CONDUIT, 2" PVC SCH 40 - Primary - Install	EA	1.00	$5.57	$5.57
28	PP-3 CONDUIT, 3" PVC, SCH 40 - Primary - Install	EA	1.00	$373.63	$373.63
29	PP-4 CONDUIT, 4" PVC, SCH 40 - Primary - Install	EA	1.00	$4,631.84	$4,631.84
30	UA1 SINGLE PHASE CABLE DEADEND-TER - Install	EA	1.00	$4,142.57	$4,142.57
31	UA3 SINGLE PHASE CABLE DEADEND-TAN - Install	EA	1.00	$8,285.14	$8,285.14
32	UC1 THREE-PHASE CABLE TERMINAL-DE - Install	EA	1.00	$4,644.02	$4,644.02
33	UC5-1 THREE-PHASE CABLE TERMINAL-DE - Install	EA	1.00	$2,467.50	$2,467.50
34	UG6 MATERIAL FOR RADIAL-FEED PADM - Install	EA	1.00	$299.40	$299.40
35	UM8-UG1SINGLE METER PEDESTAL FROM PAD - Install	EA	1.00	$130.24	$130.24
36	UR2-S-36X6 Trench 6" wide 36" deep	EA	1.00	$22.50	$22.50

Line No.	Description	Unit	Quantity	Unit Price ($)	Total Cost ($)
37	UR2-S-60X6 Trench 6" wide 60" deep	EA	1.00	$2,947.50	$2,947.50
38	VA1.01 MISCELLANEOUS - SINGLE SUPPORT - Install	EA	1.00	$371.22	$371.22
39	VA1.011 SINGLE SUPPORT-MISCELLANEOUS	EA	1.00	$163.21	$163.21
40	VA1.011L SINGLE SUPPORT-LRG CONDUCTOR - Install	EA	1.00	$648.85	$648.85
41	VA1.1 SINGLE SUPPORT(TANGENT) - Install	EA	1.00	$187.36	$187.36
42	VA1.11 SINGLE SUPPORT ON CROSSARM - Install	EA	1.00	$146.33	$146.33
43	VA5.4 SINGLE DEADEND - Install	EA	1.00	$3,873.01	$3,873.01
44	VA5.71 SINGLE DEADEND ON FBG CROSSARM- Install	EA	1.00	$1,582.22	$1,582.22
45	VA6.1 DOUBLE DEADEND (STRAIGHT) - Install	EA	1.00	$298.94	$298.94
46	VB5.71L SINGLE DEADEND ON HUGHES ARMS - Install	EA	1.00	$813.37	$813.37
47	VB5.71L-10 SINGLE DEADEND ON HUGHES ARMS - Install	EA	1.00	$467.25	$467.25
48	VC1.11L SINGLE SUPPORT ON CROSSARM-LG - Install	EA	1.00	$4,281.83	$4,281.83
49	VC1.13L SINGLE SUPPORT ON CROSSARM-LG - Install	EA	1.00	$275.94	$275.94
50	VC1.41L SINGLE SUPPORT-NEUTRAL ON CROS - Install	EA	1.00	$322.54	$322.54
51	VC2.51L DOUBLE SUPPORT,NEUTRAL ON CRO - Install	EA	1.00	$363.47	$363.47
52	VC5.71L - SINGLE DEADEND ON HUGHES ARMS - Install	EA	1.00	$977.72	$977.72
53	VC5.71L-10 - SINGLE DEADEND ON HUGHES ARMS 10FT- Install	EA	1.00	$1,979.84	$1,979.84
54	VC6.71L DOUBLE DEADEND ON HEAVY DUTY - Install	EA	1.00	$2,126.53	$2,126.53
55	VG1.5 SINGLE-PHASE CONV TRANSFORMER - Install	EA	1.00	$1,288.86	$1,288.86
56	VG1.6 SINGLE-PHASE CONV TRANSFORMER - Install	EA	1.00	$644.43	$644.43
57	VP1.1 SINGLE PHASE ARRESTER W/BRACKE - Install	EA	1.00	$172.03	$172.03
58	VP1.1OP SINGLE PHASE ARRESTER OFF THE POLE - Install	EA	1.00	$953.50	$953.50
59	VP1.3OP THREE PHASE ARRESTER OFF THE POLE - Install	EA	1.00	$2,643.95	$2,643.95
60	VS1.01 MISCELLANEOUS CUTOUTS - Install	EA	1.00	$1,257.80	$1,257.80
61	VS1.1 SINGLE PHASE CUTOUT W/BRACKET - Install	EA	1.00	$379.55	$379.55
62	CONDUCTOR, 1/0ACSR 6/1 - Retire	EA	1.00	$1,698.67	$1,698.67
63	POLE, 35FT - Retire	EA	1.00	$3,842.58	$3,842.58
64	POLE, 40FT - Retire	EA	1.00	$6,148.42	$6,148.42
65	Pole, 45FT - Retire	EA	1.00	$1,091.10	$1,091.10
66	CONDUCTOR, 4 ACSR 7/1 - Retire	EA	1.00	$5,338.68	$5,338.68
67	E1.1 SINGLE DOWN GUY---THROUGH BOLT - Retire	EA	1.00	$1,077.30	$1,077.30
68	E2.1 SINGLE DOWN GUY-HD-THRU BOLT - Retire	EA	1.00	$262.62	$262.62
69	F1.10 EXPANDING TYPE ANCHOR-10 - Retire	EA	1.00	$611.27	$611.27
70	F1.8 EXPANDING TYPE ANCHOR - Retire	EA	1.00	$1,010.18	$1,010.18
71	H1.1 GROUND ASSEMBLY - ROD TYPE - Retire	EA	1.00	$626.64	$626.64
72	J2.1 SECONDARY ASSEMBLIES-LG ANGLE - Retire	EA	1.00	$166.64	$166.64
73	K 1/0 TX SERVICE, 1/0 TRIPLEX OH - Retire	EA	1.00	$28.08	$28.08
74	K 2 TX SERVICE, #2 TRIPLEX OH - Retire	EA	1.00	$35.93	$35.93
75	K 4/0 UG CABLE, 4/0 UG TRIPLEX - Retire	EA	1.00	$21.74	$21.74
76	M26-5L SECURITY LIGHT, LED - Retire	EA	1.00	$249.48	$249.48
77	P-2 CONDUIT, 2" PVC, SCH 40 - Secondary - Retire	EA	1.00	$10.02	$10.02
78	P1.1 SURGE ARRESTER-SINGLE PHASE - Retire	EA	1.00	$266.49	$266.49
79	P2.1 POLE PROTECTION ASSY-PLATE TYPE - Retire	EA	1.00	$940.70	$940.70
80	UM5-2 SECONDARY RISER 2" PIPE - Retire	EA	1.00	$302.76	$302.76
81	UM8-OH1 SINGLE METER PEDESTAL FROM POL - Retire	EA	1.00	$70.18	$70.18
82	VA1.01 MISCELLANEOUS - SINGLE SUPPORT - Retire	EA	1.00	$65.58	$65.58
83	VA1.011 SINGLE SUPPORT-MISCELLANEOUS - Retire	EA	1.00	$85.68	$85.68
84	VA1.1 SINGLE SUPPORT(TANGENT) - Retire	EA	1.00	$852.58	$852.58
85	VA1.3RT SINGLE SUPPORT-REDUCED TENSION - Retire	EA	1.00	$184.84	$184.84
86	VA4.1 DEADEND ANGLE (90-150) - Retire	EA	1.00	$482.77	$482.77
87	VA5.1 SINGLE DEADEND - Retire	EA	1.00	$2,426.41	$2,426.41
88	VA5.3 SINGLE DEADEND - Retire	EA	1.00	$180.52	$180.52
89	VA5.4 SINGLE DEADEND - Retire	EA	1.00	$930.51	$930.51
90	VA6.1 DOUBLE DEADEND (STRAIGHT) - Retire	EA	1.00	$627.73	$627.73
91	VA6.2 SINGLE DEADEND - Retire	EA	1.00	$734.52	$734.52
92	VB5.71L SINGLE DEADEND ON HUGHES ARMS - Retire	EA	1.00	$654.15	$654.15
93	VC1.33NP SINGLE SUPPORT 3P NARROW PROF. - Retire	EA	1.00	$965.79	$965.79
94	VG1.5 SINGLE-PHASE CONV TRANSFORMER - Retire	EA	1.00	$902.20	$902.20
95	VG1.6 SINGLE-PHASE CONV TRANSFORMER - Retire	EA	1.00	$451.10	$451.10
96	VP1.1 SINGLE PHASE ARRESTER W/BRACKE - Retire	EA	1.00	$240.82	$240.82
97	VS1.1 SINGLE PHASE CUTOUT W/BRACKET - Retire	EA	1.00	$132.85	$132.85
				SUBTOTAL	**$147,551.47**

CR 314 PHASE 1 TOTAL PROJECT COSTS

Description	Total Cost ($)	Eligibility (%)	County Costs ($)
Estimated Design (Phase 1 and 2)*	$139,897.69	73.58%	$102,936.72
Estimated Materials (Phase 1)	$143,114.56	45.00%	$64,401.55
Estimated Labor (Phase 1)	$147,551.47	45.00%	$66,398.16
TOTAL PROJECT COST OF CR 314 PHASE 1 PROJECT		**$430,563.72**	
NET REIMBURSEMENT TO UTILTY		**$233,736.43**	

*The CR 314 project will be delivered in two phases:

Phase 1 (Sta. 63+10 to Sta. 109+10) is the only portion advancing to construction;

Phase 2 (Sta. 110+00 to Sta. 212+05.66) will be design-only and reimbursable per the eligibility ratio of the total project.

See Attachment F for Eligibility Ratios.

Attachment "C"
Schedule of Work

Estimated Start Date (mm/dd/yyyy): 01/16/2026, subject to physical work restrictions prior to the issuance of environmental clearance as required by the provisions of this Agreement. (If construction will be joint bid and included in the highway contract, enter the Project let date.)

Estimated Duration (number of days): 120

Estimated Completion Date (mm/dd/yyyy): 05/04/2026

☐ Joint Bid Construction – Actual construction dates may vary as determined by the Project contractor or the County.

Attachment "D"
Statement Covering Contract Work

Engineering Contract:

☐ Utility performing with their own forces. (Certified timesheets or ledgers are required at billing.)

☒ Utility will use consultant contract (Continuing contract rate sheets of fee schedule must be attached.)

☐ The County will procure a utility engineering consultant (Engineering rate sheet must be attached.)

Construction Contract:

☐ Utility performing with their own forces. (Certified timesheets or ledgers are required at billing.)

☒ Utility will use outside forces to perform the accommodation. (Complete the Procedure to be used in Contracting Work below.)

☐ The County will complete the accommodation joint-bid as indicated below. (Option D) (WILCO-U-JB also required)

Statement Covering Utility Construction Contract Work

I, Randall Lewis duly authorized and qualified representative of Bartlett Electric Cooperative, hereinafter referred to as Utility, am fully cognizant of the facts and make the following statements in respect to the work which will or may be done on a contract basis as it appears in the estimate (Attachment A), to which this statement is attached.

It is more economical and/or expedient for Utility to contract this accommodation, or Utility is not adequately stated or equipped to perform the necessary work on this Project with its own forces to the extent as indicated on the estimate.

Procedure to be used in Contracting Work:

☐ **Option A:**

Solicitation of bids is to be accomplished through open advertising and contract is to be awarded to the lowest qualified bidder who submits a proposal in conformity with the requirements and specifications for the work to be performed. Associated bid tabulations must be provided to the County at billing.

_____	_____	RSL	12-9-25
Initial	Date	Initial	Date
County		Utility	

☐ **Option B:**

Solicitation of bids is to be accomplished be circulating to a list of pre-qualified contractors or known qualified contractors who submits a proposal in conformity with the requirements and specifications for the work to be performed. Associated bid tabulations will be provided to the County. Such presently known contractors are listed below: (a list may be attached)

1. _____
2. _____
3. _____

☒ **Option C:**

The work is to be performed under an existing continuing contract under which certain work is regularly performed for Utility and under which the lowest available costs are developed. The existing continuing contract will be made available for the County for review at a location mutually acceptable to the Utility and the County. If only part of the work is to be done under an existing contract, a Continuing Contract Rate sheet must be attached.

☐ **Option D:**

The Utility plans and specifications, with the consent of County, will be included in the construction contract awarded by the County. In the best interest of both the County and Utility, the Utility request the County to include the plans and specifications for this work in the general contract for construction of the Project [Project Name], so that the work may be can be coordinated with the other construction operations; and the construction contract is to be awarded by the County to the lowest qualified bidder who submits a proposal in conformity with the requirements and specifications for the work to be performed. If this option is chosen, attach form WILCO-U-JB, the terms of which are incorporated herein by reference.

Randall Lewis, P.E. 12-9-2025

Signature Date

Chief Engineering Officer

Title

		RSL	12-9-25
Initial	Date	Initial	Date
County		Utility	

Attachment "E"
Utility Joint Use Agreement

☐ Utility Joint Use Agreement (WILCO–U–JUA)

☐ Plans with highlighted areas to be joint used are included.

☒ Utility Installation Review/Permit Number: 3081650, 3081497

The utility must obtain an approved permit before the start of construction inside the County right of way.

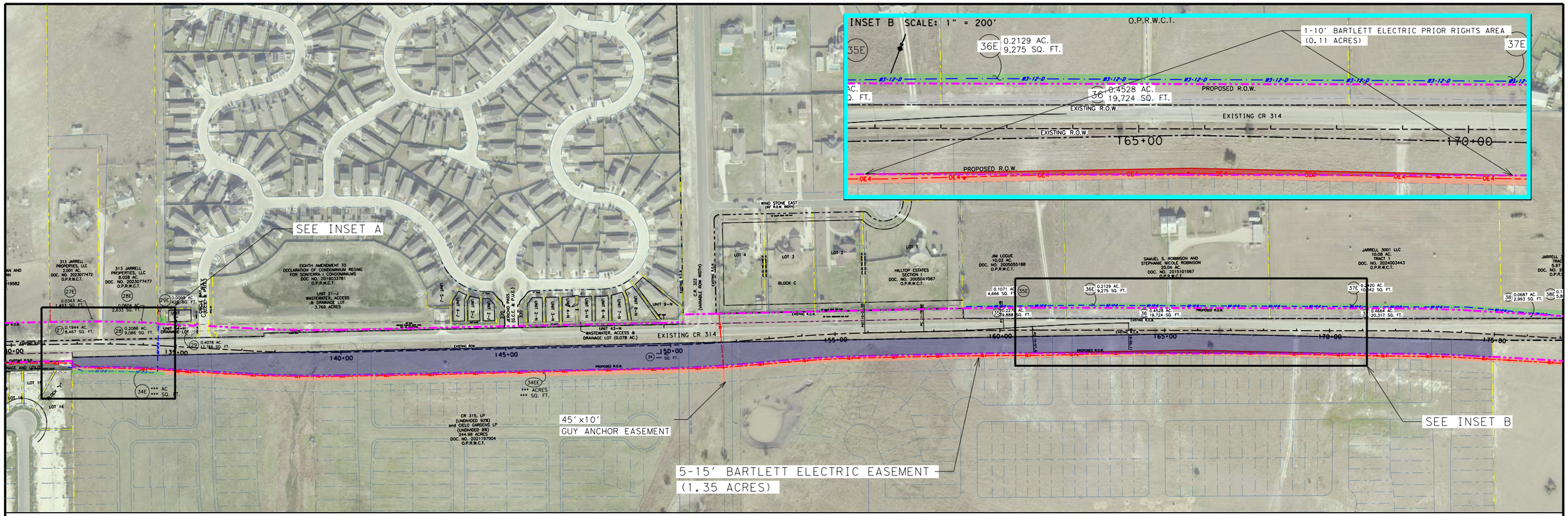
☒ Utility Prior Rights Agreement

☒ Plans with prior rights area highlighted are included.

☒ Quit Claim will be submitted at the Final Billing

Area of existing easements to be quit claimed is noted in the plans.

PRIOR RIGHTS EXHIBIT



WILCO TEXAS

CobbFendley
TBPELS Firm Registration No. F-274
9600 N. Mopac Expressway, Suite 800
Austin, Texas 78759
512.834.9798 | fax 512.832.7727 | www.cobbfendley.com

CR 314 IMPROVEMENTS
CR 315 LP
R011854
PARCEL 34

PRELIMINARY

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QUIT CLAIM EXHIBIT

Easements are to be quit claimed at final billing.

EASEMENTS TO BE QUIT CLAIMED AT FINAL BILLING			
Project Parcel No.	WCAD Parcel No.	Property Owner	Document No.
5	R012304	Pale Rider LP	1996015940
6	R497298	Pale Rider LP	1996015940
7	R432951/R497299	Schwertner, John B	1996015940
8	R102660	Walker, Ray W	1995000872
9	R082202	Stout, Jason E & L Lynn	1995000872
10	R082204	Azam, Usman	Vol. 1622 Pg. 021
11	R082206	McKelvy, Patrick	1995000872
12	R497294	Pale Rider LP	1996015940
13	R082207	Reyes, Manuel Elizondo	2014008012
14	R082210	Reyes, Manuel Elizondo	2014008012
15	R082211	Reyes, Manuel Elizondo	2014008013
16	R082212	Moran, Mario & Horallia Mejia	2002073574
17	R571240	Chavez, Lucio & Maria Ugalde Hernandez	2002073574
18	R082214	Cruz, Santana & Celsa	2002073549
19	R011982	Sharpe, Tamecia	2004022852
22	R012151	Stabeno, Lorey	2004022852
23	R321461	Hill, Milburn Wayne	1992005610
24	R321461	Hill, Milburn Wayne	1992005610
25	R327460	Chavarria, Susan Linn	1989020671
26	R341383	Vastian, Albertano & Maria Rosa	1995000858
27	R103102	313 Jarrell Properties LLC	1998025182
28	R103102	313 Jarrell Properties LLC	1998041149
29	R546260	Sonterra 1 Condominium	2018112796
34	R011854	CR 315 LP	2004022843
35	R407460	Logue, Jim	2008045574
39	R012153	Stanford, Gordon L & Donna W	Vol. 2109 Pg. 019
42	R012154	Stanford, Gordon	Vol. 2109 Pg. 019
43	R563135	Umatiya, Medhi Sadruddin	2017112942

See sheets 30-29 for Quick Claim Locations Exhibit

SPHERE SUBDIVISION ONE
DOC. NO. 2017092687
O.P.R.W.C.T.

LOT 2
2.84 ACRES
ISABEL GONZALES
DOC. NO. 2016043264
O.P.R.W.C.T.

Parcel 43
Umatiya, Medhi Sadruddin
Esmt Doc No: 2017112942
To be quit claimed at final billing

Parcel 6
Pale Rider LP
Esmt Doc No: 1996015940
To be quit claimed at final billing

Parcel 5
Pale Rider LP
Esmt Doc No: 1996015940
To be quit claimed at final billing

PROPOSED R.O.W.
EXISTING R.O.W.
OHE-2
65+00
70+00
75+00

0 25′ 50′
SCALE: 1" = 50′ HORIZ.

LEGEND

- OHE-2 — EXISTING OVERHEAD BARTLETT
- PROPOSED RIGHT OF WAY (ROW)
- EXISTING RIGHT OF WAY (ROW)
- PROPERTY LINE

WILCO TEXAS

EXISTING BARTLETT FACILITIES
STA 62+00-78+00

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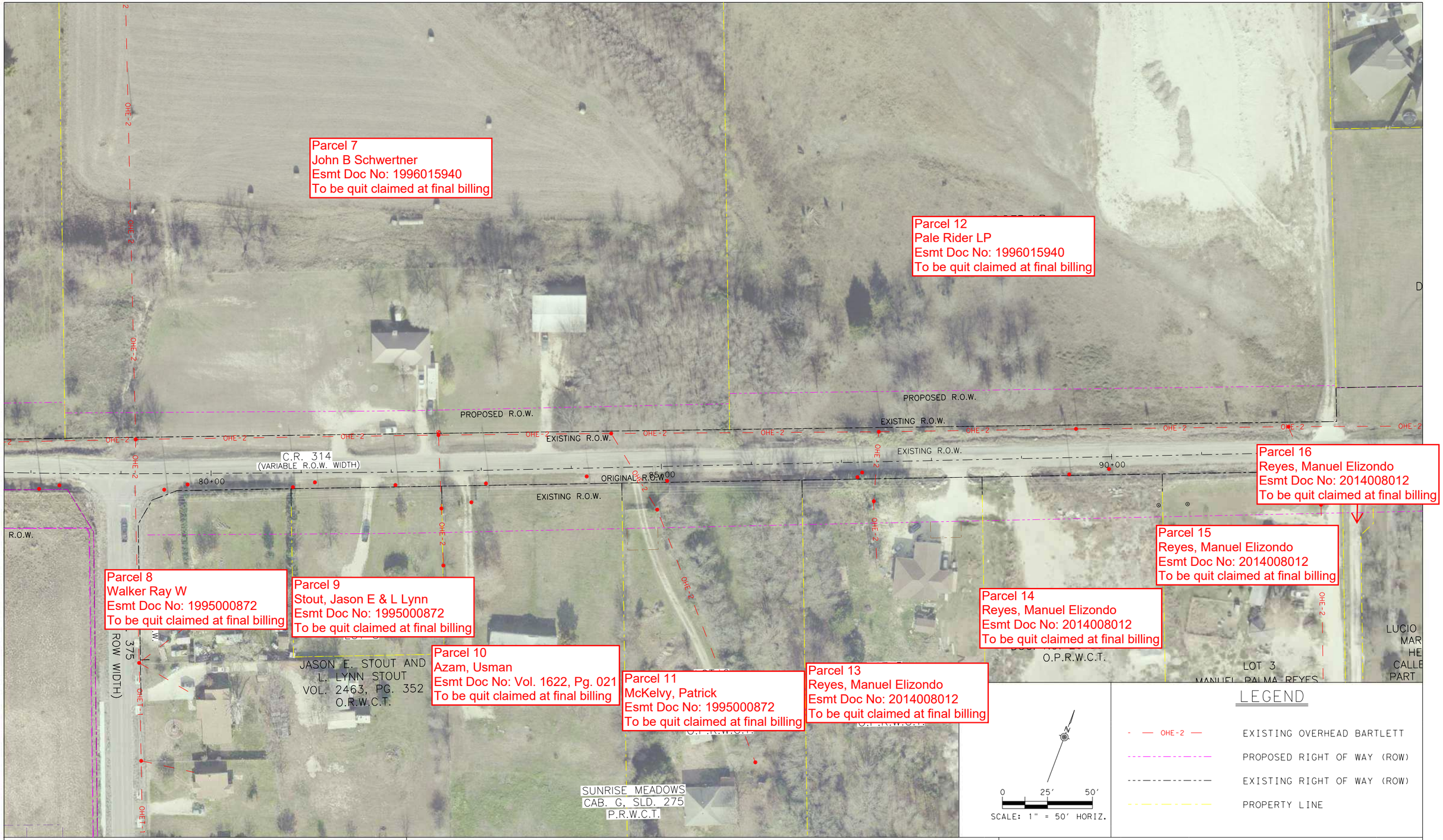

WILCO TEXAS

EXISTING BARTLETT FACILITIES
STA 78+00-93+00

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WILCO TEXAS

EXISTING BARTLETT FACILITIES
STA 93+00 - 107+49

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WILCO TEXAS

EXISTING BARTLETT FACILITIES
STA 107+49 - 123+25

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Parcel 25
Chavarria, Susan Linn
Esmt Doc No: 1989020671
To be quit claimed at final billing

Parcel 26
Vastian, Albertano & Maria Rosa
Esmt Doc No: 1995000858
To be quit claimed at final billing

Parcel 27
313 Jarrell Properties LLC
Esmt Doc No: 1998025182
To be quit claimed at final billing

Parcel 28
313 Jarrell Properties LLC
Esmt Doc No: 1998041149
To be quit claimed at final billing

Parcel 29
Sonterra 1 Condominium
Esmt Doc No: 2018112796
To be quit claimed at final billing

Parcel 34
CR 315 LP
Esmt Doc No: 2004022843
To be quit claimed at final billing

0 10.0 AC.

AYNE HILL
AC.
014048821
V.C.T.

PROPOSED R.O.W.
EXISTING R.O.W.
125+00
130+00
135+00
OHE-2
R.O.W. DEDICATION 0.565 AC. PER PLAT
10' P.U.E.
5' P.U.E. LOT BACK PER NOTES (TYP.)
LOT 44 - GREEN SPACE AND DRAINAGE
LOT 25 - GREEN SPACE, DRAINAGE AND UTILITY
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 45 - LANDSCAPE
LOT 23 - LANDSCAPE
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
BLOCK "J"
THE GOOD WAY
THE BAD WAY
THE UGLY WAY
EXISTING R.O.W.
EASEMENT
UNIT 54-H DRAINAGE LOT
UNIT 1-H
WAY & P.U.E.)
15' W.E.
15' P.U.E.
33.01'
10' P.U.E.
EIC
DECLARATIO
FOR SC
D

N
0 25' 50'
SCALE: 1" = 50' HORIZ.

LEGEND

- PROPOSED RIGHT OF WAY (ROW)
- EXISTING RIGHT OF WAY (ROW)
- PROPERTY LINE
- OHE-2 — EXISTING OVERHEAD BARTLETT

WILCO TEXAS

EXISTING BARTLETT FACILITIES
STA 123+25 - 138+85

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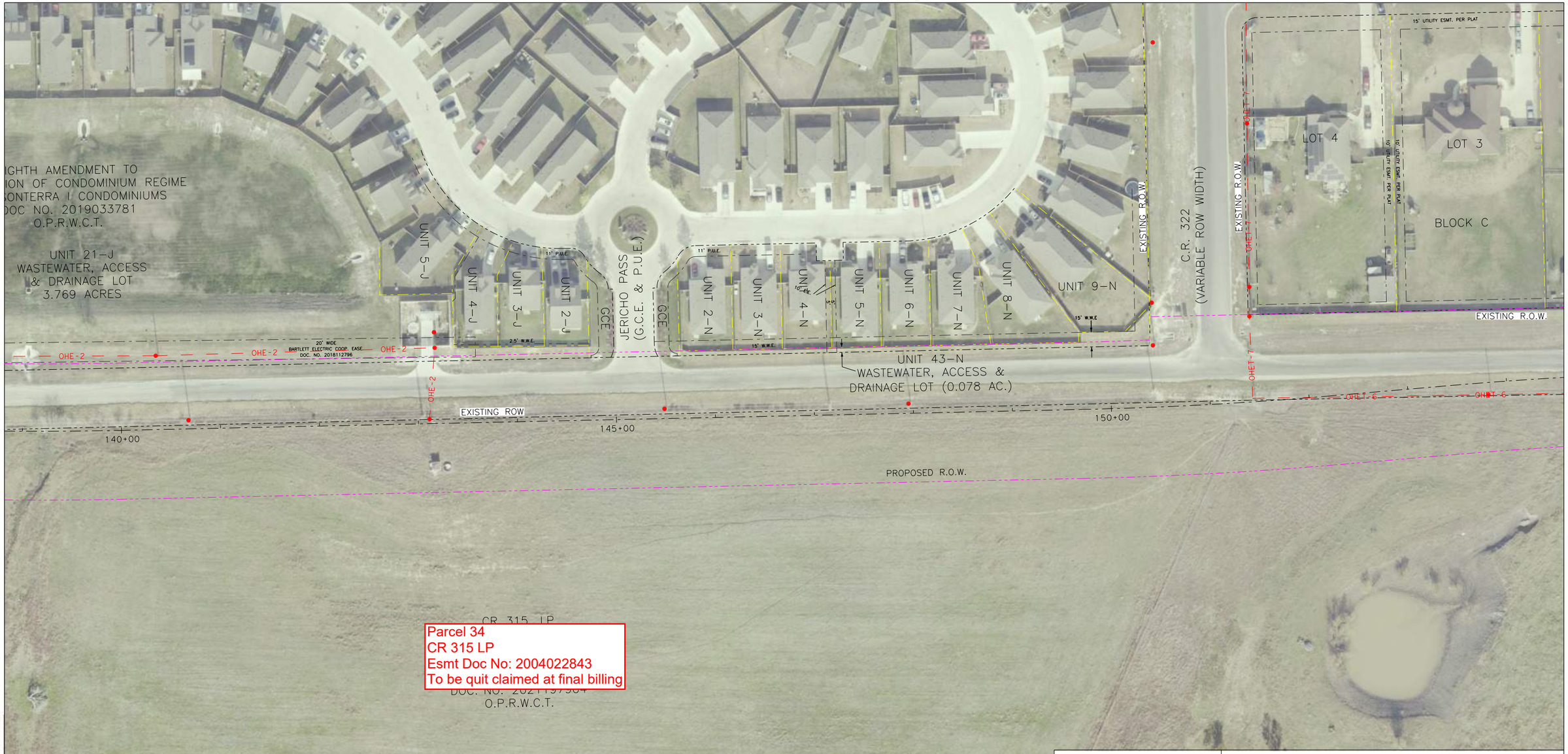

Parcel 34
CR 315 LP
Esmt Doc No: 2004022843
To be quit claimed at final billing

0 25' 50'
SCALE: 1" = 50' HORIZ.

LEGEND

- PROPOSED RIGHT OF WAY (ROW)
- EXISTING RIGHT OF WAY (ROW)
- PROPERTY LINE
- OHE-2 — EXISTING OVERHEAD BARTLETT
- OHET-6 — EXISTING OVERHEAD BARTLETT/BECC
- OHET-7 — EXISTING OVERHEAD BARTLETT/OPTIMUM/BECC

WILCO TEXAS

EXISTING BARTLETT FACILITIES
STA 138+85 - 154+60

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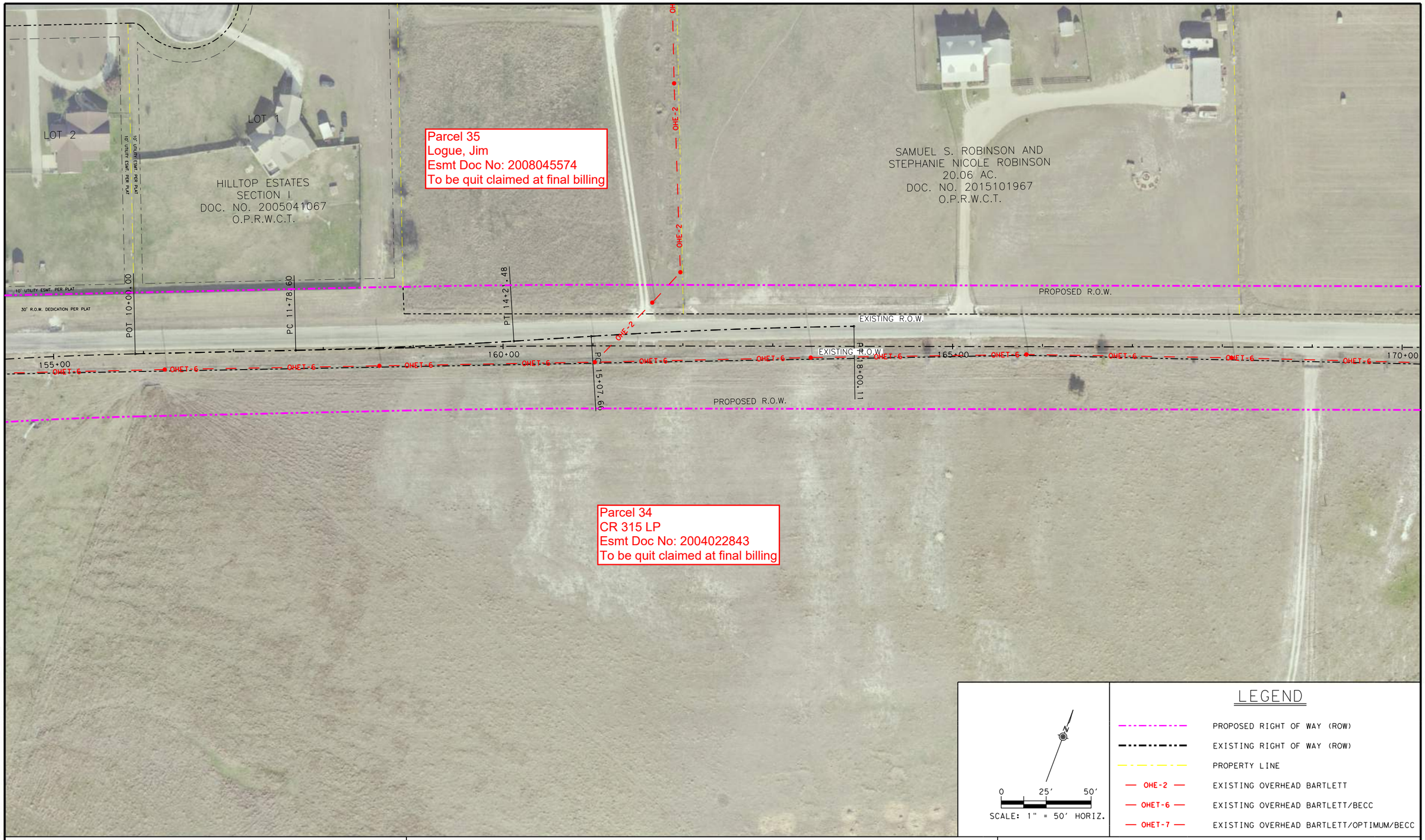

0 25′ 50′

SCALE: 1" = 50′ HORIZ.

LEGEND

PROPOSED RIGHT OF WAY (ROW)	
EXISTING RIGHT OF WAY (ROW)	
PROPERTY LINE	
OHE-2	EXISTING OVERHEAD BARTLETT
OHET-6	EXISTING OVERHEAD BARTLETT/BECC
OHET-7	EXISTING OVERHEAD BARTLETT/OPTIMUM/BECC

WILCO TEXAS

EXISTING BARTLETT FACILITIES
STA 154+60 - 170+20

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DATE: 9/19/2025 12:40:37 PM
SCRIPT: $SCRIPT$
FILE: $FILE$

0 25′ 50′

SCALE: 1" = 50′ HORIZ.

LEGEND

- PROPOSED RIGHT OF WAY (ROW)
- EXISTING RIGHT OF WAY (ROW)
- PROPERTY LINE
- OHE-2 — EXISTING OVERHEAD BARTLETT
- OHET-6 — EXISTING OVERHEAD BARTLETT/BECC
- OHET-7 — EXISTING OVERHEAD BARTLETT/OPTIMUM/BECC

WILCO TEXAS

EXISTING BARTLETT FACILITIES
STA 170+20 - 185+85

PRELIMINARY

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USER: $USER$
DATE: 9/19/2025 12:56:23 PM
SCRIPT: $SCRIPT$
FILE: $FILE$

GORDON L. STANFORD &
DONNA WALSH STANFORD
13.581 AC.
DOC. NO. 1998056521
O.R.W.C.T.

GORDON STANFORD
5.00 AC.
VOL. 2191, PG. 796
O.R.W.C.T.

BLOCK EE

LOT 182

LOT 183

THE DUKE DRIVE
(60' R.O.W.)

COOL WATER
PHASE 4, SECTION 1
DOC. NO. 2022072736
O.P.R.W.C.T.

INNISFREE ROAD
(50' R.O.W.)

BLOCK LL

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9

LOT 184-0.033 AC-OPEN SPACE/DRAINAGE, 10' W.L.E.
R.O.W. DEDICATION 0.040 AC. PER PLAT

LOT 13-0.090 AC-OPEN SPACE/DRAINAGE, 10' W.L.E.
R.O.W. DEDICATION 0.107 AC. PER PLAT
DEED LINE DESCRIBED IN VOL. 2307, PG. 524. NO RIGHT-OF-WAY GRANT FOUND.

15' W.L.E. DOC. NO. 202116497

EXISTING ROW

C.R. 314
(VARIABLE R.O.W. WIDTH)

EXISTING ROW

OHET-6 OHET-6 OHET-6 OHET-6 OHET-6 OHET-6 OHET-6 OHET-6 OHET-6 OHET-6 OHET-6

190+00

Parcel 39
Stanford, Gordon L & Donna W
Esmt Doc No: Vol. 2109, Pg. 019
To be quit claimed at final billing

Parcel 42
Stanford, Gordon
Esmt Doc No: Vol. 2109, Pg. 019
To be quit claimed at final billing

PROPOSED ROW

200+00

GORDON L. STANFORD
92.5 ACRES
VOLUME 2307, PAGE 527
O.R.W.C.T.

0 25' 50'
SCALE: 1" = 50' HORIZ.

LEGEND

- PROPOSED RIGHT OF WAY (ROW)
- EXISTING RIGHT OF WAY (ROW)
- PROPERTY LINE
- OHE-2 — EXISTING OVERHEAD BARTLETT
- OHET-6 — EXISTING OVERHEAD BARTLETT/BECC
- OHET-7 — EXISTING OVERHEAD BARTLETT/OPTIMUM/BECC

WILCO TEXAS

EXISTING BARTLETT FACILITIES
STA 185+85 - 200+00

PRELIMINARY
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SUBJECT TO CHANGE AND MUST NOT BE CONSTRUCTED AS FINAL

USER: $USER$
DATE: 9/19/2025 1:28:05 PM
SCRIPT: $SCRIPT$
FILE: $FILE$

LEGEND

- PROPOSED RIGHT OF WAY (ROW)
- EXISTING RIGHT OF WAY (ROW)
- PROPERTY LINE
- OHE-2 — EXISTING OVERHEAD BARTLETT
- OHE-6 — EXISTING OVERHEAD BARTLETT/BECC
- OHE-7 — EXISTING OVERHEAD BARTLETT/OPTIMUM/BECC

WILCO TEXAS

EXISTING BARTLETT FACILITIES
STA 200+00 - 212+04

PRELIMINARY

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USER: $USER$
DATE: 9/19/2025 1:48:57 PM
SCRIPT: $SCRIPT$
FILE: $FILE$

Attachment "F"
Eligibility Ratio

Eligibility Ratio established: 73.58% for Design and 45.00% for Construction

☐ Interstate roadway

☒ Non-interstate roadway / project

_____	_____	RSL	12-9-25
Initial	Date	Initial	Date
County		Utility	

ELIGIBILITY FOR CONSTRUCTION COSTS

CONFLICT MATRIX BARTLETT ELECTRIC

I.D.	SHEET NO	OWNER	DESCRIPTION - UTILITY SIZE, TYPE, MATERIAL	ORIENTATION	ALIGNMENT	BASELINE STATION (BEGIN)	OFFSET (FT) (BEGIN)	RT LT	BASELINE STATION (END)	OFFSET (FT) (END)	RT LT	ROW OR ESMT	NATURE OF CONFLICT	NOTES	IN CONFLICT? (YES/NO/ POTENTIAL)	PROPOSED RESOLUTION
1	1,2	Bartlett Electric	OH Electric	Parallel	CR 314	63+48	29	LT	73+94	29	LT	ROW	Proposed Pavement, Temporary Pavement and Clear Zone	Poles at Sta. 63+55 in conflict with proposed pavement and Sta. 68+79 with temporary pavement and proposed pavement. Pole at Sta. 74+00 in conflict with clear zone.	Yes	Relocate
2	2	Bartlett Electric	OH Electric	Parallel	CR 314	73+94	29	LT	82+50	45	LT	ROW	Proposed Ditch Cuts	Pole at Sta. 79+00 in conflict with proposed ditch cuts of ~1.89'.	Yes	Relocate
4	3	Bartlett Electric	OH Electric	Parallel	CR 314	82+50	45	LT	99+98	23	LT	ROW	Proposed Pavement, Temporary Pavement , Culvert, Driveway, Bridge and Clear Zone	Pole at Sta. 87+41, Sta. 91+94, Sta. 92+80, Sta. 97+30, Sta. 99+98 in conflict with proposed pavement and temporary pavement, culvert, bridge, and clear zone.	Yes	Relocate
116	3	Bartlett Electric	OH Electric	Crossing	CR 314	79+15	-	-	-	-	-	ROW/ESMT	Proposed Ditch Cuts and Clear Zone	Line in conflict with proposed ditch cuts of 2.32'. Proposed pavement to be raised 1.5'. LT	Yes	Relocate
203	3	Bartlett Electric	OH Electric	Crossing	CR 314	82+53	-	-	-	-	-	ROW	Proposed Pavement and Clear Zone	Pole at offset 20' RT in conflict with proposed pavement and 30 ft Clear Zone. Pole has an electric meter nearby.	Yes	Relocate
204	3	Bartlett Electric	OH Electric	Crossing	CR 314	84+88	-	-	-	-	-	ROW	Proposed Pavement, Clear Zone and Temporary Pavement	Pole at offset 24' RT in conflict with proposed and temporary pavement. Pole at offset 46' LT in conflict with 30ft clear zone.	Yes	Relocate
205	4	Bartlett Electric	OH Electric	Crossing	CR 314	87+31	-	-	-	-	-	ROW	Proposed Pavement and Temporary Pavement	Pole at offset 18' RT in conflict with proposed pavement. Pole at offset 36' LT in conflict with temporary pavement.	Yes	Relocate
118	4	Bartlett Electric	OH Electric	Crossing	CR 314	92+05	-	-	-	-	-	ROW/ESMT	Proposed Pavement, Proposed Culvert and Clear Zone	Poles at offset 31' LT in conflict with 30 ft clear zone and pole at offset 52' RT in conflict with driveway culvert. See conflict ID 118.	Yes	Relocate
206	4	Bartlett Electric	OH Electric	Crossing	CR 314	97+21	-	-	-	-	-	ROW/ESMT	Proposed Culvert and Clear Zone	Pole at offset 27' LT in conflict with 30ft clear zone and Pole at offset 52' in conflict with driveway culvert.	Yes	Relocate
3	2	Bartlett Electric	OH Electric	Lateral	CR 315	63+05	51	LT	-	-	-	ROW/ESMT	Clear Zone	Pole at 51 LT in conflict with 30' Clear Zone. Will be relocated with Conflict ID 1.	Yes	Relocate
81	3,4	Bartlett Electric	OH Electric	Lateral	CR 314	85+10	17	RT	-	-	-	ROW/ESMT	Proposed Pavement, Ditch Cuts and Bridge	Pole at Sta. 85+10 RT in conflict with proposed pavement and bridge. Pole at 45' LT offset is in conflict with ditch cuts. See Conflict ID 204 and 4.	Yes	Relocate
82	4	Bartlett Electric	OH Electric	Lateral	CR 314	87+26	18	RT	-	-	-	ROW/ESMT	Proposed Pavement, Ditch Cuts and Bridge	Pole at Sta. 87+26 RT in conflict with proposed pavement and bridge. See Conflict ID 205 and 4.	Yes	Relocate
83	4	Bartlett Electric	OH Electric	Lateral	CR 314	92+00	20	RT	-	-	-	ROW/ESMT	Proposed Culvert	Pole at Sta. 92+00 RT in conflict with proposed driveway culvert. See Conflict ID 4 and 118.	Yes	Relocate
228	4	Bartlett Electric	OH Electric	Lateral	CR 314	97+00	54	RT	-	-	-	ESMT	Proposed Culvert	Pole in conflict with proposed driveway culvert. Line continues from ID 206.	Yes	Relocate

ELIGIBILITY RATIO CALCULATOR

Calculation for Overhead Installation by **Number of Eligible Poles**		Calculation for Underground or Overhead by **Length of Existing Facility**	
Number of EXISTING poles in conflict that are both OUTSIDE of existing ROW, and INSIDE of Proposed ROW. (in easement)	9	Length of existing facility in conflict that is both **outside of the existing ROW** and **inside of proposed ROW**. EASEMENT	0
Number of existing Poles in conflict that are inside of the existing ROW. (present by permit)	11	Length of the existing facility in conflict **inside of the existing ROW**. PERMIT	0
TOTAL number of Poles in Conflict	20	TOTAL length of the existing facility within proposed TxDOT ROW.	0
ELIGIBILITY IF CALCULATED BY POLES	45.00%	ELIGIBILITY IF CALCULATED BY LENGTH	0.00%
ACCEPTED ELIGIBILITY RATIO	45.00%		

sheet 2

BARTTLETT ELEC POLES IN CONFLICT	
EASEMENT	1
ROW	2

sheet 3

BARTTLETT ELEC POLES IN CONFLICT	
EASEMENT	5
ROW	1

sheet 4

BARTTLETT ELEC POLES IN CONFLICT	
EASEMENT	3
ROW	7

ESMT DOC NO.	PROPERTY OWNER	R Number	INSTRUMENT/DOCUMENT NO
1	Mehdi Sadruddin Umatiya	R563135	1993020107
3	Patrick McKelvy	R082206	SEE RIGHT OF WAY EASEMENT DOCUMENT
4	Manuel Palma Reyes	R082210, R082211	1988038839
6	Lorey Stabeno	R012151	2004022852
7	John Schwertner	R432951 & R497299	1996015940
10	Jason and Lynn Stout	R082202	1988001293
11	Manuel Palma Reyes	R082207	2014008012

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CR 314 PHASE 1
95% DESIGN
BARTLETT ELECTRIC
ELIGIBILITY RATIO

DATE: 7/1/2025

7/1/2025
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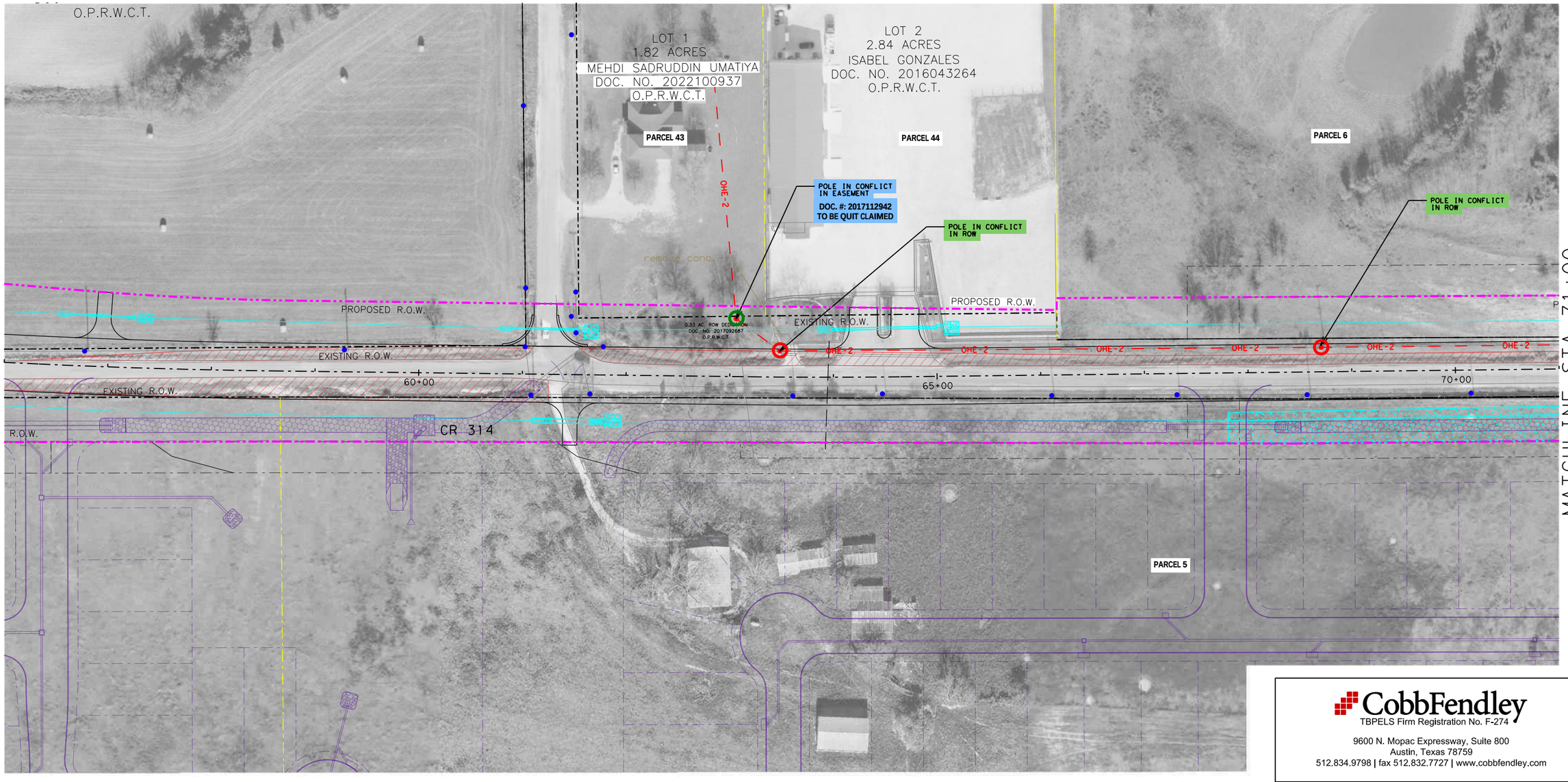
TOTAL ELIGIBILITY FOR CONSTRUCTION: 45.00%

BARTLETT OH IN CONFLICT WITH PROPOSED PAVEMENT, TEMPORARY PAVEMENT & CLEAR ZONE (1,3)

BARTLETT CONFLICTS BEGIN THIS SHEET

MATCHLINE STA 71+00



LEGEND

PROPOSED ROW	
PROPOSED ROADWAY	
EXISTING ROW	
EXISTING ROADWAY	
EXISTING EASEMENT	
PROPOSED SUBDIVISIONS	
PROPOSED DRAINAGE	
PROPERTY LINES	
TEMPORARY PAVEMENT	
POLE OWNED BY OTHER UTILTIES	E2-1

EXISTING UTILTIES:

OVERHEAD UTILITIES:

OHE-2	BARTLETT ELEC
OHET-1	BARTLETT ELEC/FRONTIER
OHET-2	BARTLETT ELEC/OPTIMUM
OHET-6	BARTLETT ELEC/BECC/OPTIMUM
OHET-7	BARTLETT ELEC/BECC

ELECTRICAL UG:

E2-1-0	BARTLETT

BARTTLETT ELEC POLES IN CONFLICT	
EASEMENT	1
ROW	2
TOTAL THIS SHEET	3

- Eligible
- Not Eligible
- Not In Conflict

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CR 314 PHASE 1
95% DESIGN
BARTLETT ELECTRIC
ELIGIBILITY RATIO

SCALE: 1"=100'

DATE: 7/1/2025

SHEET: 2 OF 4

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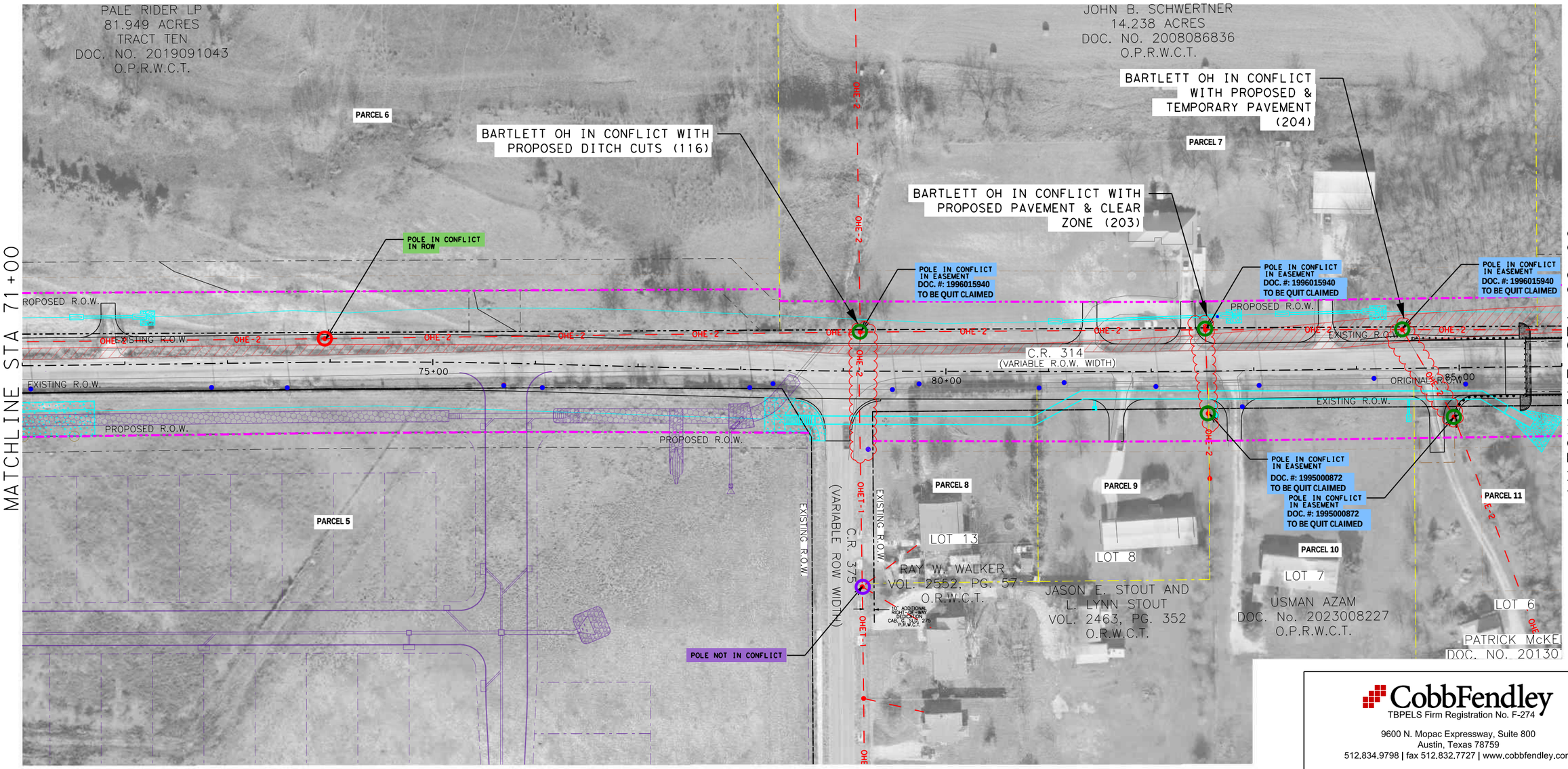
TOTAL ELIGIBILITY FOR CONSTRUCTION: 45.00%

BARTLETT OH IN CONFLICT WITH PROPOSED PAVEMENT, TEMPORARY PAVEMENT, CULVERTS, DRIVEWAY, BRIDGE & CLEAR ZONE (1,2,3,4,81)



LEGEND

PROPOSED ROW	
PROPOSED ROADWAY	
EXISTING ROW	
EXISTING ROADWAY	
EXISTING EASEMENT	
PROPOSED SUBDIVISIONS	
PROPOSED DRAINAGE	
PROPERTY LINES	
TEMPORARY PAVEMENT	
POLE OWNED BY OTHER UTILITIES	E2-1 — E2-1-D

EXISTING UTILITIES:

OVERHEAD UTILITIES:

OHE-2	BARTLETT ELEC
OHET-1	BARTLETT ELEC/FRONTIER
OHET-2	BARTLETT ELEC/OPTIMUM
OHET-6	BARTLETT ELEC/BECC/OPTIMUM
OHET-7	BARTLETT ELEC/BECC

ELECTRICAL UG:

BARTLETT	

BARTTLETT ELEC POLES IN CONFLICT	
EASEMENT	5
ROW	1
TOTAL THIS SHEET	6

- Eligible
- Not Eligible
- Not In Conflict

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CR 314 PHASE 1
95% DESIGN
BARTLETT ELECTRIC
ELIGIBILITY RATIO

0 50' 100'
SCALE: 1"=100'

DATE:7/1/2025

SHEET: 3 OF 4

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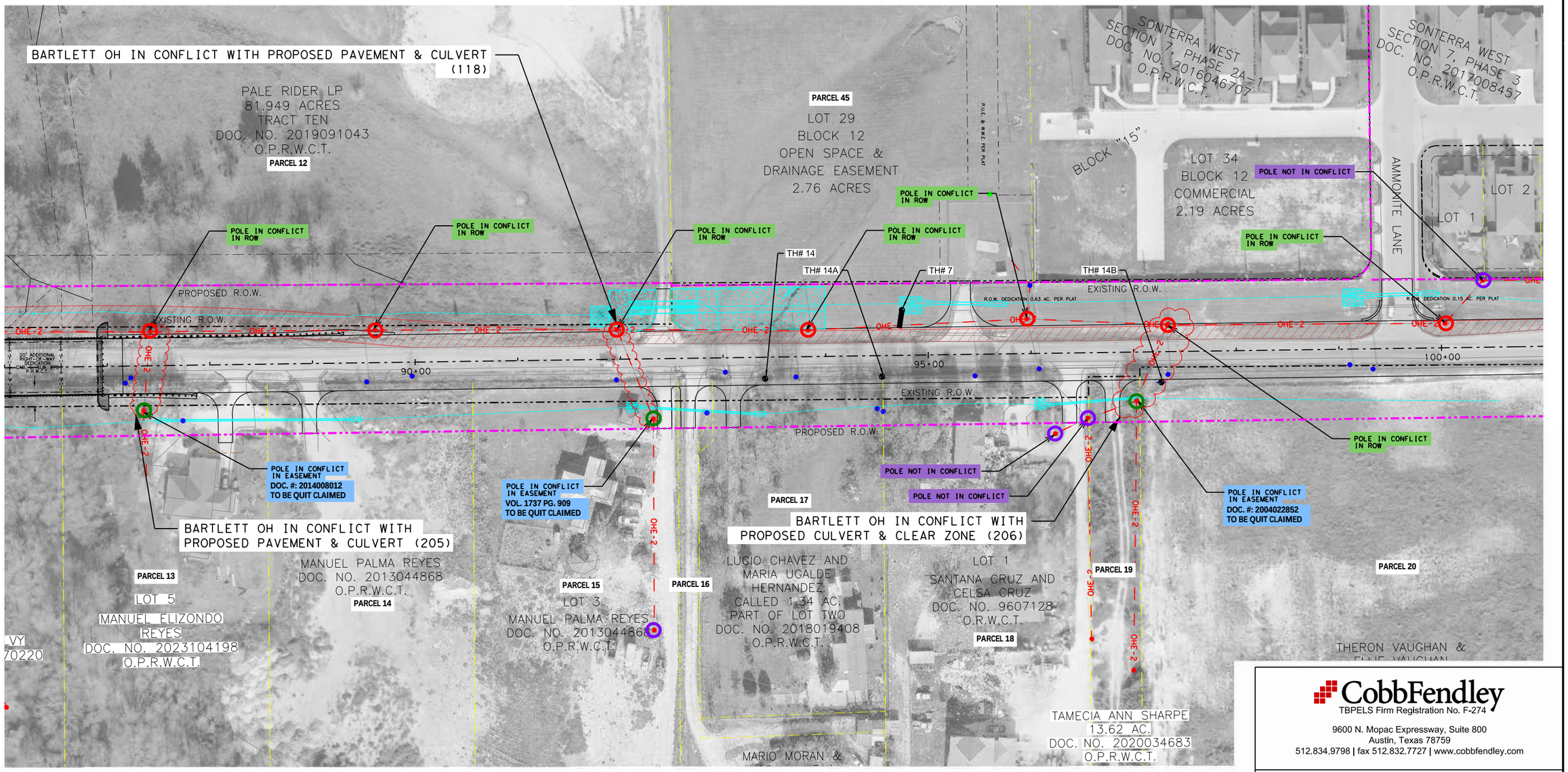
TOTAL ELIGIBILITY FOR CONSTRUCTION: 45.00%

BARTLETT OH IN CONFLICT WITH PROPOSED PAVEMENT, TEMPORARY PAVEMENT, CULVERTS, DRIVEWAY, BRIDGE & CLEAR ZONE (2,4,81,82,83,228)



LEGEND

PROPOSED ROW	EXISTING UTILITIES:
PROPOSED ROADWAY	OVERHEAD UTILITIES:
EXISTING ROW	OHE-2 — BARTLETT ELEC
EXISTING ROADWAY	OHET-1 — BARTLETT ELEC/FRONTIER
EXISTING EASEMENT	OHET-2 — BARTLETT ELEC/OPTIMUM
PROPOSED SUBDIVISIONS	OHET-6 — BARTLETT ELEC/BECC/OPTIMUM
PROPOSED DRAINAGE	OHET-7 — BARTLETT ELEC/BECC
PROPERTY LINES	
TEMPORARY PAVEMENT	ELECTRICAL UG:
POLE OWNED BY OTHER UTILITIES	E2-1 — E2-1-D — BARTLETT

BARTTLETT ELEC POLES IN CONFLICT	
EASEMENT	3
ROW	7
TOTAL THIS SHEET	10

- Eligible
- Not Eligible
- Not In Conflict

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CR 314 PHASE 1
95% DESIGN
BARTLETT ELECTRIC
ELIGIBILITY RATIO

0 50' 100
SCALE: 1"=100'

DATE: 7/1/2025

SHEET: 4 OF 4

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ELIGIBILITY FOR DESIGN COSTS

ELIGIBILITY RATIO CALCULATOR

Calculation for Overhead Installation by **Number of Eligible Poles**

Number of EXISTING poles in conflict that are both OUTSIDE of existing ROW, and INSIDE of Proposed ROW. (in easement)	39
Number of existing Poles in conflict that are inside of the existing ROW. (present by permit)	14
TOTAL number of Poles in Conflict	53
ELIGIBILITY IF CALCULATED BY POLES	73.58%

Calculation for Underground or Overhead by **Length of Existing Facility**

Length of existing facility in conflict that is both **outside of the existing ROW** and **inside of proposed ROW**. EASEMENT	0
Length of the existing facility in conflict **inside of the existing ROW**. PERMIT	0
TOTAL length of the existing facility within proposed TxDOT ROW.	0
ELIGIBILITY IF CALCULATED BY LENGTH	0.00%

ACCEPTED ELIGIBILITY RATIO 73.58%

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505 East Huntland Drive, Suite 100
Austin, Texas 78752
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CR 314 BARTLETT ELECTRIC ELIGIBILITY RATIO FOR PHASE 1 & PHASE 2 (ONLY APPLIES TO DESIGN FEES)

WILCO TEXAS

DATE: 3/21/2024
SHEET: 1 OF 1

3/21/2024
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TOTAL ELIGIBILITY FOR DESIGN: 73.58%

PROPOSED

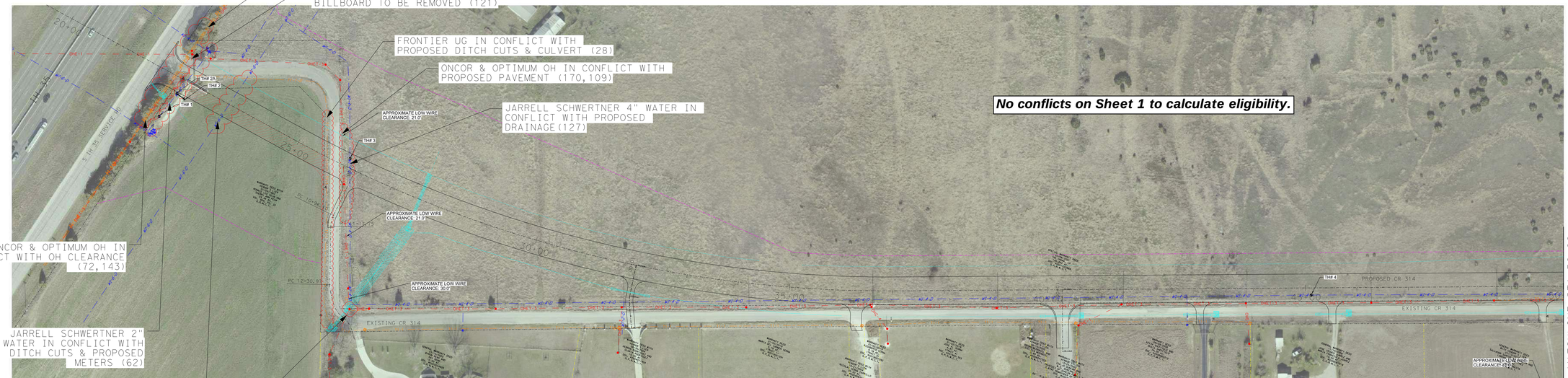
FRONTIER UG & TPED IN CONFLICT WITH PROPOSED PAVEMENT & DITCH CUTS (27)

ONCOR OH IN CONFLICT WITH OH CLEARANCE. BILLBOARD TO BE REMOVED (121)

FRONTIER UG IN CONFLICT WITH PROPOSED DITCH CUTS & CULVERT (28)

ONCOR & OPTIMUM OH IN CONFLICT WITH PROPOSED PAVEMENT (170,109)

JARRELL SCHWERTNER 4" WATER IN CONFLICT WITH PROPOSED DRAINAGE (127)



No conflicts on Sheet 1 to calculate eligibility.

ONCOR & OPTIMUM OH IN CONFLICT WITH OH CLEARANCE (72,143)

JARRELL SCHWERTNER 2" WATER IN CONFLICT WITH DITCH CUTS & PROPOSED METERS (62)

JARRELL SCHWERTNER 6" WATER IN POTENTIAL CONFLICT WITH PROPOSED DITCH CUTS (63)

ONCOR OH POLE, GUY WIRE & OPTIMUM OH IN CONFLICT WITH PROPOSED CULVERT (70A,111)

FRONTIER AND OPTIMUM UG IN CONFLICT WITH PROPOSED CULVERT (21,210)

FRONTIER UG IN CONFLICT WITH PROPOSED DRIVEWAY (22B)

FRONTIER UG IN CONFLICT WITH PROPOSED DRIVEWAY (22D)

FRONTIER UG IN CONFLICT WITH PROPOSED DRIVEWAY (22F)

FRONTIER UG IN CONFLICT WITH PROPOSED DRIVEWAY (22H)

OPTIMUM UG IN CONFLICT WITH PROPOSED PAVEMENT & DRIVEWAY (105)

JARRELL SCHWERTNER 4" WATER IN CONFLICT WITH PROPOSED PAVEMENT & DRAINAGE (51,64,65,211)

ONCOR & OPTIMUM OH IN CONFLICT WITH PROPOSED PAVEMENT & CLEAR ZONE (71,79,80,113,166,212)

CONFLICT DESCRIPTION (UTILITY TRACKER ID #)
•REFER TO UTILITY TRACKER

Eligible
Not Eligible
Not In Conflict

Phase 1

SCALE: 1"=50'

LEGEND

- PROPOSED ROW
- PROPOSED ROADWAY
- EXISTING ROW
- EXISTING ROADWAY
- EASEMENTS
- PROPOSED DRAINAGE
- PROPOSED BRIDGE
- PROPERTY LINES
- TEMPORARY PAVEMENT

LVL B LVL C/D

OVERHEAD UTILITIES:
- ONCOR
- BARTLETT ELEC
- ONCOR TRANSMISSION
- FRONTIER
- OPTIMUM
- BARTLETT ELEC/FRONTIER
- BARTLETT ELEC/OPTIMUM/BECC
- ONCOR/OPTIMUM
- ONCOR/FRONTIER
- ONCOR/OPTIMUM/FRONTIER
- BARTLETT ELEC/BECC/OPTIMUM
- BARTLETT ELEC/BECC

ELECTRICAL UGI:
- ONCOR

TELECOMMUNICATION UGI
- FRONTIER
- OPTIMUM
- WINDSTREAM
- UBIQUITY

WATER:
- JARRELL SCHWERTNER 2"
- JARRELL SCHWERTNER 4"
- JARRELL SCHWERTNER 6"
- SONTERRA 3"
- SONTERRA 6"
- SONTERRA 8"
- SONTERRA 12"

SANITARY:
- SONTERRA UNK

FORCEMAINS:
- SONTERRA 6"
- FUTURE SONTERRA 16"

QUALITY LEVELS

Quality Level D= Existing Records: Utilities are plotted from review of available records.

Quality Level C= Surface Visible Feature Survey: Quality Level D information from existing records is correlated with surveyed surface-visible features.

Quality Level B= Designate two-dimensional horizontal maps/3D: Information is obtained through the application and interpretation of appropriate non-destructive surface geophysical methods. Utility indications are referenced to appropriate survey control. Utility exhibits are for information only.

WILLIAMSON COUNTY
1848

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Austin, Texas 78752
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CR 314
90% DESIGN
UTILITY CONFLICT EXHIBIT

DESIGN BY:	BH
DRAWN BY:	BH
CHECKED BY:	JV
APPROVED BY:	SK
PROJECT NO:	1903-099-09
DATE:	3/20/2024

SCALE: HORIZONTAL: 1"=50'

SHEET: 1 OF 7

3/20/2024 1:26:17 PM
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TOTAL ELIGIBILITY FOR DESIGN: 73.58%

Eligibility (Sheet 2):

Total Poles In Conflict: 5
Total Poles In Easement: 2
Total Poles In ROW: 3

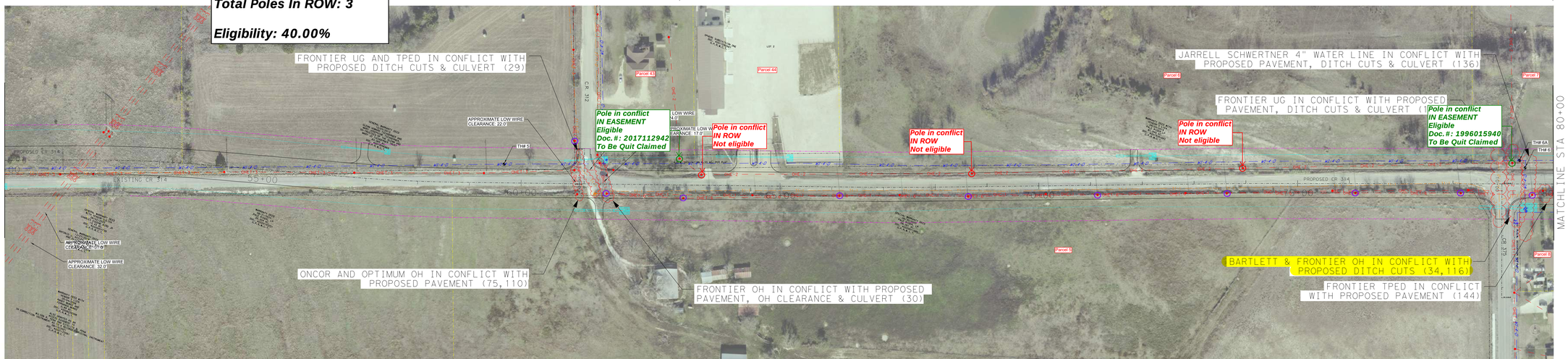
Eligibility: 40.00%

Eligible
Not Eligible
Not In Conflict

Phase 1

JARRELL SCHWERTNER 2", 4" & METERS IN CONFLICT WITH DITCH CUTS (40,52,67)

BARTLETT OH IN CONFLICT WITH PROPOSED PAVEMENT, TEMPORARY PAVEMENT & CLEAR ZONE (1,2,3)



JARRELL SCHWERTNER 4" WATER LINE IN CONFLICT WITH PROPOSED PAVEMENT & DITCH CUTS (51)

OPTIMUM UG IN CONFLICT WITH PROPOSED PAVEMENT (105)

FRONTIER OH IN CONFLICT WITH PROPOSED PAVEMENT (24A,238)

FRONTIER UG IN CONFLICT WITH PROPOSED PAVEMENT (202)

ONCOR AND OPTIMUM OH IN CONFLICT WITH PROPOSED PAVEMENT, BRIDGE & CLEAR ZONE (71,107,134,137,160,166)

CONFLICT DESCRIPTION (UTILITY TRACKER ID #)
*REFER TO UTILITY TRACKER

3/20/2024
BH
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0 50' 100'
SCALE: 1"=50'

LEGEND

PROPOSED ROW
PROPOSED ROADWAY
EXISTING ROW
EXISTING ROADWAY
EASEMENTS
PROPOSED DRAINAGE
PROPOSED BRIDGE
PROPERTY LINES
TEMPORARY PAVEMENT

LVL B LVL C/D

OVERHEAD UTILITIES:
ONCOR
BARTLETT ELEC
ONCOR TRANSMISSION
FRONTIER
OPTIMUM
BARTLETT ELEC/FRONTIER
BARTLETT ELEC/OPTIMUM/BECC
ONCOR/OPTIMUM
ONCOR/FRONTIER
ONCOR/OPTIMUM/FRONTIER
BARTLETT ELEC/BECC/OPTIMUM
BARTLETT ELEC/BECC
ELECTRICAL UG:
ONCOR
TELECOMMUNICATION UG:
FRONTIER
OPTIMUM
WINDSTREAM
UBIQUITY
WATER:
JARRELL SCHWERTNER 2"
JARRELL SCHWERTNER 4"
JARRELL SCHWERTNER 6"
SONTERRA 4"
SONTERRA 6"
SONTERRA 8"
SONTERRA 12"
SANITARY:
SONTERRA UNK
FORCEMAINS:
SONTERRA 6"
FUTURE SONTERRA 16"

QUALITY LEVELS
Quality Level D- Existing Records: Utilities are plotted from review of available records.
Quality Level C- Surface Visible Feature Survey: Quality Level D information from existing records is correlated with surveyed surface-visible features.
Quality Level B- Designate two-dimensional horizontal mapping/3D information is obtained through the application and interpretation of appropriate non-destructive surface geophysical methods. Utility indications are referenced to appropriate survey control. Utility exhibits are for information only.

WILLIAMSON COUNTY
1848

CobbFendley
TBPELS Firm Registration No. F-274
505 East Huntland Drive, Suite 100
Austin, Texas 78752
512.834.9798 | fax 512.832.7727 | www.cobbfendley.com

CR 314
90% DESIGN
UTILITY CONFLICT EXHIBIT

DESIGN BY:	BH	SCALE: HORIZONTAL: 1"=50'
DRAWN BY:	BH	
CHECKED BY:	JV	
APPROVED BY:	SK	
PROJECT NO:	1903-099-09	
DATE:	3/20/2024	SHEET: 2 OF 7

TOTAL ELIGIBILITY FOR DESIGN: 73.58%

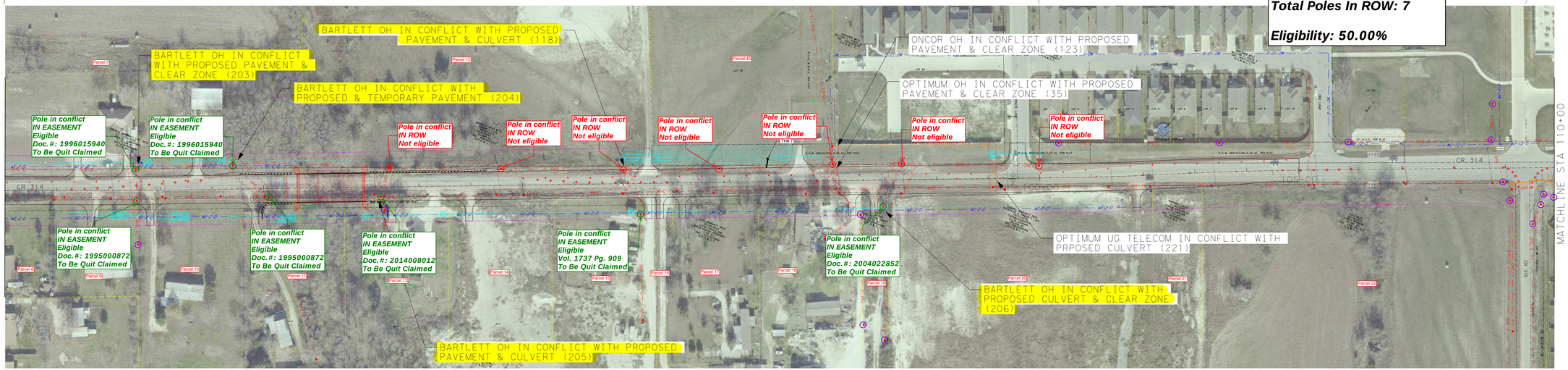
Phase 1

Eligibility (Sheet 3):

Total Poles In Conflict: 14
Total Poles In Easement: 7
Total Poles In ROW: 7

Eligibility: 50.00%

Eligible
Not Eligible
Not In Conflict



CONFLICT DESCRIPTION (UTILITY TRACKER ID #)
•REFER TO UTILITY TRACKER

0 50' 100'
SCALE: 1"=50'

LEGEND

- PROPOSED ROW
- PROPOSED ROADWAY
- EXISTING ROW
- EXISTING ROADWAY
- EASEMENTS
- PROPOSED DRAINAGE
- PROPOSED BRIDGE
- PROPERTY LINES
- TEMPORARY PAVEMENT

LVL B LVL C/O

OVERHEAD UTILITIES:
ONCOR
BARTLETT ELEC
ONCOR TRANSMISSION
FRONTIER
OPTIMUM
BARTLETT ELEC/FRONTIER
BARTLETT ELEC/OPTIMUM/BECC
ONCOR/OPTIMUM
ONCOR/FRONTIER
ONCOR/OPTIMUM/FRONTIER
BARTLETT ELEC/BECC/OPTIMUM
BARTLETT ELEC/BECC

ELECTRICAL UGI:
ONCOR

TELECOMMUNICATION UGI:
FRONTIER
OPTIMUM
WINDSTREAM
UBIQUITY

WATER:
JARRELL SCHWERTNER 2"
JARRELL SCHWERTNER 4"
JARRELL SCHWERTNER 6"
SONTERRA 3"
SONTERRA 6"
SONTERRA 8"
SONTERRA 12"

SANITARY:
SONTERRA UNK

FORCEMAIN:
SONTERRA 6"
FUTURE SONTERRA 16"

QUALITY LEVELS
Quality Level 'D'= Existing Records: Utilities are plotted from review of available records.
Quality Level 'C'= Surface Visible Feature Survey: Quality Level 'D' information from existing records is correlated with surveyed surface-visible features.
Quality Level 'B'= Designate: two-dimensional horizontal mapping.The information is obtained through the application and interpretation of appropriate non-destructive surface and subsurface methods. Utility indications are referenced to appropriate survey control. Utility exhibits are for information only.

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CR 314
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UTILITY CONFLICT EXHIBIT

DESIGN BY:	BH	SCALE: HORIZONTAL: 1"=50'
DRAWN BY:	BH	
CHECKED BY:	JV	
APPROVED BY:	SK	
PROJECT NO:	1903-099-09	SHEET: 3 OF 7
DATE:	3/20/2024	

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TOTAL ELIGIBILITY FOR DESIGN: 73.58%

SONTERRA MUD 12" WATER IN POTENTIAL CONFLICT

BARTLETT OH IN CONFLICT WITH PROPOSED PAVEMENT, DITCH CUTS, CLEAR ZONE & RIPRAP (6,17,122,124,169)

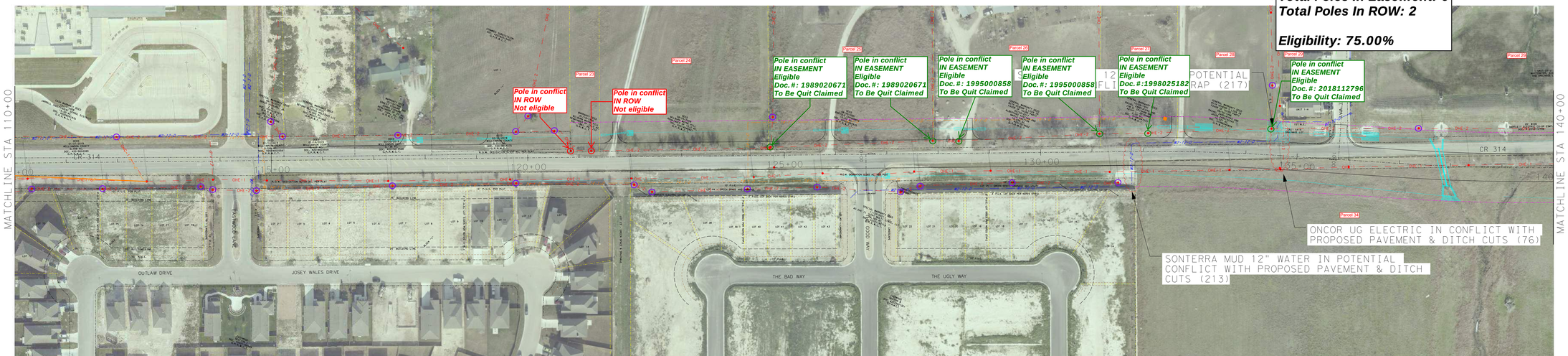
Eligibility (Sheet 4):

Total Poles In Conflict: 8
Total Poles In Easement: 6
Total Poles In ROW: 2

Eligibility: 75.00%

Phase 2

Eligible
Not Eligible
Not In Conflict



ONCOR OH IN CONFLICT WITH PROPOSED PAVEMENT & CLEAR ZONE (117B)

ONCOR OH IN CONFLICT WITH PROPOSED PAVEMENT & CLEAR ZONE (117D)

CONFLICT DESCRIPTION (UTILITY TRACKER ID #)
•REFER TO UTILITY TRACKER

0 50' 100'
SCALE: 1"=50'

LEGEND

- PROPOSED ROW
- PROPOSED ROADWAY
- EXISTING ROW
- EXISTING ROADWAY
- EASEMENTS
- PROPOSED DRAINAGE
- PROPOSED BRIDGE
- PROPERTY LINES
- TEMPORARY PAVEMENT

LVL B LVL C/O

OVERHEAD UTILITIES:
ONCOR
ONCOR
BARTLETT ELEC
ONCOR TRANSMISSION
FRONTIER
OPTIMUM
BARTLETT ELEC/FRONTIER
BARTLETT ELEC/OPTIMUM/BECC
ONCOR/OPTIMUM
ONCOR/FRONTIER
ONCOR/OPTIMUM/FRONTIER
BARTLETT ELEC/BECC/OPTIMUM
BARTLETT ELEC/BECC
ELECTRICAL UGI:
ONCOR
TELECOMMUNICATION UGI
FRONTIER
OPTIMUM
WINDSTREAM
UBIQUITY
WATER:
JARRELL SCHWERTNER 2"
JARRELL SCHWERTNER 4"
JARRELL SCHWERTNER 6"
SONTERRA 3"
SONTERRA 6"
SONTERRA 8"
SONTERRA 12"
SANITARY:
SONTERRA UNK
FORCEMAINS:
SONTERRA 6"
FUTURE SONTERRA 16"

QUALITY LEVELS
Quality Level D= Existing Records: Utilities are plotted from review of available records.
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Quality Level B= Designate two-dimensional horizontal mapping.The information is obtained through the application and interpretation of appropriate non-destructive surface geophysical methods. Utility indications are referenced to appropriate survey control. Utility exhibits are for information only.

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CR 314
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UTILITY CONFLICT EXHIBIT

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DRAWN BY:	BH	
CHECKED BY:	JV	
APPROVED BY:	SK	
PROJECT NO:	1903-099-09	
DATE:	3/20/2024	SHEET: 4 OF 7

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TOTAL ELIGIBILITY FOR DESIGN: 73.58%

Eligible
Not Eligible
Not In Conflict

Phase 2

ONCOR OH IN CONFLICT WITH PROPOSED PAVEMENT (117D)

SONTERRA MUD 12" WATER IN CONFLICT WITH PROPOSED DITCH CUTS (140)

Eligibility (Sheet 5):

Total Poles In Conflict: 11
Total Poles In Easement: 11
Total Poles In ROW: 0

Eligibility: 100.00%

MATCHLINE STA 140+00

MATCHLINE STA 170+00

VULCAN DRIVE

CR 332

EXISTING CR 314

PROPOSED CR 314

Parcel 25

Parcel 34

Parcel 35

Parcel 36

Parcel 37

THM 9

THM 10

Pole in conflict IN EASEMENT Eligible Doc.#: 2018112796 To Be Quit Claimed

Pole in conflict IN EASEMENT Eligible Doc.#: 2004022843 To Be Quit Claimed

Pole in conflict IN EASEMENT Eligible Doc.#: 2008045574 To Be Quit Claimed

ONCOR UG ELECTRIC IN CONFLICT WITH PROPOSED CULVERT (86)

BARTLETT OH IN CONFLICT WITH PROPOSED PAVEMENT (18)

ONCOR UG ELECTRIC IN CONFLICT WITH PROPOSED PAVEMENT & DITCH CUTS (87)

BARTLETT OH & BECC TELE OH IN CONFLICT WITH PROPOSED PAVEMENT (13,224)

ONCOR OH, OPTIMUM OH AND OPTIMUM UG IN CONFLICT WITH PROPOSED PAVEMENT & DITCH CUTS(88,115,174)

BARTLETT OH IN CONFLICT WITH TEMPORARY & PROPOSED PAVEMENT(14)

OPTIMUM UG IN CONFLICT WITH PROPOSED PAVEMENT (173)

BARTLETT, BECC TELE & OPTIMUM OH IN CONFLICT WITH TEMPORARY & PROPOSED PAVEMENT (8,147A,230)

CONFLICT DESCRIPTION (UTILITY TRACKER ID #)
•REFER TO UTILITY TRACKER

0 50' 100'
SCALE: 1"=50'

LEGEND

PROPOSED ROW
PROPOSED ROADWAY
EXISTING ROW
EXISTING ROADWAY
EASEMENTS
PROPOSED DRAINAGE
PROPOSED BRIDGE
PROPERTY LINES
TEMPORARY PAVEMENT

LVL B LVL C/D

OVERHEAD UTILITIES:
ONCOR
BARTLETT ELEC
ONCOR TRANSMISSION
FRONTIER
OPTIMUM
BARTLETT ELEC/FRONTIER
BARTLETT ELEC/OPTIMUM/BECC
ONCOR/OPTIMUM
ONCOR/FRONTIER
ONCOR/OPTIMUM/FRONTIER
BARTLETT ELEC/BECC/OPTIMUM
BARTLETT ELEC/BECC

ELECTRICAL UGI:
ONCOR

TELECOMMUNICATION UGI
FRONTIER
OPTIMUM
WINDSTREAM
UBIQUITY

WATER:
JARRELL SCHWERTNER 2"
JARRELL SCHWERTNER 4"
JARRELL SCHWERTNER 6"
SONTERRA 4"
SONTERRA 6"
SONTERRA 8"
SONTERRA 12"

SANITARY:
SONTERRA UNK

FORCEMAIN:
SONTERRA 6"
FUTURE SONTERRA 16"

QUALITY LEVELS
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WILLIAMSON COUNTY
1848

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CR 314
90% DESIGN
UTILITY CONFLICT EXHIBIT

DESIGN BY:	BH	SCALE: HORIZONTAL 1"=50'
DRAWN BY:	BH	
CHECKED BY:	JV	
APPROVED BY:	SK	
PROJECT NO:	1903-099-09	
DATE:	3/20/2024	SHEET: 5 OF 7

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TOTAL ELIGIBILITY FOR DESIGN: 73.58%

SONTERRA MUD 12" WATER IN CONFLICT WITH PROPOSED DITCH CUTS (140)

SONTERRA MUD 12" WATER AND METERS IN CONFLICT WITH PROPOSED DITCH CUTS (141B)

BARTLETT, BECC TELE & OPTIMUM OH IN CONFLICT WITH OVERHEAD CLEARANCE (171,147C,229)

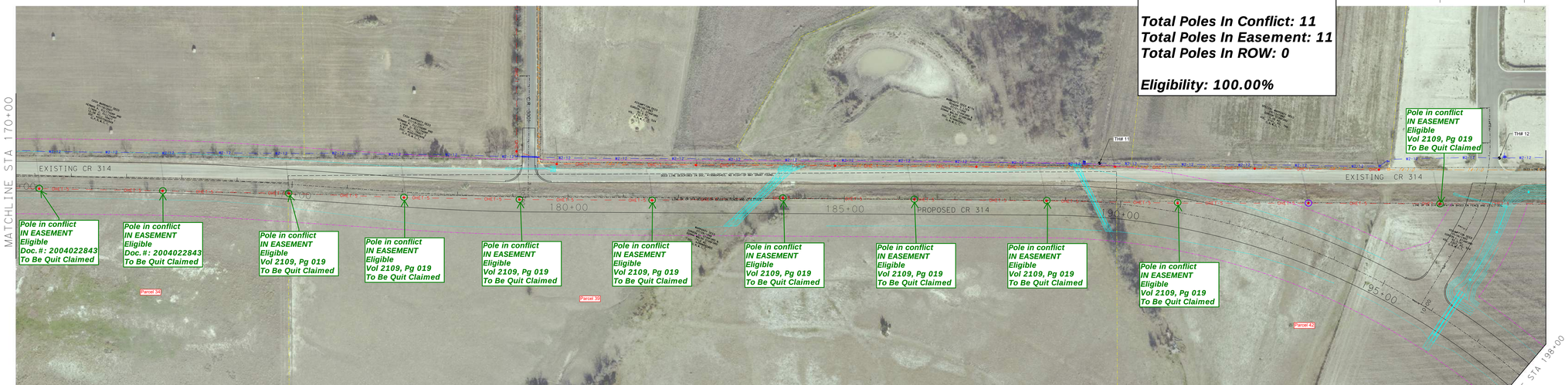
Eligible
Not Eligible
Not In Conflict

Phase 2

Eligibility (Sheet 6):

Total Poles In Conflict: 11
Total Poles In Easement: 11
Total Poles In ROW: 0

Eligibility: 100.00%



BARTLETT, BECC TELE & OPTIMUM OH IN CONFLICT WITH TEMPORARY & PROPOSED PAVEMENT (8,147A,230)

CONFLICT DESCRIPTION (UTILITY TRACKER ID #)
•REFER TO UTILITY TRACKER

0 50' 100'
SCALE: 1"=50'

LEGEND

- PROPOSED ROW
- PROPOSED ROADWAY
- EXISTING ROW
- EXISTING ROADWAY
- EASEMENTS
- PROPOSED DRAINAGE
- PROPOSED BRIDGE
- PROPERTY LINES
- TEMPORARY PAVEMENT

LVL B LVL C/D

OVERHEAD UTILITIES:
ONCOR
BARTLETT ELEC
ONCOR TRANSMISSION
FRONTIER
OPTIMUM
BARTLETT ELEC/FRONTIER
BARTLETT ELEC/OPTIMUM/BECC
ONCOR/OPTIMUM
ONCOR/FRONTIER
ONCOR/OPTIMUM/FRONTIER
BARTLETT ELEC/BECC/OPTIMUM
BARTLETT ELEC/BECC

ELECTRICAL UGI:
ONCOR

TELECOMMUNICATION UGI:
FRONTIER
OPTIMUM
WINDSTREAM
UBIQUITY

WATER:
JARRELL SCHWERTNER 2"
JARRELL SCHWERTNER 4"
JARRELL SCHWERTNER 6"
SONTERRA 3"
SONTERRA 6"
SONTERRA 8"
SONTERRA 12"

SANITARY:
SONTERRA UNK

FORCEMAIN:
SONTERRA 6"
FUTURE SONTERRA 16"

QUALITY LEVELS

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CR 314
90% DESIGN
UTILITY CONFLICT EXHIBIT

DESIGN BY:	BH
DRAWN BY:	BH
CHECKED BY:	JV
APPROVED BY:	SK
PROJECT NO:	1903-099-09
DATE:	3/20/2024

SCALE: HORIZONTAL: 1"=50'

SHEET: 6 OF 7

3/20/2024 3:09:10 PM
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TOTAL ELIGIBILITY FOR DESIGN: 73.58%

Eligible
Not Eligible
Not In Conflict

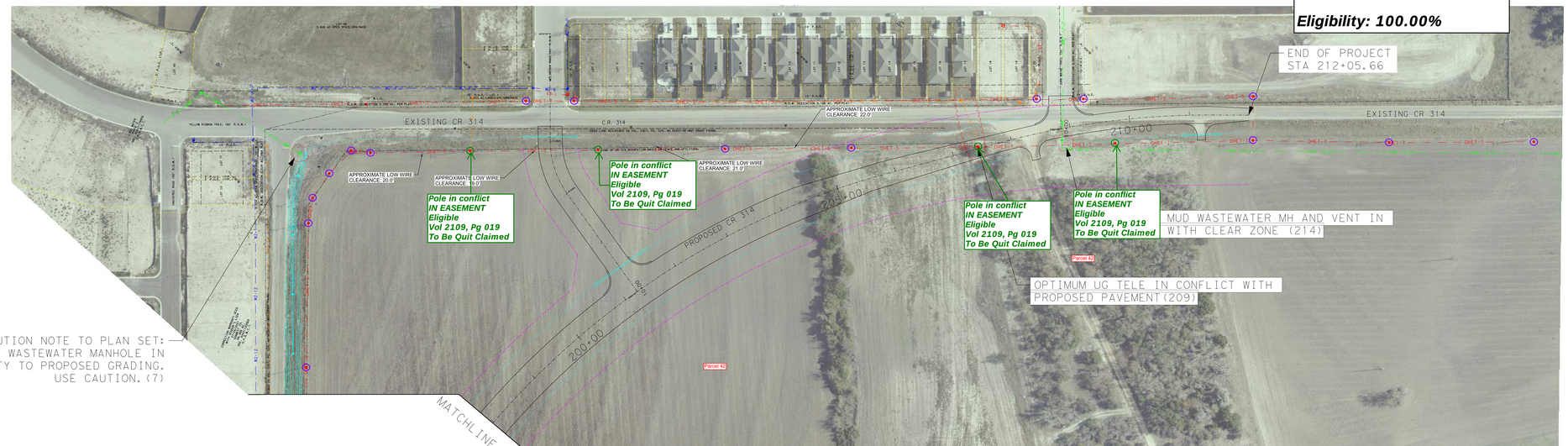
Phase 2

Eligibility (Sheet 7):

Total Poles In Conflict: 4
Total Poles In Easement: 4
Total Poles In ROW: 0

Eligibility: 100.00%

BARTLETT, BECC TELE & OPTIMUM OH IN CONFLICT WITH OVERHEAD CLEARANCE (171,232B,148E)



MUD WASTEWATER MH AND VENT IN WITH CLEAR ZONE (214)

OPTIMUM UG TELE IN CONFLICT WITH PROPOSED PAVEMENT(209)

ADD CAUTION NOTE TO PLAN SET: WASTEWATER MANHOLE IN PROXIMITY TO PROPOSED GRADING. USE CAUTION. (7)

BARTLETT, OPTIMUM & BECC TELE OH IN CONFLICT WITH PROPOSED PAVEMENT & DITCH CUTS (10,231,148G)

CONFLICT DESCRIPTION (UTILITY TRACKER ID #)
•REFER TO UTILITY TRACKER

3/21/2024
BH
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SCALE: 1"=50'

LEGEND

- PROPOSED ROW
- PROPOSED ROADWAY
- EXISTING ROW
- EXISTING ROADWAY
- EASEMENTS
- PROPOSED DRAINAGE
- PROPOSED BRIDGE
- PROPERTY LINES
- TEMPORARY PAVEMENT

LVL B LVL C/D

OVERHEAD UTILITIES:
ONCOR
BARTLETT ELEC
ONCOR TRANSMISSION
FRONTIER
OPTIMUM
BARTLETT ELEC/FRONTIER
BARTLETT ELEC/OPTIMUM/BECC
ONCOR/OPTIMUM
ONCOR/FRONTIER
ONCOR/OPTIMUM/FRONTIER
BARTLETT ELEC/BECC/OPTIMUM
BARTLETT ELEC/BECC

ELECTRICAL UGI:
ONCOR

TELECOMMUNICATION UGI
FRONTIER
OPTIMUM
WINDSTREAM
UBIQUITY

WATER:
JARRELL SCHWERTNER 2"
JARRELL SCHWERTNER 4"
JARRELL SCHWERTNER 6"
SONTERRA 3"
SONTERRA 6"
SONTERRA 8"
SONTERRA 12"

SANITARY:
SONTERRA UNK

FORCEMAINS:
SONTERRA 6"
FUTURE SONTERRA 16"

QUALITY LEVELS
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WILLIAMSON COUNTY 1848

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DRAWN BY:	BH	
CHECKED BY:	JV	
APPROVED BY:	SK	
PROJECT NO:	1903-099-09	SHEET: 7 OF 7
DATE:	3/21/2024	

Attachment "G"
Betterment Calculation and Estimate

☒ No Betterment

☐ Elective Betterment Ratio established: %

- ☐ Betterment % Calculation is attached
- ☐ Comparative Estimate including betterment and in-kind is attached

☐ Forced Betterment

- ☐ To comply with regulated industry standards, laws, and regulations. (Supporting documentation is attached)
- ☐ To comply with published current design practice followed by the utility in its own work. (Supporting documentation is attached)
- ☐ Due to proposed project design. (Provide explanation below)

Description of Elective Betterment included in this accommodation:

Statement justifying Forced Betterment included in this accommodation:

		RSL	12-9-25
Initial	Date	Initial	Date
County		Utility	

Attachment "H"
Proof of Property Interest

☒ Supporting documentation of compensable property interest that establishes reimbursement eligibility.

☐ Property interest documented through the following applicable affidavits and required attachments are attached.

- ☐ WILCO-U-Affidavit
  - ☐ Utility Owner
    AND
  - ☐ Disinterested Party or Landowner
- ☐ Pole attachment with utility holding a compensable property interest.

Parcel 43

2017112942 ESMT Total Pages: 3

ELECTRIC UTILITY EASEMENT
AND COVENANT OF ACCESS

Map # 5709065 92
WO # 2017581

STATE OF TEXAS §
§
COUNTY OF Williamson §

KNOW ALL MEN BY THESE PRESENTS:

That Chris and Heather Williams, of Williamson County, Texas (hereinafter referred to as "Grantor," whether one or more), for the provision of electric service or other good and valuable consideration received the receipt and sufficiency of which is deemed valuable to Grantor and which is hereby expressly acknowledged and accepted by Grantor from Bartlett Electric Cooperative, Inc., a Texas non-profit electric cooperative corporation, whose mailing address is P.O. Box 200, Bartlett, Texas 76511, and physical address of 27492 Highway 95, Bartlett, Texas 76511 (hereinafter referred to as "Cooperative"), does hereby grant and convey unto the Cooperative, its successors and assigns, an easement and right-of-way for one or more electric lines and communication devices and/or lines for electric operations and/or maintenance, each consisting of a variable number of wires and circuits, and all necessary and desirable appurtenances and attachments including, but not limited to, poles, crossarms, guy wires and guy anchorages of varying heights and/or depths ("Easement"), on, over, under, across, along and upon all that certain land in Williamson County, Texas (hereinafter referred to as "Grantor's Property") more particularly described as follows:

☐ Platted Property:

Lot(s) 1, in Block 1, Sherr Subdivision I Addition, an addition to the City of ~~_____~~ (cross out if not within city limits), Williamson County, Texas, according to the map or plat thereof recorded in Volume or Cabinet _____, Page or Plat No. 2017092687 (circle the applicable term), of the Deed Records of Williamson County, Texas, or Instrument No. _____ in the Official Public Records of Williamson County, Texas; or

☐ Unplatted Property:

ALL that certain tract of land lying and situated in the _____ Survey, Abstract No. _____, in _____ County, Texas, containing _____ acres of land, more or less, out of the _____ Survey, Abstract No. _____, as more fully described in an instrument recorded in Volume _____, Page _____, of the _____ Records of _____ County, Texas.

The Easement and its rights and privileges herein granted shall include the right of pedestrian and vehicular ingress and egress on, over, under, across, along and upon Grantor's Property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including, but not limited to, placing, constructing, reconstructing, operating, inspecting, patrolling, maintaining, removing, improving, upgrading, increasing or reducing the capability, capacity and number of circuits, repairing, and relocating electric and/or communication lines and/or devices, or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service.

This Easement, together with all rights and privileges herein granted, shall be a covenant running with the land for the benefit of the Cooperative, its successors and assigns, and such rights and privileges are severable and may be assigned in whole, or in part, as the Cooperative may desire. Grantor covenants that Grantor, Grantor's heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising Cooperative's rights and privileges herein described at all reasonable times.

Unofficial Document

The width of the Easement shall be thirty (30) feet, one-half (½) of such distance on either side of the Cooperative's lines, as such lines are or will be constructed on Grantor's Property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the Easement, then in such instances the Easement width shall include a distance of fifteen (15) feet from and around any such pole, guy wire, anchor structure or other facility. The Cooperative shall also have the right to use so much of the remainder of Grantor's Property as may be reasonably necessary to provide electric utility service including, but not limited to, construction, installation, repair and removal of the facilities that may at any time be necessary, at Cooperative's sole discretion, for the purposes herein specified.

Should the Grantor erect locked gates or other barriers that include, but not limited to, hostile dogs, the Grantor will provide the Cooperative with convenient means to circumvent the barrier for access without notice. Refusal on the part of the Grantor to provide reasonable access for the above purposes may, at the Cooperative's option, be sufficient cause for discontinuance of service. Alternatively, the Cooperative may move the metering location and other facilities and charge Grantor the cost of relocating all facilities.

The Cooperative shall have the right to clear the Easement of all obstructions or to prevent possible interference with or hazards to the safety, operation, and reliability of any of said lines and/or facilities or devices, including, but not limited to, trimming, cutting down, and/or chemically treating trees, undergrowth, and shrubbery within the Easement or within such proximity of the Cooperative's facilities so as to be hazardous to such facilities. Grantor shall not construct or locate any structure, building, or obstruction, including, but not limited to, impound any water or place any temporary or permanent erection of any mast-type equipment or appurtenances, stock tanks, dams, storage piles, swimming pools, antenna, spas, water wells, and/or oil wells within the Easement that will violate any applicable safety codes or interfere with Cooperative's rights and privileges as herein granted. Cooperative has the right to install, use, maintain, and lock access gates, and to remove or prevent construction on the Easement of any or all buildings, structures, and obstructions at Grantor's expense.

Grantor agrees that the consideration received by the Grantor includes consideration for all damages for the initial construction of the Cooperative's facilities on Grantor's Property as well as all damages, if any, to Grantor's Property which may occur in the future after the initial construction of the Cooperative's facilities on Grantor's Property, directly resulting from the Cooperative's exercise of any of its rights herein granted. The Cooperative shall not be liable for any damages caused by maintaining the easement clear of trees, undergrowth, brush, buildings, structures, and/or obstructions.

Grantor warrants that Grantor is the owner of Grantor's Property and has the right to execute this instrument. Grantor warrants that there are no liens existing against Grantor's Property other than the following liens:

_____

_____

Grantor agrees that all of Cooperative's facilities installed on, over, under, across, along and upon Grantor's Property shall remain the sole property of Cooperative, removable at the sole option of the Cooperative.

TO HAVE AND TO HOLD the Easement and rights unto the Cooperative, its successors and assigns, until all of the Cooperative's lines and facilities shall be abandoned by a fully executed and recorded release of Grantor's Property by the Cooperative and not by removal of any or all Cooperative facilities, and in that event the Easement shall cease and all rights herein granted shall terminate and revert to Grantor, Grantor's heirs, successors or assigns; AND GRANTOR HEREBY BINDS GRANTOR, AND GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, AND SUCCESSORS, TO WARRANT AND FOREVER DEFEND THE EASEMENT AND RIGHTS HEREIN GRANTED UNTO THE COOPERATIVE, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

Grantor

Chris Williams

Grantor

Heather Williams

Unofficial Document

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on the 11TH day of October, 2017, by CHRIS Williams, HEATHER Williams, the person(s) named as Grantor(s) on the first page of this document.

Notary Public, State of Texas

THOMAS SLOWBE
Notary Public, State of Texas
Comm. Expires 04-11-2021
Notary ID 126767079

THE STATE OF TEXAS §
§
COUNTY OF williamson §

This instrument was acknowledged before me on the 11th day of October, 2017 by HEATHER Williams [name], N/A [title] of N/A [name of entity], a Texas N/A [type of entity – e.g., corporation, limited liability company, limited liability partnership], on behalf of said N/A [type of entity].

THOMAS SLOWBE
Notary Public, State of Texas
Comm. Expires 04-11-2021
Notary ID 126767079

Notary Public, State of Texas

****

DO NOT WRITE BELOW THIS LINE RESERVED SPACE BELOW FOR RECORDING AT COUNTY

(5) Bartlett Electric Cooperative
27492 Highway 95
Bartlett, Texas 76511

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2017112942

ESMT Fee: $29.00
12/08/2017 03:31 PM LMUELLER

THE STATE OF TEXAS WILLIAMSON COUNTY

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

Parcel 5, 6, 7, 12

SCHWERTNER BROS.

Map Ref. 57-09-64-#8
WO # 10095260

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

DOC# 9615940

STATE OF TEXAS §
§
COUNTY OF Williamson §

KNOW ALL MEN BY THESE PRESENTS

That Schwertner Bros, hereinafter called "Grantor" (whether one or more), for good and valuable consideration including, when applicable, the approval and execution of an Electric Service Agreement by Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), the sufficiency of which is hereby acknowledged, does hereby convenant access to grant, and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor: Being 155.75 acres of the I. Bunker Survey, Volume #90, page 276, Deed records of Williamson County, Texas.

The right-of-way, easement, rights and privileges herein granted shall include the right of ingress and egress over, across and upon said property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including placing, constructing, operating, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service. The Cooperative is specially granted pedestrian and vehicular ingress and egress rights.

The width of the easement shall be twenty (20) feet, one-half (½) of such distance on either side of Cooperative's lines, as they are or will be constructed on Grantor's hereinbefore described property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility.

The easement, right and privileges herein granted shall be appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall also have the right to use so much of the remainder of the surface of the hereinafter described property of Grantor as may be reasonably necessary to construct, install, repair and remove the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim or to chemically treat trees or shrubbery within the right-of-way or within such proximity of the Cooperative's facilities so as to be hazardous.

The Cooperative shall have the right to remove its lines, poles, guy wires or other facilities at the option of the Cooperative. If, after the removal of the above-mentioned facilities, the Cooperative does not use the right-of-way for five (5) continuous years, then this right-of-way easement shall terminate.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

EXECUTED this 5th day of October, A.D., 1995.

Schwertner Bros.

By: William J. Schwertner

THE STATE OF TEXAS
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared William J Schwertner, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she /they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th day of Oct., 1995

LONA MONTGOMERY
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-31-96

Lona Montgomery

My Commission Expires: 5-31-96

Lona Montgomery
Printed or Stamped Name of Notary

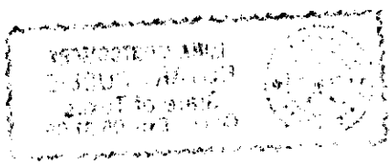
OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

Unofficial Document

Parcel 5, 6, 7, 12

Doc# 9615940
Pages: 1
Date : 03-29-1996
Time : 03:03:38 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. $ 9.00

Unofficial Document



Parcel 10

(2)

R082204

VOL 1622 PAGE 21

HENRY T. LEUNG

May Reference 379-6531 1293

W.O.# 1008710F

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

STATE OF TEXAS

COUNTY OF Williamson

KNOW ALL MEN BY THESE PRESENTS:

Henry T. Leung
Print or Type Name(s)

That the undersigned, hereinafter called "Grantor" (whether one or more) for good and valuable consideration including the approval and execution of an Electric Service Agreement by Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), does hereby covenant access to and grant, sell, and convey unto the Cooperative an easement and right-of-way upon and across the following described property of grantor: (Furnish legal description from Deed Records).

Current Nguyen, Brush (Shown as Chapman)

The right-of-way, easement, rights and privileges herein granted shall be used for the purpose of providing electric utility service (overhead or underground) including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of utility service. The Cooperative is specifically granted pedestrian and vehicular ingress and egress.

The easement rights herein described shall be no broader than reasonably necessary to provide electric and other utility service. The width of the easement shall be 60 feet, one-half (½) of such distance on either side of Cooperative's lines, poles, or other facilities. The height of the easement shall be from fifteen (15) feet beneath the surface of the ground to a height of 70 feet above the ground.

The easement, right, and privilege herein granted shall be perpetual, appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to contract and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim trees within the right-of-way or chemically treat trees or shrubbery with herbicides.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

WITNESS Deborah L. Bead HAND notary public this 9 day of January A.D., 19 87.

Henry T. Leung

THE STATE OF TEXAS
COUNTY OF Williamson

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of January, 19 87.

Deborah L. Bead
Notary Public in and for the State of Texas

My Commission Expires: 2-2-89

Deborah L. Bead
Printed or Stamped Name of Notary

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

Unofficial Document

Parcel 10

VOL. 1622 PAGE 22

Unofficial Document

CONTRACT FOR DEED

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

DATE: Dec. 17 1987

This AGREEMENT made and entered into the above date whereby Jean D. Neal Jr., hereinafter called SELLER, agrees to sell to: [illegible] whose address is (Street) 205 S. IH 35 Suite 102 (City) [illegible], (State) Texas, (Zip) 78626, (Telephone) 512 [illegible], hereinafter called PURCHASER (whether one or more), upon the provision hereof, by Warranty Deed, the following described land situated in Williamson County, Texas, to wit:

Being commonly referred to as Tract No. 7 Sunrise Meadows I

PAYMENT SCHEDULE FOR TRACT 7 : THE TOTAL PURCHASE PRICE IS

Parcel 10

VOL 1622 PAGE 23

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Williamson County, Texas, as stamped hereon by me, on

JAN 1 6 1988

COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD
1988 JAN 13 PM 12:50

1293

Unofficial Document

Parcel 11

R082206

BARBARA MOBLEY

(3)

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:-That we, the undersigned, whether one or more, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto Bartlett Electric Cooperative, Inc., a cooperative corporation, (hereinafter called the "Cooperative"), whose post office address is Bartlett, Texas, and to its successors and assigns, the right to enter upon the lands of the undersigned, situated in the County of WILLIAMSON, State of Texas, and particularly described as follows: a tract of approximately 2½ acres of land, located 5 miles in an SOUTH EAST direction from the Town of JARRELL, and bounded on the north by land owned by CO. ROAD 314; bounded on the east by land owned by SUNRISE ADDITION; bounded on the south by land owned by " "; and bounded on the west by land owned by " "; and to construct, operate and maintain on the above described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to license, permit or otherwise agree to the joint use or occupancy of the line or system by any other person, association or telephone purposes; and to cut and trim or otherwise dispose of trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut or otherwise dispose of from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

Current McKelvy, Patrick

The undersigned agree that all poles, wires and other facilities, including any main service entrance equipment, installed on the above described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or upon said lands.

The undersigned covenant that they are the owners of the above described lands and that said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons, to wit:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this the 26 day of August, A.D., 1986.

Barbara Mobley
1007 Austin Ave
Georgetown TX 78626
WO# 1068201

Witnesses:
Shelton Wilmore

The State of Texas,
County of Williamson

Before me, the undersigned authority, on this day personally appeared Shelton Wilmore, known to me to be the person whose name is subscribed as a witness to the foregoing instrument, and, after being by me duly sworn, stated on oath that he saw Barbara Mobley the grantor, or person who executed the foregoing instrument, subscribe the same and that he had signed the same as a witness at the request of the grantor.

Given under my hand and the seal of office this the 26th day of August, A.D., 19 86.

Lynda Warren
Notary Public, Williamson County, Texas.

Revised by Board of Directors
6-1-70

Parcel 8-11, 13-18

JEAN D. NEAL, JR.

Map Ref. 1D093041-4

WO #

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

DOC# 9500872

VOL. 2661 PAGE 0518

STATE OF TEXAS §
§
COUNTY OF Williamson §

KNOW ALL MEN BY THESE PRESENTS

That Jean D. Neal JR, hereinafter called "Grantor" (whether one or more), for good and valuable consideration including, when applicable, the approval and execution of an Electric Service Agreement by Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), the sufficiency of which is hereby acknowledged, does hereby convenant access to grant, and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor: Being 13.00 acres of the A. A. Lewis, A-384, Phase-Two, Sunrise Meadows, Anst. 384, Volume 1343, page 112, Deed records Wmson, Texas.

The right-of-way, easement, rights and privileges herein granted shall include the right of ingress and egress over, across and upon said property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including placing, constructing, operating, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service. The Cooperative is specially granted pedestrian and vehicular ingress and egress rights.

The width of the easement shall be twenty (20) feet, one-half (½) of such distance on either side of Cooperative's lines, as they are or will be constructed on Grantor's hereinbefore described property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility.

The easement, right and privileges herein granted shall be appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall also have the right to use so much of the remainder of the surface of the hereinafter described property of Grantor as may be reasonably necessary to construct, install, repair and remove the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim or to chemically treat trees or shrubbery within the right-of-way or within such proximity of the Cooperative's facilities so as to be hazardous.

The Cooperative shall have the right to remove its lines, poles, guy wires or other facilities at the option of the Cooperative. If, after the removal of the above-mentioned facilities, the Cooperative does not use the right-of-way for five (5) continuous years, then this right-of-way easement shall terminate.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

EXECUTED this 15th day of September, A.D., 1993.

X Jean D Neal

THE STATE OF TEXAS
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Jean D Neal, JR.,
known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she /they executed the same for the purposes and consideration therein expressed.

GIVEN ~~UNDER MY HAND AND SEAL OF OFFICE~~ THIS 15th day of September 1993

DEBRA GRAY
NOTARY PUBLIC
STATE OF TEXAS
Commission Expires 5-18-97

My Commission Expires:

Debra Gray

Printed or Stamped Name of Notary

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

Unofficial Document

Parcel 8-11, 13-18

VOL. 2661 PAGE 0519

Doc# : 9500872
Rec. $ 9.00
Date : 01-06-1995
Time : 01:54:02 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

This is to certify that this document was FILED and RECORDED in the Official Public Records of Williamson County, Texas on the date and time stamped thereon.

COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Unofficial Document

Parcel 13

R0062207

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

Map-5709065 32B
WO-2014087

(3)

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

That Manuel Reyes , hereinafter called "Grantor" (whether one or more), for good and valuable consideration including, when applicable, the provision of electric service, the receipt and sufficiency of which is deemed valuable to Grantor and which is hereby expressly acknowledged and accepted by Grantor from Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), does hereby grant and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor:

( ) Platted Property:

Lot(s) _____, in Block _____, _____ Addition, an addition to the City of _____ (cross out if not within city limits), _____ County, Texas, according to the map or plat thereof recorded in _____ (Volume, Cabinet, etc.), _____ (Page, Plat #, etc.), of the _____ Records of _____, County, Texas;

(✓) Unplatted Property:

2.879 acres of land, more or less, out of the Sunrise Meadows Survey, Abstract No. 54759, in Williamson County, Texas, as more fully described in an instrument recorded in ~~Volume~~ 2013044868 Document # _____, ~~Page~~ _____, of the Deed Records of Williamson County, Texas; hereinafter called "the Property."

Current Manuel Reyes

The right-of-way, easement, rights and privileges herein granted shall include the right of pedestrian and vehicular ingress and egress over, across and upon the Property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including placing, constructing, reconstructing, operating, removing, improving, upgrading and relocating electric lines, or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service.

Should the Grantor erect locked gates or other barriers that include, but not limited to, hostile dogs, the Grantor will provide the Cooperative with convenient means to circumvent the barrier for access without notice. Refusal on the part of the Grantor to provide reasonable access for the above purposes may, at the Cooperative's option, be sufficient cause for discontinuance of service. Alternatively, the Cooperative may move the metering location and other facilities and charge Grantor the cost of relocating all facilities.

The width of the easement shall be twenty (20) feet, one-half (½) of such distance on either side of the Cooperative's lines, as they are or will be constructed on the Property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility. The Cooperative shall also have the right to use so much of the remainder of the Property as may be reasonably necessary to construct, install, repair and remove the facilities that may at any time be necessary for the purposes herein specified.

The easement, right and privileges herein granted shall be appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns and may be assigned in whole, or in part, as the Cooperative may desire.

The Cooperative shall have the right to clear the easement of all obstructions, to cut and trim or to chemically treat trees or shrubbery within the easement or within such proximity of the Cooperative's facilities so as to be hazardous to such facilities. Grantor shall not construct or locate any structure or obstruction within the easement that will violate any applicable safety codes.

2 PGS

UNOFFICIAL DOCUMENT

Parcel 13

This agreement shall be a covenant running with the land for the benefit of the Cooperative, its successors and assigns. Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times.

Grantor agrees that the consideration received by the Grantor includes consideration for all damages for the initial construction of the Cooperative's facilities on the Property as well as all damages, if any, to the Property which may occur in the future after the initial construction of the Cooperative's facilities on the Property, directly resulting from the Cooperative's exercise of any of its rights herein granted. The Cooperative shall not be liable for any damages caused by maintaining the easement clear of trees, undergrowth, brush and obstructions.

TO HAVE AND TO HOLD the easement and rights unto the Cooperative, its successors and assigns, until all of the Cooperative's lines and facilities shall be removed or abandoned, and in that event the easement shall cease and all rights herein granted shall terminate and revert to Grantor, Grantor's heirs, successors or assigns; AND GRANTOR HEREBY BINDS GRANTOR, AND GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, AND SUCCESSORS, TO WARRANT AND FOREVER DEFEND THE EASEMENT AND RIGHTS HEREIN GRANTED UNTO THE COOPERATIVE, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

Manuel Reyes
Grantor

Grantor

THE STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on the 30th day of January, 2014,
by Manuel Reyes, the person(s) named as Grantor(s) on the first page of this document.

Laura Cosper
Notary Public, State of Texas

LAURA COSPER
MY COMMISSION EXPIRES:
March 13, 2016

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20____,
by _____, _____ of
_____, a corporation, on behalf of said _____

_____
Notary Public, State of Texas

****

DO NOT WRITE BELOW THIS LINE RESERVED SPACE BELOW FOR RECORDING AT COUNTY

Unofficial Document

Parcel 13

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2014008012

Nancy E. Rister

02/05/2014 01:26 PM
MARIA $25.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Unofficial Document

(5) BARTLETT ELECTRIC COOPERATIVE
PO BOX 200
BARTLETT, TX 76511-2000

Parcel 13, 14, 15

R082207, R082210, + R082211 ~~R082245~~

EDUARDO Gomez

VOL 1737 PAGE 909

Map Reference 57-9-55-#31

WO# 10088136

For Shop & mobile

STATE OF TEXAS

COUNTY OF Williamson

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

38839

KNOW ALL MEN BY THESE PRESENTS:

Print or Type Name(s)

That the undersigned, hereinafter called "Grantor" (whether one or more) for good and valuable consideration including the approval and execution of an Electric Service Agreement by Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), does hereby covenant access to and grant, sell, and convey unto the Cooperative an easement and right-of-way upon and across the following described property of grantor: (Furnish legal description from Deed Records).

attached

The right-of-way, easement, rights and privileges herein granted shall be used for the purpose of providing electric utility service (overhead or underground) including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of utility service. The Cooperative is specifically granted pedestrian and vehicular ingress and egress.

The easement rights herein described shall be no broader than reasonably necessary to provide electric and other utility service. The width of the easement shall be 60 feet, one-half (½) of such distance on either side of Cooperative's lines, poles, or other facilities. The height of the easement shall be from fifteen (15) feet beneath the surface of the ground to a height of 70 feet above the ground.

The easement, right, and privilege herein granted shall be perpetual, appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to contract and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim trees within the right-of-way or chemically treat trees or shrubbery with herbicides.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

WITNESS _____ HAND _____, this ____ day of _____ A.D., 19____.

Eduardo Gomez

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of NOV, 1988.

OSCAR L. MEZA
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 4-27-91

Notary Public in and for the State of Texas

My Commission Expires: _____

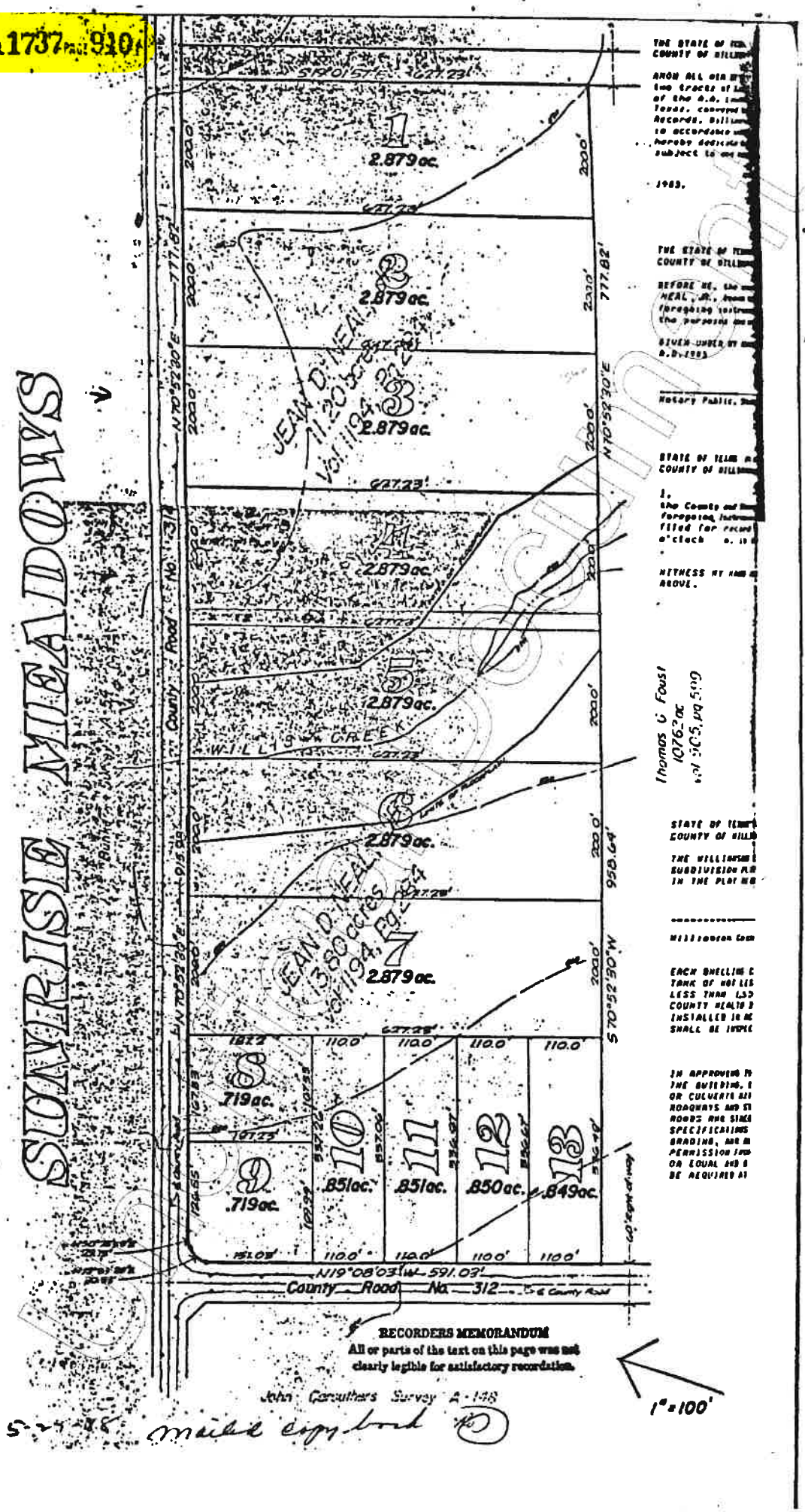
Printed or Stamped Name of Notary

OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS

Unofficial Document

Parcel 13, 14, 15

VOL 1737 PAGE 910



4101 101.4' 345. 6.637 AC

5-24-96 mailed copy to

Parcel 13, 14, 15

VOL 1737 PAGE 911

FILED FOR RECORD
WILLIAMSON COUNTY, TX.

1988 DEC 22 AM 11: 17

James S. Boyd
COUNTY CLERK

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this Instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Williamson County, Texas, as stamped hereon by me, on

DEC 2 3 1988

James S. Boyd
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

38839

Bartlett Elec.

500

Unofficial Document

Parcel 16, 17

Mario Moran

R571240
+
R082212

Map Ref. 58-09-65-32B
WO # 102221144

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

5 pgs

2002073574

STATE OF TEXAS
COUNTY OF Williamson

KNOW ALL MEN BY THESE PRESENTS

That Mario Moran, hereinafter called "Grantor" (whether one or more), for good and valuable consideration including, when applicable, the approval and execution of an Electric Service Agreement by Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), the sufficiency of which is hereby acknowledged, does hereby convenant access to grant, and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor: Being lot 2 of Sunrise Meadows sub-division & being 2.879 acres cabinet G, slide 275, deed records Williamson Co Tx.

The right-of-way, easement, rights and privileges herein granted shall include the right of ingress and egress over, across and upon said property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including placing, constructing, operating, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service. The Cooperative is specially granted pedestrian and vehicular ingress and egress rights.

The width of the easement shall be twenty (20) feet, one-half (½) of such distance on either side of Cooperative's lines, as they are or will be constructed on Grantor's hereinbefore described property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility.

The easement, right and privileges herein granted shall be appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall also have the right to use so much of the remainder of the surface of the hereinafter described property of Grantor as may be reasonably necessary to construct, install, repair and remove the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim or to chemically treat trees or shrubbery within the right-of-way or within such proximity of the Cooperative's facilities so as to be hazardous.

The Cooperative shall have the right to remove its lines, poles, guy wires or other facilities at the option of the Cooperative. If, after the removal of the above-mentioned facilities, the Cooperative does not use the right-of-way for five (5) continuous years, then this right-of-way easement shall terminate.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

EXECUTED this 2nd day of April, A.D., 19 2001

X Mario Moran

THE STATE OF TEXAS
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Mario Moran, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she /they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd day of April, 2001

My Commission Ex

LINDA FERGUSON
MY COMMISSION EXPIRES
January 22, 2005

Linda Ferguson

Unofficial Document

Parcel 16, 17

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

09-24-2002 02:00 PM 2002073574
ANDERSON $11.00
NANCY E. RISTER ,COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Unofficial Document

Parcel 18

Santana Cruz or
Celsa Martinez Cruz

Map Ref. 57-09-65-23A ELECTRIC UTILITY EASEMENT
AND
WO # 10220298 COVENANT OF ACCESS

for the David Cruz job.

STATE OF TEXAS

COUNTY OF Williamson

KNOW ALL MEN BY THESE PRESENTS

That Celsa Martinez Cruz, hereinafter called "Grantor" (whether one or more), for good and valuable consideration including, when applicable, the approval and execution of an Electric Service Agreement by Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), the sufficiency of which is hereby acknowledged, does hereby convenant access to grant, and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor: Being lot 1 of Sunrise Meadows subdivision, plat cabinet G, Slides 275-276 plat records of Williamson Co.,Tx

The right-of-way, easement, rights and privileges herein granted shall include the right of ingress and egress over, across and upon said property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including placing, constructing, operating, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service. The Cooperative is specially granted pedestrian and vehicular ingress and egress rights.

The width of the easement shall be twenty (20) feet, one-half (½) of such distance on either side of Cooperative's lines, as they are or will be constructed on Grantor's hereinbefore described property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility.

The easement, right and privileges herein granted shall be appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall also have the right to use so much of the remainder of the surface of the hereinafter described property of Grantor as may be reasonably necessary to construct, install, repair and remove the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim or to chemically treat trees or shrubbery within the right-of-way or within such proximity of the Cooperative's facilities so as to be hazardous.

The Cooperative shall have the right to remove its lines, poles, guy wires or other facilities at the option of the Cooperative. If, after the removal of the above-mentioned facilities, the Cooperative does not use the right-of-way for five (5) continuous years, then this right-of-way easement shall terminate.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

EXECUTED this 20 day of July, A.D., ~~19~~ 2001.

X CELSA CRUZ

THE STATE OF TEXAS
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Celsa Martinez Cruz, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she /they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 day of July, ~~19~~ 2001.

GWEN N GRUBB HULME
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-17-2002

My Commission Expires: 6-17-02

Gwen N. Grubb Hulme

Printed or Stamped Name of Notary

2002073549 pg 2

Unofficial Document

Parcel 18

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

09-24-2002 02:00 PM 2002073549
ANDERSON $11.00
NANCY E. RISTER ,COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Unofficial Document

Parcel 19

~~R1031~~

ESMT 2 PGS

2004022852

R012151

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

Map # _57-09-65-24_____
WO# _22362_____

for the Timothy & Dawn Copeland job

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

That ___Lorey Stabeno_____, hereinafter called "Grantor" (whether one or more), for good and valuable consideration including, when applicable, the provision of electric service, the receipt and sufficiency of which is deemed valuable to Grantor and which is hereby expressly acknowledged and accepted by Grantor from Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), does hereby grant and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor:

(__) Platted Property.

Lot(s) _____, in Block _____, _____ Addition, an addition to the City of _____ (cross out if not within city limits), _____ County, Texas, according to the map or plat thereof recorded in _____ (Volume, Cabinet, etc.), _____ (Page, Plat #, etc.), of the _____ Records of _____, County, Texas;

(✓) Unplatted Property.

20 acres of land, more or less, out of the A A Lewis Survey, Abstract No. 384, in Williamson County, Texas, as more fully described in an instrument recorded in Volume 635, Page 612, of the _____ Records of Williamson County, Texas; hereinafter called "the Property."

The right-of-way, easement, rights and privileges herein granted shall include the right of pedestrian and vehicular ingress and egress over, across and upon the Property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including placing, constructing, reconstructing, operating, removing, relocating electric lines, or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service.

The width of the easement shall be twenty (20) feet, one-half (½) of such distance on either side of the Cooperative's lines, as they are or will be constructed on the Property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility. The Cooperative shall also have the right to use so much of the remainder of the Property as may be reasonably necessary to construct, install, repair and remove the facilities that may at any time be necessary for the purposes herein specified.

The easement, right and privileges herein granted shall be appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns and may be assigned in whole, or in part, as the Cooperative may desire.

The Cooperative shall have the right to clear the easement of all obstructions, to cut and trim or to chemically treat trees or shrubbery within the easement or within such proximity of the Cooperative's facilities so as to be hazardous to such facilities. Grantor shall not construct or locate any structure or obstruction within the easement that will violate any applicable safety codes.

This agreement shall be a covenant running with the land for the benefit of the Cooperative, its successors and assigns. Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times.

Document Not Official

RECORDERS MEMORANDUM
All or part of the text on this page was not clearly legible for satisfactory recordation.

Parcel 19

Grantor agrees that the consideration received by the Grantor includes consideration for all damages for the initial construction of the Cooperative's facilities on the Property as well as all damages, if any, to the Property which may occur in the future after the initial construction of the Cooperative's facilities on the Property, directly resulting from the Cooperative's exercise of any of its rights herein granted. The Cooperative shall not be liable for any damages caused by maintaining the easement clear of trees, undergrowth, brush and obstructions.

TO HAVE AND TO HOLD the easement and rights unto the Cooperative, its successors and assigns, until all of the Cooperative's lines and facilities shall be removed or abandoned, and in that event the easement shall cease and all rights herein granted shall terminate and revert to Grantor, Grantor's heirs, successors or assigns; and Grantor hereby binds Grantor, and Grantor's heirs, executors, administrators, and successors, to warrant and forever defend the easement and rights herein granted unto the Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Ken Ewan
Grantor

Lali Ewan
Grantor

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 18 day of August, 2003, by Ken and Lali Ewan, the person(s) named as Grantor(s) on the first page of this document.

NOTARY PUBLIC STATE OF TEXAS
CAROLYN ENDER
Notary Public, State of Texas
My Commission Expires
JUNE 3, 2006

Carolyn Ender
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20___, by _____, _____ of _____, a corporation, on behalf of said _____.

_____
Notary Public, State of Texas

****

DO NOT WRITE BELOW THIS LINE

RESERVED SPACE BELOW FOR RECORDING AT COUNTY

(A)

Bartlett Electric Coop.
PO Box 200
Bartlett Tx 76511

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2004022843
Nancy E. Rister
03/26/2004 02:52 PM
ANDERSON $15.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Official Document

Parcel 22

~~R1031~~

R012151

ESMT 2004022852

2 PGS

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

Map # _57-09-65-24_____

WO# _22362_____

for the Timothy & Dawn Copeland job

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

That ___Lorey Stabeno_____, hereinafter called "Grantor" (whether one or more), for good and valuable consideration including, when applicable, the provision of electric service, the receipt and sufficiency of which is deemed valuable to Grantor and which is hereby expressly acknowledged and accepted by Grantor from Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), does hereby grant and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor:

(__) Platted Property.

Lot(s) _____, in Block _____, _____ Addition, an addition to the City of _____ (cross out if not within city limits), _____ County, Texas, according to the map or plat thereof recorded in _____ (Volume, Cabinet, etc.), _____ (Page, Plat #, etc.), of the _____ Records of _____, County, Texas;

(✓) Unplatted Property.

20 acres of land, more or less, out of the A A Lewis Survey, Abstract No. 384, in Williamson County, Texas, as more fully described in an instrument recorded in Volume 635, Page 612, of the _____ Records of Williamson County, Texas; hereinafter called "the Property."

The right-of-way, easement, rights and privileges herein granted shall include the right of pedestrian and vehicular ingress and egress over, across and upon the Property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including placing, constructing, reconstructing, operating, removing, relocating electric lines, or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service.

The width of the easement shall be twenty (20) feet, one-half (½) of such distance on either side of the Cooperative's lines, as they are or will be constructed on the Property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility. The Cooperative shall also have the right to use so much of the remainder of the Property as may be reasonably necessary to construct, install, repair and remove the facilities that may at any time be necessary for the purposes herein specified.

The easement, right and privileges herein granted shall be appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns and may be assigned in whole, or in part, as the Cooperative may desire.

The Cooperative shall have the right to clear the easement of all obstructions, to cut and trim or to chemically treat trees or shrubbery within the easement or within such proximity of the Cooperative's facilities so as to be hazardous to such facilities. Grantor shall not construct or locate any structure or obstruction within the easement that will violate any applicable safety codes.

This agreement shall be a covenant running with the land for the benefit of the Cooperative, its successors and assigns. Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times.

Not an Official Document

RECORDERS MEMORANDUM
All or part of the text on this page was not clearly legible for satisfactory recordation.

Parcel 22

Grantor agrees that the consideration received by the Grantor includes consideration for all damages for the initial construction of the Cooperative's facilities on the Property as well as all damages, if any, to the Property which may occur in the future after the initial construction of the Cooperative's facilities on the Property, directly resulting from the Cooperative's exercise of any of its rights herein granted. The Cooperative shall not be liable for any damages caused by maintaining the easement clear of trees, undergrowth, brush and obstructions.

TO HAVE AND TO HOLD the easement and rights unto the Cooperative, its successors and assigns, until all of the Cooperative's lines and facilities shall be removed or abandoned, and in that event the easement shall cease and all rights herein granted shall terminate and revert to Grantor, Grantor's heirs, successors or assigns; and Grantor hereby binds Grantor, and Grantor's heirs, executors, administrators, and successors, to warrant and forever defend the easement and rights herein granted unto the Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Lorey Stabeno
Grantor

Grantor

THE STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on the 29th day of July, 2003,
by Lorey Stabeno, the person(s) named as Grantor(s) on the first page of this document.

YVONNE MILLER
Notary Public
State of Texas
My Commission Expires
November 7, 2004

Yvonne Miller
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20___,
by _____, _____ of
_____, a corporation, on behalf of said _____.

_____
Notary Public, State of Texas

****

(19)
DO NOT WRITE BELOW THIS LINE

Bartlett Electric Coop. Inc
P.O. Box 200
Bartlett, TX 76511

RESERVED SPACE BELOW FOR RECORDING AT COUNTY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2004022852
Nancy E. Rister
03/26/2004 02:52 PM
ANDERSON $16.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Unofficial Document

Parcel 23, 24

Doc. #: 1992005610

5610

WAYNE HILL

VOL 2109 PAGE 043

Map Ref. 51-09-55-84
WO # 1009036

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

STATE OF TEXAS

COUNTY OF Williamson

KNOW ALL MEN BY THESE PRESENTS

That Wayne H. Hill, hereinafter called "Grantor" (whether one or more), for good and valuable consideration including, when applicable, the approval and execution of an Electric Service Agreement by Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), the sufficiency of which is hereby acknowledged, does hereby convenant access to grant, and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor: 10acres,A.A.Lewis survey,Abst.#384,Williamson County, Texas,10acre tract,Vol.#1804,page 714,Deed Records of Williamson County, Texas.

The right-of-way, easement, rights and privileges herein granted shall include the right of ingress and egress over, across and upon said property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including placing, constructing, operating, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service. The Cooperative is specially granted pedestrian and vehicular ingress and egress rights.

The width of the easement shall be twenty (20) feet, one-half (½) of such distance on either side of Cooperative's lines, as they are or will be constructed on Grantor's hereinbefore described property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility.

The easement, right and privileges herein granted shall be appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall also have the right to use so much of the remainder of the surface of the hereinafter described property of Grantor as may be reasonably necessary to construct, inatall, repair and remove the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim or to chemically treat trees or shrubbery within the right-of-way or within such proximity of the Cooperative's facilities so as to be hazardous.

The Cooperative shall have the right to remove its lines, poles, guy wires or other facilities at the option of the Cooperative. If, after the removal of the above-mentioned facilities, the Cooperative does not use the right-of-way for five (5) continuous years, then this right-of-way easement shall terminate.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

EXECUTED this _____ day of _____, A.D., 19____.

X Wayne Hill

THE STATE OF TEXAS
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she /they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st day of May, 1990

My Commission Expires: 7-31-90

Shelton Johnson
Shelton Johnson
Printed or Stamped Name of Notary

on connect 5-8-90

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

Unofficial Document

Parcel 23, 24

VOL 2109 PAGE 044

FILED FOR RECORD
WILLIAMSON COUNTY, TX.

1992 FEB 27 AM 9:47

Claire Bizzell
COUNTY CLERK

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me, and was duly RECORDED in the Volume and Page of the named RECORDS of Williamson County, Texas, as stamped hereon by me, on

FEB 27 1992

Claire Bizzell
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

5610

Unofficial Document

Parcel 25

Doc. #: 1989020671

BART M. CHAVARRIA

VOL 1802 PAGE 753

Map Reference 57-9-55-#76

W.O. 10089126

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

For Bart M. Chavarria

STATE OF TEXAS

COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS:

_____
Print or Type Name(s)

That the undersigned, hereinafter called "Grantor" (whether one or more) for good and valuable consideration including the approval and execution of an Electric Service Agreement by Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), does hereby covenant access to and grant, sell, and convey unto the Cooperative an easement and right-of-way upon and across the following described property of grantor: (Furnish legal description from Deed Records).

PART OF THE ISAAC BUNKER SURVEY, ABSTRACT # 54
WILLIAMSON COUNTY, TEXAS
VOLUME 1536 PAGE 467

The right-of-way, easement, rights and privileges herein granted shall be used for the purpose of providing electric utility service (overhead or underground) including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of utility service. The Cooperative is specifically granted pedestrian and vehicular ingress and egress.

The easement rights herein described shall be no broader than reasonably necessary to provide electric and other utility service. The width of the easement shall be ~~80~~ 10 feet, one-half (½) of such distance on either side of Cooperative's lines, poles, or other facilities. The height of the easement shall be from fifteen (15) feet beneath the surface of the ground to a height of 70 feet above the ground.

The easement, right, and privilege herein granted shall be perpetual, appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to contract and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim trees within the right-of-way or chemically treat trees or shrubbery with herbicides.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

WITNESS _____ HAND _____, this 2 day of Feb. A.D., 1989.

Bart M Chavarria

Susan L Chavarria

THE STATE OF TEXAS
COUNTY OF Travis

BEFORE ME, the undersigned authority, on this day personally appeared Bart M and Susan L Chavarria, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of February, 1989.

KAY MAXSON
Notary Public
STATE OF TEXAS
My Comm. Exp. Aug 29, 1992

Kay Maxson
Notary Public in and for the State of Texas

My Commission Expires: 8-29-92

KAY MAXSON
Printed or Stamped Name of Notary

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

Rec 3-15-89 hr on correct.

Unofficial Document

Parcel 25

Doc. #: 1989020671

VOL 1802 PAGE 754

FILED FOR RECORD
WILLIAMSON COUNTY, TX.

1989 JUL 27 PM 1:53

James S. Boyleston
COUNTY CLERK

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Williamson County, Texas, as stamped hereon by me, on

JUL 28 1989

James S. Boyleston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

20671

(30)
Fm: Bartlett Elec.
Sec

Unofficial Document

Parcel 26

RUDOLPH R. DRIVER

Map Ref. 57-09-55-88

WO # 10094211

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

DOC# 9500858

VOL. 2661 PAGE 0490

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Williamson §

That Rudolph R. Driver, hereinafter called "Grantor" (whether one or more), for good and valuable consideration including, when applicable, the approval and execution of an Electric Service Agreement by Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), the sufficiency of which is hereby acknowledged, does hereby convenant access to grant, and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor: Being 10.03 acres of the Isaac Bunker Survey, Abst. 54, Volume 1050, page 1, Deed records of Williamson County, Texas.

The right-of-way, easement, rights and privileges herein granted shall include the right of ingress and egress over, across and upon said property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including placing, constructing, operating, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service. The Cooperative is specially granted pedestrian and vehicular ingress and egress rights.

The width of the easement shall be twenty (20) feet, one-half (½) of such distance on either side of Cooperative's lines, as they are or will be constructed on Grantor's hereinbefore described property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility.

The easement, right and privileges herein granted shall be appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall also have the right to use so much of the remainder of the surface of the hereinafter described property of Grantor as may be reasonably necessary to construct, install, repair and remove the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim or to chemically treat trees or shrubbery within the right-of-way or within such proximity of the Cooperative's facilities so as to be hazardous.

The Cooperative shall have the right to remove its lines, poles, guy wires or other facilities at the option of the Cooperative. If, after the removal of the above-mentioned facilities, the Cooperative does not use the right-of-way for five (5) continuous years, then this right-of-way easement shall terminate.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

EXECUTED this _____ day of _____, A.D., 19____.

_____ Rudolph R Driver

THE STATE OF TEXAS
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Rudolph R. Driver, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she /they executed the same for the purposes and consideration therein expressed.

SHELTON GILMORE
MY COMMISSION EXPIRES
July 13, 1998

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th day of July, 1994

Shelton Gilmore

My Commission Expires: _____

Printed or Stamped Name of Notary

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

On con 9-21-94

Parcel 26

VOL. 2661 PAGE 0491

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

This is to certify that this document was FILED and RECORDED in the Official Public Records of Williamson County, Texas on the date and time stamped thereon.

COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Doc# : 9500858
Rec. $ 9.00
Date : 01-06-1995
Time : 01:54:02 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK

Parcel 27, 28

Map Ref. 57-9-55-88A
WO # 10097198

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

DOC# 9825182

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Williamson §

That Jim Grisham, hereinafter called "Grantor" (whether one or more), for good and valuable consideration including, when applicable, the approval and execution of an Electric Service Agreement by Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), the sufficiency of which is hereby acknowledged, does hereby convenant access to grant, and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor: Being 2 acres of the Floyd W. Eiland survey, Abstract # 54, Document # 9646854, Deed Records Williamson County, Texas.

The right-of-way, easement, rights and privileges herein granted shall include the right of ingress and egress over, across and upon said property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including placing, constructing, operating, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service. The Cooperative is specially granted pedestrian and vehicular ingress and egress rights.

The width of the easement shall be twenty (20) feet, one-half (½) of such distance on either side of Cooperative's lines, as they are or will be constructed on Grantor's hereinbefore described property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility.

The easement, right and privileges herein granted shall be appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns.

The Cooperative shall also have the right to use so much of the remainder of the surface of the hereinafter described property of Grantor as may be reasonably necessary to construct, install, repair and remove the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim or to chemically treat trees or shrubbery within the right-of-way or within such proximity of the Cooperative's facilities so as to be hazardous.

The Cooperative shall have the right to remove its lines, poles, guy wires or other facilities at the option of the Cooperative. If, after the removal of the above-mentioned facilities, the Cooperative does not use the right-of-way for five (5) continuous years, then this right-of-way easement shall terminate.

Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

EXECUTED this 1st day of July, A.D., 1997.

X Jim Grisham

THE STATE OF TEXAS
COUNTY OF Williamson

SAMUEL WADE
NOTARY PUBLIC
State of Texas
Comm. Exp. 01-22-2001

Before me, the undersigned authority, on this day personally appeared Jim Grisham, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she /they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st day of July, 1997

My Commission Expires: _____

Printed or Stamped Name of Notary

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

Parcel 27, 28

Doc# 9825182
Pages: 1
Date : 05-13-1998
Time : 04:02:48 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
MELBA KEMBLE
COUNTY CLERK
Rec. $ 9.00

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

This is to certify that this document was FILED and RECORDED in the Official Public Records of Williamson County, Texas on the date and time stamped thereon

Melba Kemble
COUNTY CLERK
WILLIAMSON COUNTY, TX

Parcel 29

R546260

2018112796 ESMT Total Pages: 6

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

Map # _____

WO# 2018235

STATE OF TEXAS §
§
COUNTY OF Williamson §

KNOW ALL MEN BY THESE PRESENTS:

That SonWest Co. a Texas corporation, of Williamson County, Texas (hereinafter referred to as "Grantor," whether one or more), for the provision of electric service or other good and valuable consideration received the receipt and sufficiency of which is deemed valuable to Grantor and which is hereby expressly acknowledged and accepted by Grantor from Bartlett Electric Cooperative, Inc., a Texas non-profit electric cooperative corporation, whose mailing address is P.O. Box 200, Bartlett, Texas 76511, and physical address of 27492 Highway 95, Bartlett, Texas 76511 (hereinafter referred to as "Cooperative"), does hereby grant and convey unto the Cooperative, its successors and assigns, an easement and right-of-way for one or more electric lines and communication devices and/or lines for electric operations and/or maintenance, each consisting of a variable number of wires and circuits, and all necessary and desirable appurtenances and attachments including, but not limited to, poles, crossarms, guy wires and guy anchorages of varying heights and/or depths ("Easement"), on, over, under, across, along and upon all that certain land in Williamson County, Texas (hereinafter referred to as "Grantor's Property") more particularly described in Exhibit "A", attached hereto and incorporated herein by reference for all purposes.

The Easement and its rights and privileges herein granted shall include the right of pedestrian and vehicular ingress and egress on, over, under, across, along and upon Grantor's Property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including, but not limited to, placing, constructing, reconstructing, operating, inspecting, patrolling, maintaining, removing, improving, upgrading, increasing or reducing the capability, capacity and number of circuits, repairing, and relocating electric and/or communication lines and/or devices, or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service.

This Easement, together with all rights and privileges herein granted, shall be a covenant running with the land for the benefit of the Cooperative, its successors and assigns, and such rights and privileges are severable and may be assigned in whole, or in part, as the Cooperative may desire. Grantor covenants that Grantor, Grantor's heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising Cooperative's rights and privileges herein described at all reasonable times.

The Cooperative shall also have the right to use so much of the remainder of Grantor's Property as may be reasonably necessary to provide electric utility service including, but not limited to, construction, installation, repair and removal of the facilities that may at any time be necessary, at Cooperative's sole discretion, for the purposes herein specified.

Should the Grantor erect locked gates or other barriers that include, but not limited to, hostile dogs, the Grantor will provide the Cooperative with convenient means to circumvent the barrier for access without notice. Refusal on the part of the Grantor to provide reasonable access for the above purposes may, at the Cooperative's option, be sufficient cause for discontinuance of service. Alternatively, the Cooperative may move the metering location and other facilities and charge Grantor the cost of relocating all facilities.

The Cooperative shall have the right to clear the Easement of all obstructions or to prevent possible interference with or hazards to the safety, operation, and reliability of any of said lines and/or facilities or devices, including, but not limited to, trimming, cutting down, and/or chemically treating trees, undergrowth, and shrubbery within the Easement or within such proximity of the Cooperative's facilities so as to be hazardous to such facilities. Grantor shall not construct or locate any structure, building, or obstruction including, but not limited to, impound any water or place any temporary or permanent erection of any mast-type equipment or appurtenances, stock tanks, dams, storage piles,

Unofficial Document

swimming pools, antenna, spas, water wells, and/or oil wells within the Easement that will violate any applicable safety codes or interfere with Cooperative's rights and privileges as herein granted. Cooperative has the right to install, use, maintain, and lock access gates, and to remove or prevent construction on the Easement of any or all buildings, structures, and obstructions at Grantor's expense.

Grantor agrees that the consideration received by the Grantor includes consideration for all damages for the initial construction of the Cooperative's facilities on Grantor's Property as well as all damages, if any, to Grantor's Property which may occur in the future after the initial construction of the Cooperative's facilities on Grantor's Property, directly resulting from the Cooperative's exercise of any of its rights herein granted. The Cooperative shall not be liable for any damages caused by maintaining the easement clear of trees, undergrowth, brush, buildings, structures, and/or obstructions.

Grantor warrants that Grantor is the owner of Grantor's Property and has the right to execute this instrument. Grantor warrants that there are no liens existing against Grantor's Property other than the following liens:

AB None.

Grantor agrees that all of Cooperative's facilities installed on, over, under, across, along and upon Grantor's Property shall remain the sole property of Cooperative, removable at the sole option of the Cooperative.

TO HAVE AND TO HOLD the Easement and rights unto the Cooperative, its successors and assigns, until all of the Cooperative's lines and facilities shall be abandoned by a fully executed and recorded release of Grantor's Property by the Cooperative and not by removal of any or all Cooperative facilities, and in that event the Easement shall cease and all rights herein granted shall terminate and revert to Grantor, Grantor's heirs, successors or assigns; AND GRANTOR HEREBY BINDS GRANTOR, AND GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, AND SUCCESSORS, TO WARRANT AND FOREVER DEFEND THE EASEMENT AND RIGHTS HEREIN GRANTED UNTO THE COOPERATIVE, ITS SUCCESSORS AND ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF.

Bartlett Electric Cooperative, Inc.
Grantor

SonWest Co., Inc. Andrew Bilger, V.P.
Grantor

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on the 28th day of November, 2018 by Andrew Bilger, V.P. SonWest Co the person(s) named as Grantor(s) on the first page of this document.

Ashley E Slowbe
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

ASHLEY E SLOWBE
Notary ID # 128860896
My Commission Expires
January 26, 2020

Unofficial Document

This instrument was acknowledged before me on the _____ day of _____, 20____,
by _____ *[name]*, _____ *[title]*
of _____ *[name of entity]*, a Texas _____ *[type of entity – e.g., corporation, limited liability company, limited liability partnership]* on behalf of said
_____ *[type of entity]*.

_____
Notary Public, State of Texas

****

DO NOT WRITE BELOW THIS LINE RESERVED SPACE BELOW FOR RECORDING AT COUNTY

Unofficial Document

MAP TO ACCOMPANY FIELD NOTES
0.42 ACRE
ISAAC BUNKER SURVEY, A-54
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 0.42 ACRE OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 26.958 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2018012472 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 0.42 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: All steel pins set cited herein are ½ inch diameter with cap marked Lenz & Assoc. Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone.

COMMENCING, at a 1/2 inch diameter steel pin set on the north line of County Road 314 at the southwest corner of the said 26.958 acre Sonwest Co. tract, the same being at the southeast corner of that certain 10.027 acre tract described in a deed to Rachel Zardiackas and Jason Zardiackas recorded in Document Number 9646854 of the Official Public Records of Williamson County, Texas, from which a steel pin set at an angle point in the south line of the said 26.958 acre Sonwest Co. tract bears N 68°12'46" E, 323.70 feet;

THENCE, N 21°08'48" W, a distance of 21.18 feet along the west line of the said 26.958 acre Sonwest Co. tract, the same being the east line of the said 10.027 acre Zardiackas tract, to a computed point for the **PLACE OF BEGINNING** of the herein described tract;

THENCE, N 21°08'48" W, a distance of 20.00 feet, continuing along the west line of the said 26.958 Sonwest Co. tract to a computed point, from which a computed point at an exterior corner of the said 26.958 acre Sonwest Co. tract bears N 21°08'48" W, 1304.43 feet and a ½ inch diameter steel pin found bears N 21°08'48" W, 1304.98 feet;

THENCE, traversing the interior of the said 26.958 acre Sonwest Co. tract tract, the following three (3) courses and distances:

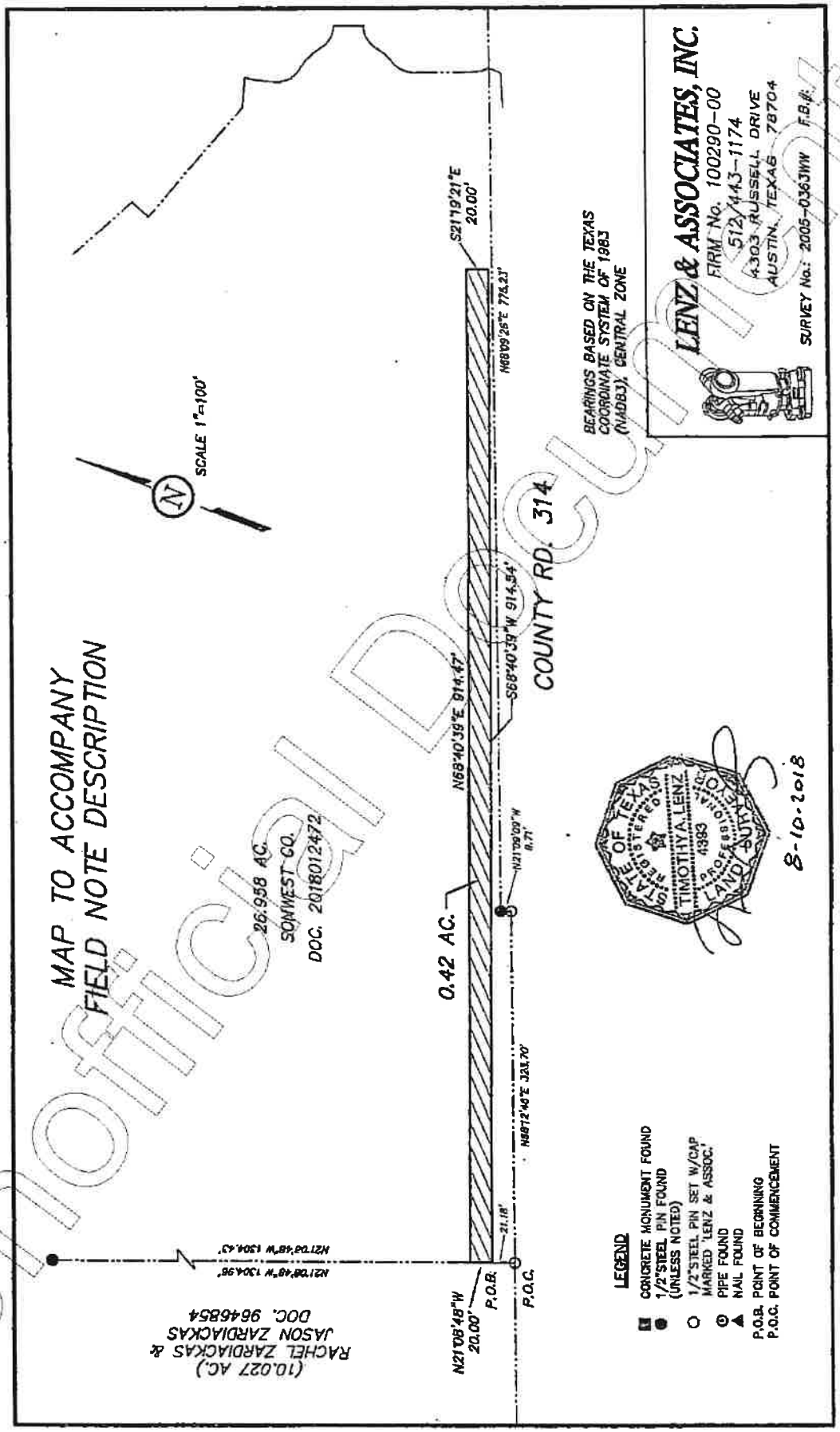
1) N 68°40'39" E, 914.47 feet to a computed point;
2) S 21°19'21" E, 20.00 feet to a computed point;
3) S 68°40'39" W, 914.54 feet to the **PLACE OF BEGINNING**, containing 0.42 acre of land, more or less.

8-10-2018

Timothy A. Lenz
Lenz & Associates, Inc.
Firm Number 100290-00
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174

Sonterra 10-11 Elec Ease (0.42 ac).doc

Unofficial Document



Unofficial Document

(9)

Bartlett Electric Cooperative
27492 Highway 95
Bartlett, Texas 76511

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2018112796

ESMT Fee: $41.00
12/27/2018 11:25 AM MBARRICK

THE STATE OF TEXAS
WILLIAMSON COUNTY

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

Parcel 34

R011854

Current CR315LP

ESMT 2 PGS 2004022843

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

Map # _57-09-55-99_____
WO# _22378_____

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

That ___Ken Ewan_____, hereinafter called "Grantor" (whether one or more), for good and valuable consideration including, when applicable, the provision of electric service, the receipt and sufficiency of which is deemed valuable to Grantor and which is hereby expressly acknowledged and accepted by Grantor from Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), does hereby grant and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor:

(__) Platted Property.

Lot(s) _____, in Block _____, _____ Addition, an addition to the City of _____ (cross out if not within city limits), _____ County, Texas, according to the map or plat thereof recorded in _____ (Volume, Cabinet, etc.), _____ (Page, Plat #, etc.), of the _____ Records of _____, County, Texas;

(✓) Unplatted Property.

245 acres of land, more or less, out of the AA Lewis Survey, Abstract No. A 384, in Williamson County, Texas, as more fully described in an instrument recorded in Volume 2309, Page 762, of the Williamson County Records of Williamson County, Texas; hereinafter called "the Property."

The right-of-way, easement, rights and privileges herein granted shall include the right of pedestrian and vehicular ingress and egress over, across and upon the Property and shall be used for the purposes of providing electric utility service to Grantor and/or others (overhead or underground), including placing, constructing, reconstructing, operating, removing, relocating electric lines, or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service.

The width of the easement shall be twenty (20) feet, one-half (½) of such distance on either side of the Cooperative's lines, as they are or will be constructed on the Property. In instances where the Cooperative's poles, guy wires, anchor structures or other facilities (other than lines) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility. The Cooperative shall also have the right to use so much of the remainder of the Property as may be reasonably necessary to construct, install, repair and remove the facilities that may at any time be necessary for the purposes herein specified.

The easement, right and privileges herein granted shall be appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns and may be assigned in whole, or in part, as the Cooperative may desire.

The Cooperative shall have the right to clear the easement of all obstructions, to cut and trim or to chemically treat trees or shrubbery within the easement or within such proximity of the Cooperative's facilities so as to be hazardous to such facilities. Grantor shall not construct or locate any structure or obstruction within the easement that will violate any applicable safety codes.

This agreement shall be a covenant running with the land for the benefit of the Cooperative, its successors and assigns. Grantor further covenants that Grantor, his heirs, successors and assigns shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all reasonable times.

Unofficial Document

Parcel 34

Grantor agrees that the consideration received by the Grantor includes consideration for all damages for the initial construction of the Cooperative's facilities on the Property as well as all damages, if any, to the Property which may occur in the future after the initial construction of the Cooperative's facilities on the Property, directly resulting from the Cooperative's exercise of any of its rights herein granted. The Cooperative shall not be liable for any damages caused by maintaining the easement clear of trees, undergrowth, brush and obstructions.

TO HAVE AND TO HOLD the easement and rights unto the Cooperative, its successors and assigns, until all of the Cooperative's lines and facilities shall be removed or abandoned, and in that event the easement shall cease and all rights herein granted shall terminate and revert to Grantor, Grantor's heirs, successors or assigns; and Grantor hereby binds Grantor, and Grantor's heirs, executors, administrators, and successors, to warrant and forever defend the easement and rights herein granted unto the Cooperative, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Ken Ewan
Grantor

Lali Ewan
Grantor

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 18 day of August, 2003, by Ken and Lali Ewan, the person(s) named as Grantor(s) on the first page of this document.

CAROLYN ENDER
Notary Public, State of Texas
My Commission Expires
JUNE 3, 2006

Carolyn Ender
Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 20___, by _____, _____ of _____, a corporation, on behalf of said _____.

_____
Notary Public, State of Texas

(A)

****

DO NOT WRITE BELOW THIS LINE

RESERVED SPACE BELOW FOR RECORDING AT COUNTY

Bartlett Electric Coop.
PO Box 200
Bartlett Tx 76511

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2004022843
Nancy E. Rister
03/26/2004 02:52 PM
ANDERSON $15.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Official Document

Parcel 39, 42

R012154

(9)

5598

CONNIE STANFORD

VOL 2109 PAGE 019

Map Ref. 57-09-56-97

WO # 1009115

ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS

STATE OF TEXAS

COUNTY OF Williamson

KNOW ALL MEN BY THESE PRESENTS

That Connie Stanford, hereinafter called "Grantor" (whether one or more), for good and valuable consideration including, when applicable, the approval and execution of an Electric Service Agreement by Bartlett Electric Cooperative, Inc. (hereinafter called the "Cooperative"), the sufficiency of which is hereby acknowledged, does hereby convenant access to grant, and convey unto the Cooperative an easement and right-of-way upon and across the following described property of Grantor: 44.8 acres, A. A. Lewis Survey, Williamson County, Texas, Volume #333, page 43, Deed Records of Williamson County, Texas.

The right-of-way, easement, rights and privileges herein granted shall include the right of ingrese and egress over, across and upon said property and shall be used for the purposes of providing electric utility service to Grantor and/or othere (overhead or underground), including placing, constructing, operating, removing, relocating electric lines, transmission or distribution facilities or equipment, as well as reading any meter or performing any act relating to the provision of utility service. The Cooperative is specially granted pedestrian and vehicular ingress and egress rights.

The width of the easement shall be twenty (20) feet, one-half (½) of such distance on either side of Cooperative's lines, as they are or will be constructed on Grantor's hereinbefore described property. In instancee where the Cooperative's poles, guy wires, anchor structures or other facilities (other than linee) are not located in the mid-point of the easement, then in such instances the easement width shall include a distance of ten (10) feet from and around any such pole, guy wire, anchor structure or other facility.

The easement, right and privileges herein granted shall be appurtenant to the land, and shall inure to the benefit of the Cooperative'e successore and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, his heirs, assigns and legal representatives to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigne.

The Cooperative shall also have the right to use so much of the remainder of the surface of the hereinafter described property of Grantor as may be reasonably necessary to construct, install, repair and remove the facilities that may at any time be necessary for the purposes herein specified.

The Cooperative shall have the right to clear the right-of-way of all obstructions, to cut and trim or to chemically treat trees or shrubbery within the right-of-way or within such proximity of the Cooperative's facilities so as to be hazardous.

The Cooperative shall have the right to remove ite lines, poles, guy wires or other facilities at the option of the Cooperative. If, after the removal of the above-mentioned facilities, the Cooperative does not use the right-of-way for five (5) continuous years, then this right-of-way easement shall terminate.

Grantor further covenants that Grantor, his heirs, successors and aseigns shall facilitate and assist Cooperative pereonnel in exercising their rights and privileges herein described at all reasonable times and shall not build, construct or cause to be erected any building or other structure that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

EXECUTED this _____ day of _____, A.D., 19____.

_____ X Connie Stanford

THE STATE OF TEXAS

COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Connie Stanford known to me to be the person(s) whoee name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she /they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th day of April, 1991

SHELTON GILMORE
Notary Public — State of Texas
My Commission Expires: 07/13/94

My Commission Expires: _____ Shelton Gilmore

Printed or Stamped Name of Notary

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

UNOFFICIAL DOCUMENT

Parcel 39, 42

VOL 2109 PAGE 020

FILED FOR RECORD
WILLIAMSON COUNTY, TX

1992 FEB 27 AM 9:46

Elaine Fizzell
COUNTY CLERK

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me, and was duly RECORDED in the Volume and Page of the named RECORDS of Williamson County, Texas, as stamped hereon by me, on

FEB 27 1992

Elaine Fizzell
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

5598

Unofficial Document

Commissioners Court - Regular Session **29.**

Meeting Date: 01/13/2026

CR 175 - THC Antiquities Permit Application

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding an Antiquities Permit Application to the Texas Historical Commission (THC), required as part of the Due Diligence Environmental Investigation on the CR 175 project, a 2023 Road Bond project in Commissioner Precinct 2.

Public Background

The permit requests the approval of an intensive archaeological pedestrian survey with subsurface testing required by the Texas Historical Commission (THC) on the CR 175 project. No investigations will take place until a permit is received from the Texas Historical Commission. Portions of the attached application have been redacted prior to placement on the court agenda, to protect restricted information. Redacted information will be included in the application to the Texas Historical Commission. Project: P363; Funding Source: Road Bond.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

CR 175 - THC Antiquities Permit Application

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/05/2026 04:56 PM
Form Started By: Ragan Riggs		Started On: 01/05/2026 01:58 PM
Final Approval Date: 01/05/2026		

TEXAS HISTORICAL COMMISSION

ANTIQUITIES PERMIT APPLICATION FORM ARCHEOLOGY

GENERAL INFORMATION

I. PROPERTY TYPE AND LOCATION

Project Name (and/or Site Trinomial) CR 175 Reconstruction Project
County (ies) Williamson
USGS Quadrangle Name and Number Leander (30097-E7)
UTM Coordinates Zone 14 E 615657 m N 3384149 m
Location The project is located along existing right of way of CR 175 from South of Creek Meadow Drive to RM 2243
Federal Involvement ❑ Yes × No
Name of Federal Agency
Agency Representative

II. OWNER (OR CONTROLLING AGENCY)

Owner Williamson County
Representative County Judge Steven Snell
Address 710 South Main St., Suite 101
City/State/Zip Georgetown, TX 78626
Telephone (include area code) 512-943-1550 Email Address ctyjudge@wilco.org

III. PROJECT SPONSOR (IF DIFFERENT FROM OWNER)

Sponsor Same as owner
Representative
Address
City/State/Zip
Telephone (include area code) Email Address

PROJECT INFORMATION

I. PRINCIPAL INVESTIGATOR (ARCHEOLOGIST)

Name Joey O'Keefe, M.A.
Affiliation SWCA Environmental Consulting
Address 4407 Monterey Oaks Boulevard, Suite 110, Bldg. 1
City/State/Zip Austin, Texas 78749
Telephone (include area code) 512-476-0891, ext. 111236 Email Address joey.okeefe@swca.com

ANTIQUITIES PERMIT APPLICATION FORM (CONTINUED)

II. PROJECT DESCRIPTION

Proposed Starting Date of Fieldwork Jan 2026
Requested Permit Duration 5 Years _____ Months (1 year minimum)
Scope of Work (Provided an Outline of Proposed Work) See attached scope of work

III. CURATION & REPORT

Temporary Curatorial or Laboratory Facility SWCA on-site facilities, Austin, Texas
Permanent Curatorial Facility Center for Archaeological Research at UT in San Antonio

IV. LAND OWNER'S CERTIFICATION

I, County Judge Steven Snell, as legal representative of the Land Owner, Williamson County, do certify that I have reviewed the plans and research design, and that no investigations will be performed prior to the issuance of a permit by the Texas Historical Commission. Furthermore, I understand that the Owner, Sponsor, and Principal Investigator are responsible for completing the terms of the permit.
Signature _____ Date _____

V. SPONSOR'S CERTIFICATION

I, _____, as legal representative of the Sponsor, _____, do certify that I have review the plans and research design, and that no investigations will be performed prior to the issuance of a permit by the Texas Historical Commission. Furthermore, I understand that the Sponsor, Owner, and Principal Investigator are responsible for completing the terms of this permit.
Signature _____ Date _____

VI. INVESTIGATOR'S CERTIFICATION

I, Joey O'Keefe, as Principal Investigator employed by SWCA Environmental Consultants (Investigative Firm), do certify that I will execute this project according to the submitted plans and research design, and will not conduct any work prior to the issuance of a permit by the Texas Historical Commission. Furthermore, I understand that the Principal Investigator (and the Investigative Firm), as well as the Owner and Sponsor, are responsible for completing the terms of this permit.
Signature Joseph O'Keefe Date 12/19/2025

Principal Investigator must attach a research design, a copy of the USGS quadrangle showing project boundaries, and any additional pertinent information. Curriculum vita must be on file with the Archeology Division.

FOR OFFICIAL USE ONLY

Reviewer _____ Date Permit Issues _____
Permit Number _____ Permit Expiration Date _____
Type of Permit _____ Date Received for Data Entry _____

Texas Historical Commission
Archeology Division
P.O. Box 12276, Austin, TX 78711-2276
Phone 512-463-6096
thc.texas.gov

SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

4407 Monterey Oaks Boulevard
Building 1, Suite 110
Austin, Texas 78749
Tel 512.476.0891 Fax 512.476.0893
www.swca.com

December 19, 2025

Rebecca Shelton
Texas Historical Commission
P.O. Box 12276
Austin, Texas 78711-2276

Re: Request for Antiquities Permit to Conduct Cultural Resources Investigations for the County Road (CR) 175 Reconstruction Project, Williamson County, Texas / SWCA Project No. 87699.002

Dear Rebecca Shelton:

This letter is a request for a Texas Antiquities Permit to conduct cultural resources investigations for the County Road (CR) 175 Reconstruction Project in Williamson County, Texas (project). The project consists of ground-disturbing activities associated with the reconstruction and widening of approximately 2.2 miles (3.5 kilometers [km]) of CR 175 within project corridors that range from 100 to 300 feet (30.5–91.4 meters [m]) wide, totaling an estimated 45.8 acres (18.6 hectares [ha]) in area. As the proposed project is being undertaken by Williamson County, a political subdivision of the State of Texas, a Texas Antiquities Permit is required in accordance with the Antiquities Code of Texas (Texas Natural Resource Code, Title 9, Chapter 191) and accompanying Rules of Practice and Procedure (Texas Administrative Code, Title 13, Chapter 26).

If you have any questions or concerns, please contact me at (512) 476-0891, extension 111236, or joey.okeefe@swca.com.

Sincerely,

Joey O'Keefe, M.A.
Principal Investigator

PROPOSED SCOPE OF WORK FOR CULTURAL RESOURCES INVESTIGATIONS FOR THE COUNTY ROAD (CR) 175 RECONSTRUCTION PROJECT, WILLIAMSON COUNTY, TEXAS

Project Landowner and Sponsor – Williamson County
Project Sponsor – Aguirre & Fields LLC
Project Consultant – SWCA Environmental Consultants
Principal Investigator – Joey O'Keefe, M.A.
Architectural Historian – Katharine Sheldon, M.A.
Date – December 19, 2025

INTRODUCTION

On behalf of the Williamson County (County), Aguirre & Fields, LP (Aguirre & Fields), has retained SWCA Environmental Consultants (SWCA) to conduct an intensive archaeological survey in support of the County Road (CR) 175 Reconstruction Project (project) within Williamson County, Texas (Figure 1). The project consists of ground-disturbing activities associated with the reconstruction and widening of approximately 2.2 miles (3.5 kilometers [km]) of CR 175 within project corridors that range from 100 to 300 feet (30.5–91.4 meters [m]) wide, totaling an estimated 45.8 acres (18.5 hectare [ha]) in area (project area) (Figure 2).

As the proposed project is being undertaken by the County, a subdivision of the state, the project will be subject to review under the Antiquities Code of Texas (ACT), and the archaeological field investigation will require a Texas Antiquities Permit. At this time, there is no federal nexus for the project; therefore, Section 106 of the National Historic Preservation Act (NHPA) (54 United States Code 306108) and its implementing regulations (36 Code of Federal Regulations [CFR] 800) are not applicable to these investigations.

SWCA proposes to conduct an intensive archaeological pedestrian survey with systematic shovel testing of the 2.2-mile-long (3.5-km-long), approximately 45.8-acre (18.6-ha) project area (see Figure 2). The goal of the work will be to identify any previously recorded prehistoric and historic-age archaeological sites in the project area; locate any previously undiscovered archaeological sites; establish vertical and horizontal site boundaries, as appropriate with regard to the project area; and evaluate the significance and eligibility of any site recorded for listing in the National Register of Historic Places (NRHP) and for designation as a State Antiquities Landmark (SAL). All work will be conducted in accordance with the ACT.

Project Description

The project area appears on the Leander, Texas (30097-E7), U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map. The proposed project parallels the existing right-of-way (ROW) of CR 175 from east to west in the southern portion of the project area and consists of new ROW through undeveloped land in the northern portion connecting to Ranch-to-Market Road (RM) 2243 in Leander, Texas. The project area is within both semi-rural and residentially developed settings in the western extent of Williamson County, Texas (see Figures 1 and 2). The project area ranges from 880 feet (268 m) above mean sea level at the southern extent to 925 feet (282 m) above mean sea level at the northern extent.

Figure 1. Project location.

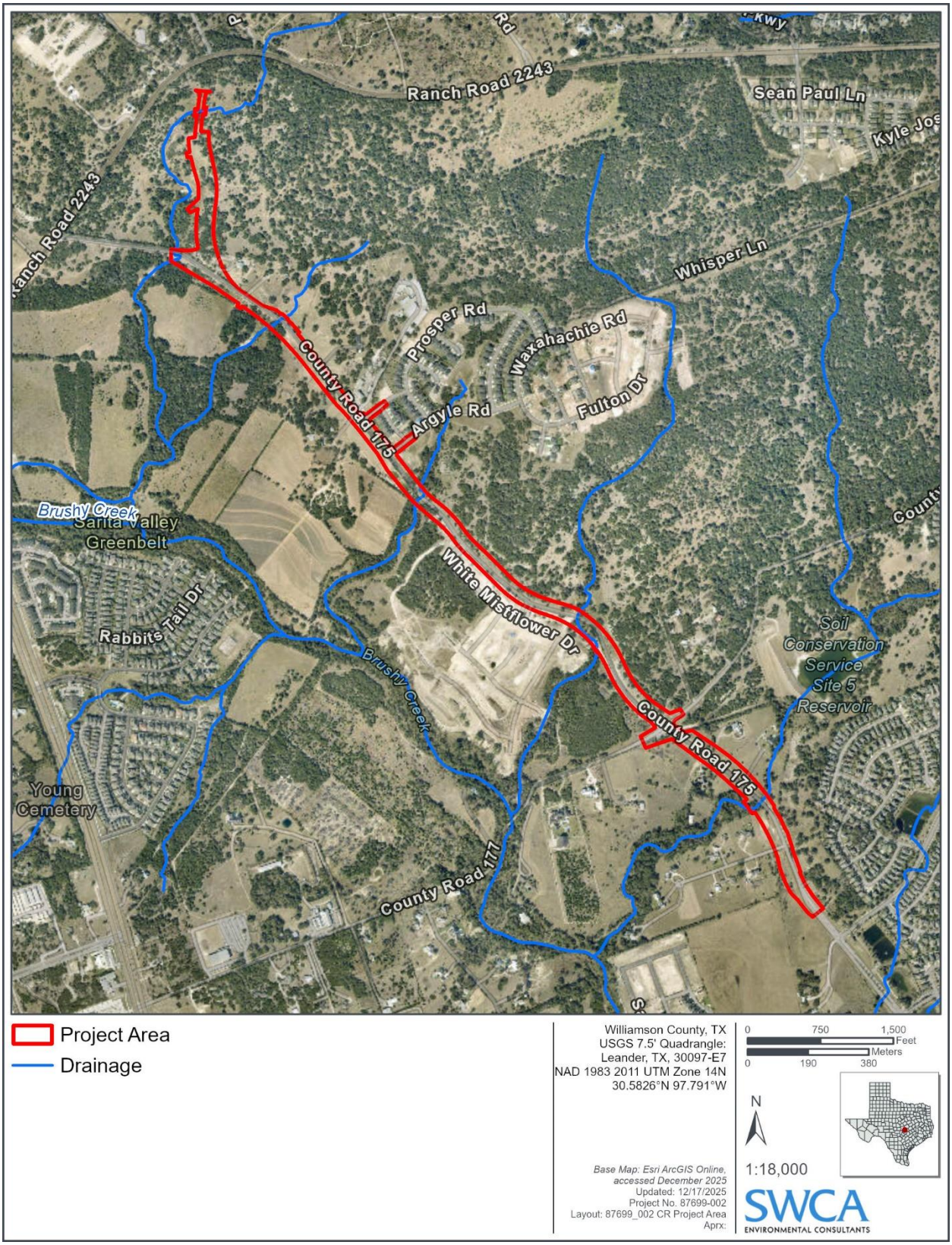


Figure 2. Project area overview.

PROJECT SETTING

The project area crosses the Balcones Canyonlands subregion within the Edwards Plateau ecoregion (Griffith et al. 2007). The physiography of the area is generally described as highly dissected through the solution of springs, streams, and rivers working both above and below ground to create canyons, sinkholes, and caverns. This escarpment ecoregion is distinctive because its broken topography discourages intensive human development and supports diverse habitats, high species diversity and wildlife numbers, and refugia for endemics and endangered species. Assemblages of both plant and animal species have evolved to specific conditions characteristic of the limestone substrate (Griffith et al. 2007:61).

Geology

The underlying geology of the project area consists of two Early Cretaceous-age formations (Barnes et al. 1974; USGS 2025b) composed predominantly of limestone, dolostone, and shale ranging from 80 to 175 feet (24.3–53.3 m) thick (Table 1, Figure 3).

Table 1. Geology in the Project Area (listed in order of Prevalence)

Symbol	Name	Period	Epoch or Series	Group	Acres within Project Area	Percentage of Project Area
Kkv	Keys Valley Marl	Early Cretaceous	Comanchean	Fredericksburg Group	44.6	97
Kc	Comanche Peaks Limestone	Early Cretaceous	Comanchean	Fredericksburg Group	1.1	3
Total					45.7	100.0

Sources: Barnes et al. (1974); USGS (2025b)

Soils

According to the Natural Resources Conservation Service (NRCS) (2019), six soil series are mapped within the project area (Table 2; see Figure 3). Each of the soils are derived from limestone and calcareous materials and have recorded A horizons that terminate between 6 and 22 inches (15.2–56 centimeters [cm]) below surface. The soils and geologic data together suggest the project area has a low to moderate potential to contain buried cultural materials.

The most prevalent of the mapped soils is the Eckrant cobbly clay (EaD), 1 to 8 percent slopes, and is present within 61.9% (28.3 acres [11.5 ha]) of the project area (see Table 2). In general, the Eckrant series consists of well-drained, moderately slowly permeable soils that are very shallow to shallow over indurated limestone bedrock. These nearly level to very steep soils formed in residuum derived from limestone and occur on summits, shoulders, and backslopes of ridges on dissected plateaus (NRCS 2019). Other soils mapped in the project area are presented in Table 2.

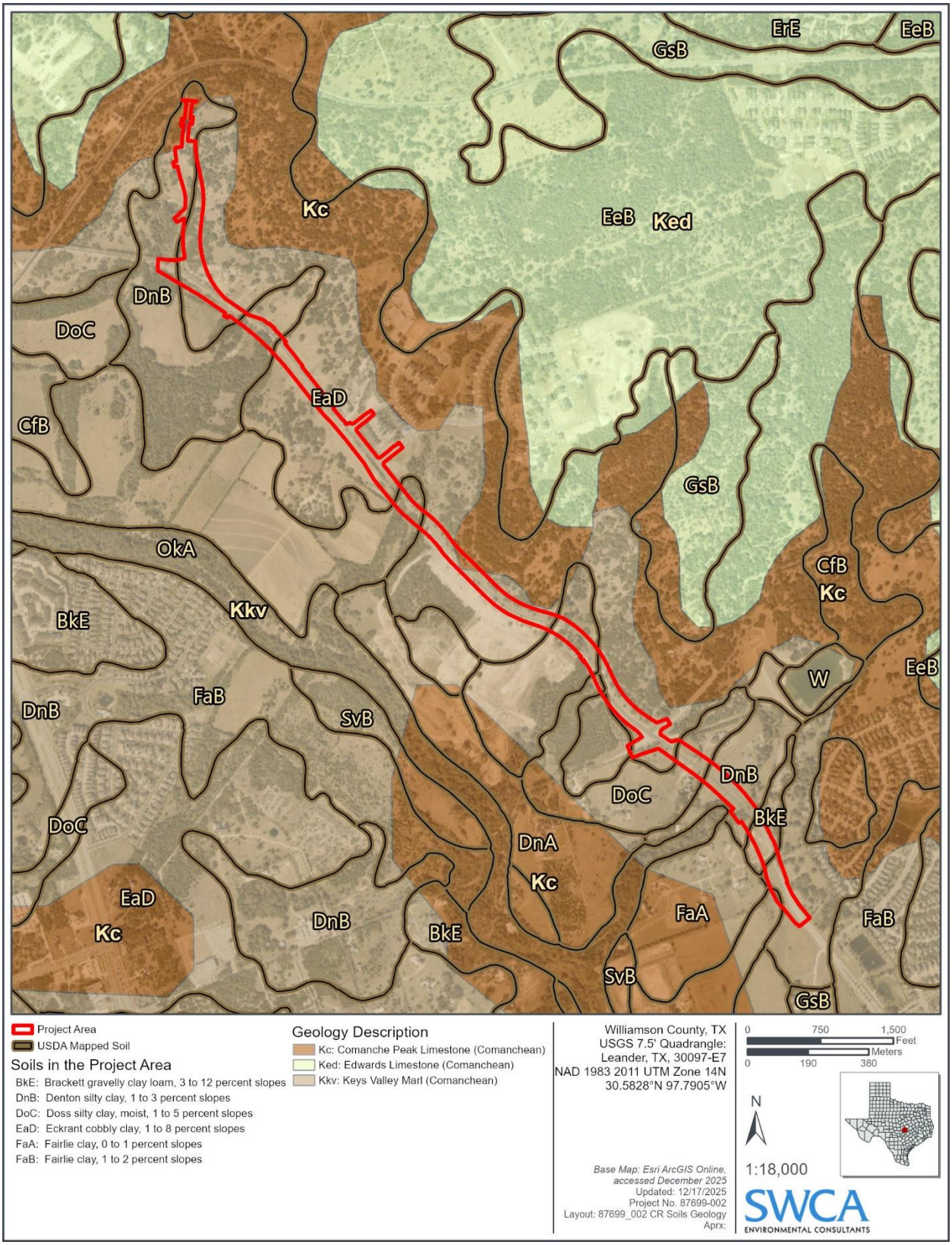


Figure 3. Geology and soils in the project area.

Table 2. Soils in the Project Area (Listed in Order of Prevalence)

Symbol	Name	Age/Formation/Parent Material	Acres within Project Area	Percentage of Project Area
EaD	Eckrant cobbly clay, 1 to 8 percent slopes	Limestone	28.3	61.9
DnB	Denton silty clay, 1 to 3 percent slopes	Cretaceous	9.3	20.3
FaB	Fairlie clay, 1 to 2 percent slopes	Cretaceous	4.2	9.1
DoC	Doss silty clay, moist, 1 to 5 percent slopes	Clayey residuum from marls and limestone	2.0	4.5
BkE	Brackett gravelly clay loam, 3 to 12 percent slopes	Cretaceous/Glen Rose	1.8	4.0
FaB	Fairlie clay, 0 to 1 percent slopes	Cretaceous	0.1	0.3
Total			45.7	100.0

Source: NRCS (2019)

BACKGROUND REVIEW

An SWCA archaeologist performed a background review in December 2025 of cultural resources within a 0.6-mile (1.0-km) buffer surrounding the project area, referred to as the study area (Figure 4). SWCA reviewed the Texas Archeological Sites Atlas (Atlas), a restricted, online database maintained by the Texas Historical Commission (THC) and the Texas Archeological Research Laboratory, for any previously conducted archaeological surveys and previously recorded historic-age or prehistoric archaeological sites located in or near the project area (THC 2025). The Atlas also provides data on NRHP properties and districts, SALs, Official Texas Historical Markers (OTHMs), cemeteries, historic trails, and local neighborhood surveys. Listings are limited to projects under purview of the ACT or the NHPA of 1966; therefore, all previous work conducted in an area may not be available.

The background review included a review of the Texas Department of Transportation (TxDOT) Aggregator (Aggregator), which maps properties and districts determined eligible for the NRHP, National Historic Landmarks (NHLs), Recorded Texas Historic Landmarks (RTHLs), and local historic districts (TxDOT 2025). The Aggregator also has a data set for the 1936 Texas Centennial Markers, which are eligible for the NRHP under Criterion A for Social History in the Monuments and Buildings of the Texas Centennial Multiple Property Submission Documentation Form (TxDOT 2025; Wilson and Smith 2018). SWCA also reviewed the project and study areas for cemetery locations on Find a Grave's online database and relevant locations in the Texas Freedom Colonies Project (Find A Grave 2025a; Texas Freedom Colonies Project 2025).

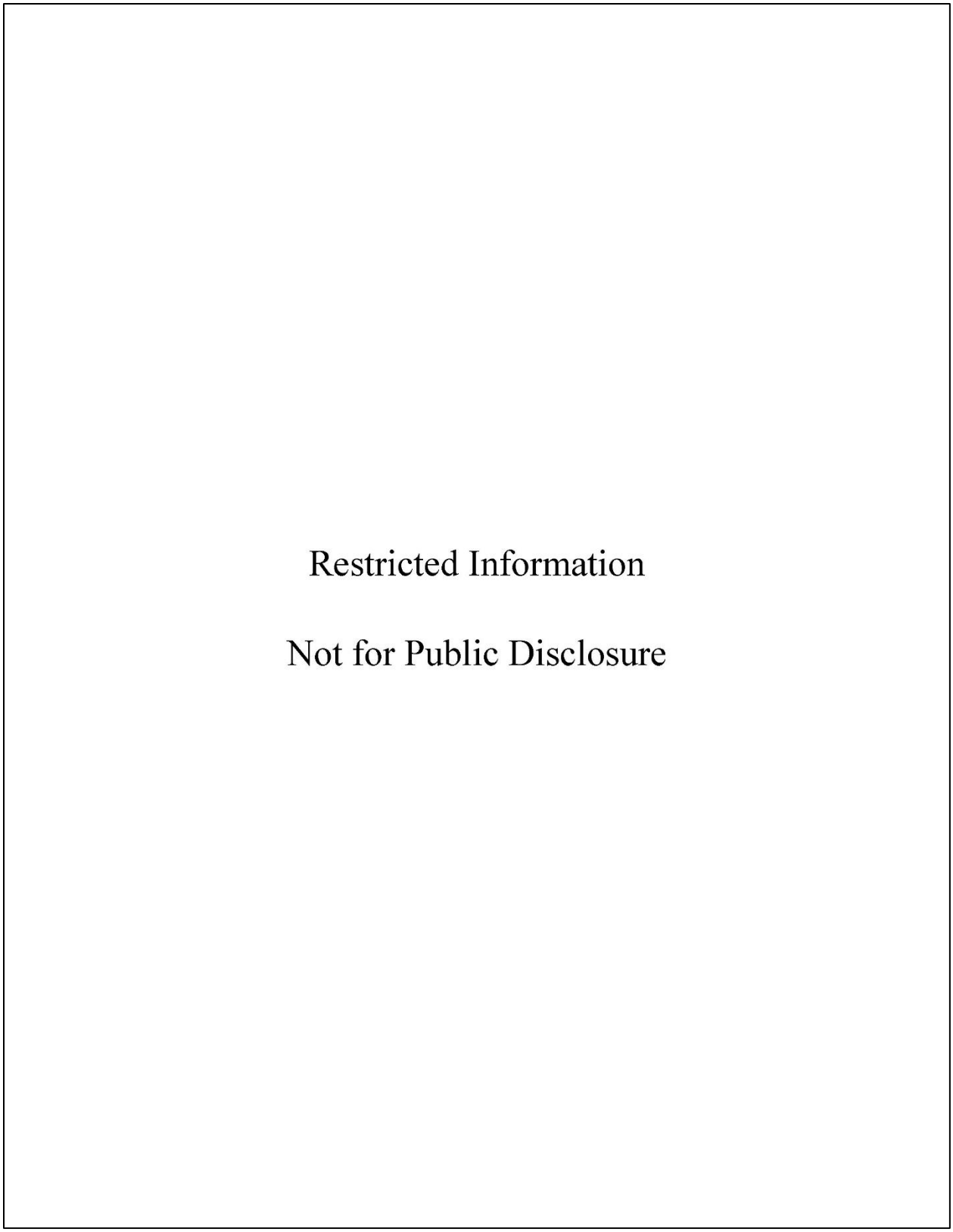


Figure 4. Cultural resources background review results map.

As part of the review, SWCA also examined the TxDOT Historic Overlay, a mapping/geographic information system (GIS) data set with historical maps and resource information covering most portions of the state (Foster et al. 2006), historical USGS quadrangle maps available on the USGS TopoView website (USGS 2025b), and historical aerial photography contained on the Nationwide Environmental Title Research (NETR) Historic Aerials website to determine if any historic-age resources such as potential historical aboveground resources (PHRs) or features are within the project and study areas (NETR 2025).

The review determined that 16 previously conducted cultural resources investigations, 12 previously recorded archaeological sites, and one RTHL are within the study area (see Figure 4). Four cultural resources surveys intersect the project area (Table 3). Twelve Protected Areas of the United States (PAD-US) are within the study area. Additionally, a total of 47 PHRs are within the study area. None of the PHRs intersect the project area, but a total of 13 are within 300 feet (91.4 m).

No cemeteries, SALs, NHLs, OTHMs, local historic districts, recorded freedom colonies, or Family Land Heritage (FLH) Centennial Farms were identified within the project or study areas (see Figure 4).

Previous Cultural Resources Surveys

The background review determined 16 previously conducted archaeological surveys have been conducted within the study area (Table 3) (THC 2025). Four cultural resources investigations, conducted between 2007 and 2021, intersect the project area (see Figure 4) (THC 2025). All surveys were conducted between 2002 and 2021 (see Table 3).

Table 3. Previous Cultural Resources Investigations within the Study Area

Atlas No.	Year	TAC Permit Number	Project	Investigator	Agency / Sponsor	Proximity to project area
8500011602	2005	3245	No data	HDR and PAI	Texas Department of Transportation	Within 0.6 mile
8500013897	2007	4395	No data	SWCA Environmental Consultants	City of Cedar Park	Within 0.6 mile
8500014054	2007	No data	Stanley Consultants, Inc Austin Tx	Horizon Environmental Services, Inc.	Corps of Engineers-Fort Worth District	Intersects project area
8500015285	2008	4912	The City of Cedar Park	SWCA Environmental Consultants	City of Cedar Park	Within 0.6 mile
8500015300	2007	4484	Leander I.S.D.	PBS&J	U. S. Department of Education	Within 0.6 mile
8500015492	2008	4497	Williamson County	SWCA Environmental Consultants	Williamson County	Intersects project area
8500018289	2010	5644	Leander ISD	PBS&J	U. S. Department of Education	Intersects project area
8500035358	2013	No data	Pape-Dawson Engineers, Inc.	Horizon Environmental Services	Corps of Engineers - Fort Worth District	Within 0.6 mile
8500061451	2002	2753	No data	Archaeological and Cultural Sciences Group	Athabasca Consulting Inc.	Within 0.6 mile

Atlas No.	Year	TAC Permit Number	Project	Investigator	Agency / Sponsor	Proximity to project area
8500063837	No data	No data	No data	No data	No data	Within 0.6 mile
8500080336	2015	7531	No data	LCRA	LCRA	Within 0.6 mile
8500080611	2014	7028	Cambrian Environmental	SWCA Environmental Consultants	City of Georgetown	Within 0.6 mile
8500080716	2016	7718	Prime Strategies, Inc.	SWCA Environmental Consultants	Williamson County	Within 0.6 mile
8500083179	2021	30313	TxDOT and Williamson County	AmaTerra Environmental, Inc.	TxDOT	Intersects project area
8500011602	2002	No data	No data	Archaeological and Cultural Sciences Group	Williamson County	Within 0.6 mile
8500013897	2002	No data	No data	Archaeological and Cultural Sciences Group	Williamson County	Within 0.6 mile

Sources: THC (2025); TxDOT (2025a)

Previously Recorded Archaeological Sites

A total of 12 archaeological sites (i.e., 41WM1040, 41WM1041, 41WM1043, 41WM1100, 41WM1168, 41WM1198, 41WM1202, 41WM1255, 41WM1279, 41WM1333, 41WM1375, and 41WM1578) are within the study area; however, none are within 300 feet (91.4 m) of the project area (see Figure 4) (THC 2025). Of the 12 sites, three remain undetermined for NRHP eligibility, three are determined ineligible within ROW, and six are determined ineligible for NRHP listing (Table 4). While they are all outside the currently defined project area, it should be noted that all sites with undetermined NRHP eligibility warrant avoidance or further investigations.

Table 3. Previously Recorded Archaeological Sites within the Study Area

Trinomial	Relative Age	Type(s)	Time Period	NRHP / Other Status	Project
41WM1040	Prehistoric	Lithic and FCR scatter	Archaic– late prehistoric	Ineligible	Parmer Lane extension and improvement from FM 1431 to FM 2243
41WM1041	Prehistoric	Lithic and FCR scatter	Archaic	Ineligible	Parmer Lane extension and improvement from FM 1431 to FM 2243
41WM1043	Historic	Artifact scatter and well	Twentieth century	Ineligible	Parmer Lane extension and improvement from FM 1431 to FM 2243
41WM1100	Prehistoric	Campsite	Unknown prehistoric	Ineligible within ROW	Leander Ranch-to-Market Road 2243 widening
41WM1168	Prehistoric	Campsite	Unknown prehistoric	Ineligible	Winding Creek Tract Survey
41WM1198	Prehistoric	Lithic scatter and procurement	Unknown prehistoric	Ineligible within ROW	Escalera Elevated Tank Storage

Trinomial	Relative Age	Type(s)	Time Period	NRHP / Other Status	Project
41WM1202	Prehistoric	Burned rock midden	Unknown prehistoric	Undetermined	North Brushy Creek Interceptor Project
41WM1255	Historic	Farmstead	Late nineteenth to late twentieth century	Ineligible	Sarita Valley School Project
41WM1279	Prehistoric	Lithic procurement	Unknown prehistoric	Undetermined	Garey Park Development
41WM1333	Prehistoric	Lithic scatter	Unknown prehistoric	Ineligible within ROW	S2-6 Substation
41WM1375	Multicomponent	Lithic scatter and historic artifact scatter	Unknown prehistoric/ Unknown historic	Undetermined	Williamson County Reconnaissance
41WM1578	Historic	No data	Unknown historic	Ineligible	No data

Source: THC (2025).

Recorded Texas Historic Landmark

One RTHL is within the study area but outside of the project area. The A.M. Brown Cabin is the remains of a nineteenth-century log cabin in Garey Park north of the proposed project (THC 2025). All that remains of the cabin is a stone chimney and various historic-age surficial scatter associated with the cabin (Ford 2023). The proposed project would have no impact to the RTHL.

Historical Map Review

Archaeologists reviewed historical maps and aerials dating from 1893 to 1980 to determine if any historical resources are within the project area (Foster et al. 2006; NETR 2025; USGS 2025b). SWCA identified 47 PHRs within the study area, none of which are within the project area; 13 PHRs are within 300 feet (91.4 m) of the project area (Figure 5). Of the 47 PHRs identified, a total of 34 remain extant within the study area. The PHR inventory consists of 25 buildings, four stock ponds, three gravel pits, one dam (Dam No. 5), and one spillway.

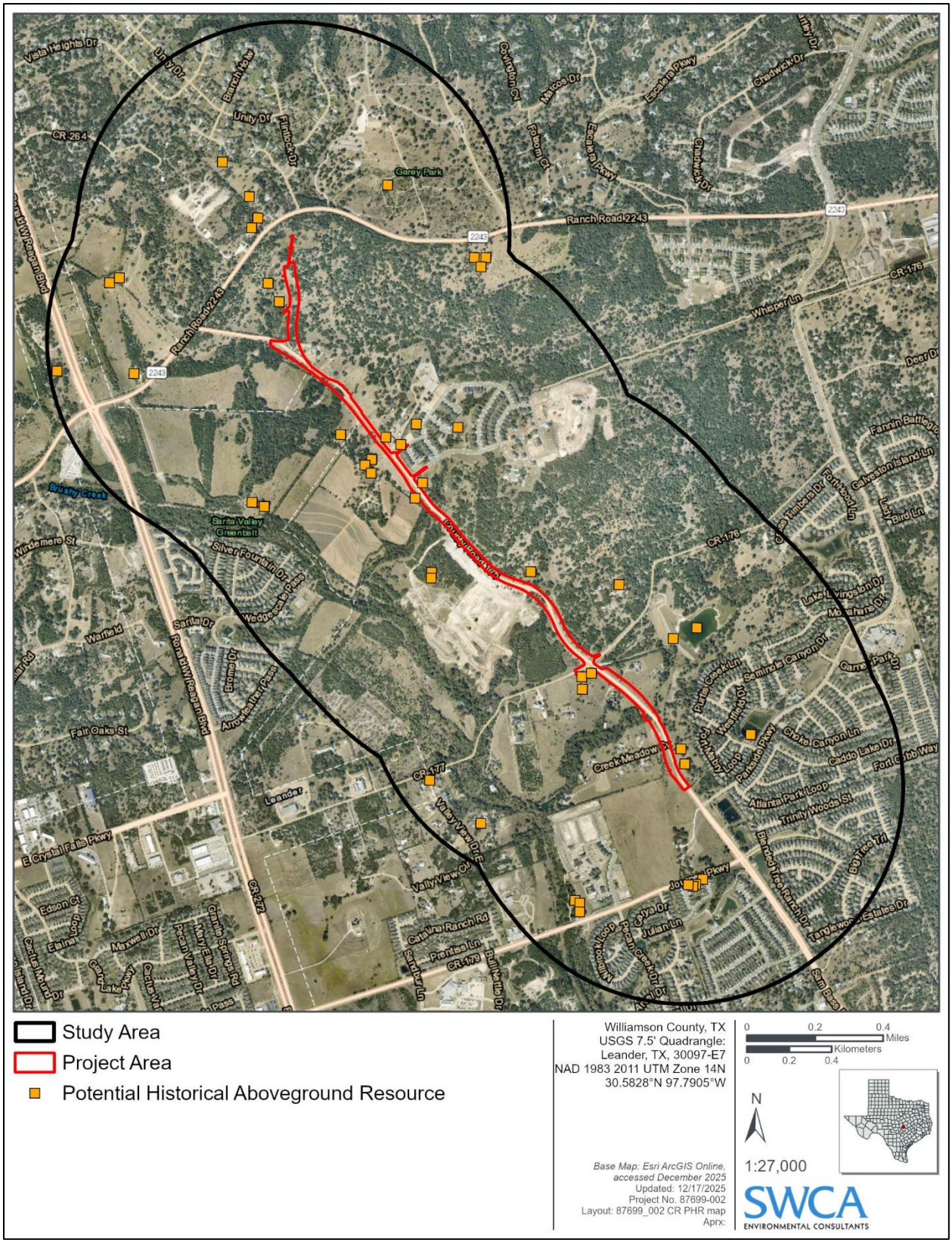


Figure 5. Potential historical aboveground resources overview map.

PROPOSED SCOPE OF WORK

Intensive Archaeological Survey

Once an Antiquities Permit has been obtained, SWCA will conduct an archaeological field survey of the 2.2-mile-long (3.5-km-long), approximately 45.8-acre (18.6-ha) project area. The field survey will be performed by a team of three SWCA archaeologists walking the project area. SWCA archaeologists will survey 100-foot-wide (30.5-m-wide) transects along the project area, examining the ground surface for artifacts and features. The survey will be of sufficient intensity to determine the nature, extent, and, if possible, potential significance of any cultural resources within the proposed project area. Subsurface explorations will be accomplished through shovel testing. The placement and quantity of these excavations will depend on the level of disturbance within the proposed project boundary and the nature of the soils, geology, and topography.

Shovel tests will be approximately 12 inches (30 cm) in diameter and excavated in arbitrary 8-inch (20-cm) levels to 31 inches (80 cm) below surface unless the bottom of Holocene deposits in depositional areas, subsoil in upland areas, or bedrock are encountered before reaching that depth. The matrix will be screened through ¼-inch mesh. The location of each shovel test will be plotted using a submeter accurate GPS receiver, and each test will be recorded on appropriate project field forms. Shovel tests will be excavated according to Council of Texas Archaeologists (CTA) standards promulgated by the THC (CTA 2020). For linear projects, the THC and CTA fieldwork standards require a minimum of 16 shovel tests per 100-foot-wide (30.5-m-wide) survey corridor, equating to no fewer than 105 shovel tests within the proposed survey area. Areas with previously recorded sites or other cultural resources revealed in the archival research will require additional shovel testing to explore the nature of the cultural deposits, per CTA standards (CTA 2020).

Potential Deep Testing Area Review

SWCA geoarchaeologist, Josh Keene, Ph.D., reviewed the project area to determine if deep mechanical investigations (i.e., backhoe trenching) are warranted and, if so, to what extent. The soils, geology, and lack of significant terrace development along the adjacent first-order creek in the project area precludes the likelihood of intact, deeply buried cultural deposits; therefore, deep testing investigations are not warranted within the project area, as currently defined. In the event that shovel test excavations determine the potential for cultural deposits deeper than 31 inches (80 cm) below surface, SWCA will make recommendations for any areas that require deep testing (i.e., backhoe trenching). If deep testing is determined to be necessary, an ACT permit amendment detailing this proposed methodology will be submitted to the THC for review and approval.

Site Documentation

If an archaeological site is encountered during the investigation, it will be explored as much as possible with consideration to land access constraints. All recorded sites will be mapped in detail and plotted on USGS 7.5-minute topographic quadrangle maps with a handheld, submeter-accurate GPS unit and appropriate project maps for planning purposes. All identified sites will be assessed regarding potential significance so that recommendations can be made for property management (i.e., avoidance, non-avoidance, or further work). Existing standing structures more than 45 years in age in the project area will be photographed and documented. A review of historical aerial maps will be conducted, and a preliminary assessment of the structures will be conducted by a Secretary of the Interior-qualified architectural historian to determine their potential significance and age. The analysis will follow National Park Service guidelines (Little et al. 2000; National Park Service 1983).

All identified cultural resources will be delineated and recorded following CTA standards promulgated by the THC (CTA 2020). Upon encountering an archaeological site in the proposed project area, it will be explored as much as possible with consideration of land access constraints. An archaeological site is defined as physical evidence of human activity that is at least 50 years old and contain, or are characterized, by one or more of the following criteria:

- Ten or more artifacts (of any class and type) within a 100-foot (30.5-m) diameter area. Fire-cracked rock or artifacts that all appear to originate from a single source (e.g., one ceramic pot drop, one broken glass bottle) are not considered a site; however, discrete, single knapping episodes (activity areas) are also treated as a site.
- One or more datable archaeological features (with or without associated artifacts).
- Two or more undatable archaeological features within 100 feet (30.5 m) of each other.
- A single undatable feature with associated artifacts.

If an archaeological site is identified during the investigation, SWCA will delineate the site according to CTA standards (CTA 2020). Cultural manifestations observed greater than 100 feet (30.5 m) apart will be considered spatially unrelated, and cultural materials that do not fit within the archaeological site criteria will be considered Isolated Occurrences. As such, occurrences will be recorded noting the type and quantity of materials, as well as the size and shape of any features, architectural/construction details, possible function, and any potential relationship to nearby cultural materials. Additionally, guidelines set forth by the THC's Guidance for Studying Late nineteenth-Century and Early twentieth-Century Sites (THC 2025b) will be followed for any historic-age sites documented within the project area.

SWCA proposes a non-collection survey. Artifacts will be tabulated, analyzed, and documented in the field but not collected. Temporally diagnostic artifacts will be described in detail and photographed in the field. This policy will reduce curation costs once the fieldwork is concluded; however, as per the stipulations of the Antiquities Permit, all paperwork and photographs generated during the field investigation must be curated at an approved repository.

The following procedures will be initiated in the event unanticipated human remains are discovered. Should human remains be encountered during construction, work in the immediate area will cease, and the archaeological survey crew and Principal Investigator will evaluate the finding(s) and provide recommendations for how to manage the resource under Texas Health and Safety Code and Chapter 49 of the Texas Code of Criminal Procedure. Upon discovery of human remains by the Principal Investigator, the appropriate law enforcement officials, representatives from Williamson County, and the THC will be notified immediately. In all cases, the location will be immediately secured with all work to cease within the project area and a buffer zone of at least a 100-foot (30.5-m) radius from the discovery. Any human remains will be carefully covered with muslin fabric, geotextile and lightweight plastic sheeting, and reburied under a shallow blanket of soil to prevent unnecessary exposure. Care will be taken to prevent any disturbance of the potential human remains during removal of vehicles and equipment. Until appropriate consultation has occurred, the discovery shall remain protected from any disturbance, such that no human remains, or associated artifacts are touched, moved, or collected. Until consultation is complete, and a removal strategy is defined, the human remains will remain in place (in the ground), protected from natural forces, vandalism, and looting. Construction in the area of discovery may resume only upon approval and/or clearance by the THC (and law enforcement, if applicable).

Historic Resources Survey

At this time, the proposed project does not have federal funding, nor does it have funding from the U.S. Department of Transportation (USDOT); therefore Section 4(f) of the USDOT Act does not apply to this

effort. SWCA architectural historians who meet the Secretary of the Interior Professional Qualifications (36 CFR 61) for Architectural History and/or History will complete a reconnaissance-level historic resources survey for the proposed project according to National Park Service (NPS) and THC documentation standards (Denton 1999; NPS 1983, 1997).

Resource Documentation

SWCA architectural historians will document all historic-age resources within the APE built in or before 1981. Resources will include any districts, buildings, structures, objects, and sites identified in the APE. Resource documentation will adhere to the following parameters:

- Resources are numbered sequentially from north to south in accordance with TxDOT documentation standards. Historic-age resources were numbered with the first alpha-number (i.e., 7A, 7B). Nonhistoric-age resources were included on the primary 'A' record and were assigned alpha-numbers after historic-age resources (i.e., 7C, etc.)

- Each historic-age resource will be documented on an inventory form with at least two photographs (Appendix B). Photographs have a minimum resolution of 1200 x 1600. A front façade and oblique photograph of each historic-age resource will be captioned with photographic direction.

- Agricultural complexes with at least one historic-age domestic work zone and one historic-age agricultural work zone were documented according to the *Agricultural Theme Study for Central Texas* (Moore et al. 2013).

- If a resource is not visible from the ROW, oblique and orthographic aerial imagery will be used to supplement documentation of the resource (i.e., Bing, ESRI, NETR, etc.) (Bing 2025; ESRI 2025; NETR 2025).

SWCA has preliminary identified approximately five survey locations with historic-age resources. SWCA anticipates the historic-age resources within the APE to have associations with agriculture and domestic historical uses. SWCA will summarize each documented historic-age resource with a brief architectural description, research findings, integrity assessment, and an NRHP evaluation. SWCA will use the following literature review to guide documentation and evaluation efforts:

- *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture* by Virginia Savage McAlester (McAlester 2013)

- *Agricultural Theme Study for Central Texas* by David W. Moore, Jr., Martha Freeman, and Maryellen Russo (Moore et al. 2013).

- *Archaeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines* by the NPS (1983).

- *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* by NPS Cultural Resources (NPS 1997)

- *Guidance for Studying Late 19th-Century and Early 20th-Century Sites* and *Dealing with Late-19th and Early-20th-Century Sites* (Denton 1999)

- *A.M. Brown Cabin Intensive-Level Historic Resources Survey Letter Report* (Ford 2023)

SWCA architectural historians will supplement archival research with these additional tools:

- Archival records available on Ancestry.com subscription service (Ancestry 2025).
- Williamson Central Appraisal District (CAD) and Williamson County Clerk records (Williamson CAD 2025; Williamson County Clerk 2025).
- Historical aerial imagery and USGS topographic maps available from the NETR Historic Aerials database (NETR 2025).
- Newspaper articles from the Newspapers.com subscription service and historical newspapers available on *The Portal to Texas History*.

SWCA architectural historians may also complete in-person research at Williamson County public libraries in Liberty Hill and Georgetown.

Reporting and Curation

SWCA will prepare a draft report of the investigation detailing the results of the archaeological survey. The report will conform to THC and CTA reporting standards (CTA 2025). The report will document the general nature of the project area, the methodology used in the investigation, the presence and condition of any previously recorded sites revealed in the records review, the general nature and extent of cultural resources encountered during the archaeological survey, recommendations on the need for further work, and the potential significance of the cultural resources regarding future development and NRHP/SAL status.

SWCA will submit a digital draft copy of the report to the County, Aguirre & Fields, and the THC for review and comment. Once this has been accomplished, SWCA will incorporate any appropriate edits and will submit a final draft report to the THC for review and comment. As part of completing Antiquities Permit requirements, SWCA will furnish two electronic copies of the final report on a tagged PDF formatted CD, as well as project area shapefiles, to the THC, and complete an Abstracts in Texas Contract Archeology Summary form and abstract text online. Field records will be curated at an approved curatorial facility which, in this case, is the Center for Archaeological Research at The University of Texas at San Antonio, per requirements of the ACT.

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Commissioners Court - Regular Session **30.**

Meeting Date: 01/13/2026

Freedom River Parkway East - THC Antiquities Permit Application

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding an Antiquities Permit Application to the Texas Historical Commission (THC), required as part of the Due Diligence Environmental Investigation on the Freedom River Parkway East (Liberty Hill Parkway) project, a 2023 Road Bond project in Commissioner Precinct 2.

Public Background

The permit requests the approval of an intensive archaeological pedestrian survey with subsurface testing required by the Texas Historical Commission (THC) on the Freedom River Parkway East (Liberty Hill Parkway) project. No investigations will take place until a permit is received from the Texas Historical Commission. Portions of the attached application have been redacted prior to placement on the court agenda, to protect restricted information. Redacted information will be included in the application to the Texas Historical Commission. Project: P663; Funding Source: Road Bond.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Freedom River Parkway East - THC Antiquities Permit Application

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:27 AM
Form Started By: Ragan Riggs		Started On: 01/06/2026 07:51 AM
Final Approval Date: 01/07/2026		

TEXAS HISTORICAL COMMISSION

ANTIQUITIES PERMIT APPLICATION FORM ARCHEOLOGY

GENERAL INFORMATION

I. PROPERTY TYPE AND LOCATION

Project Name (and/or Site Trinomial) Liberty Hill Bypass East
County (ies) Williamson
USGS Quadrangle Name and Number Liberty Hill (30097-F8)
UTM Coordinates Zone 14 E 604896 m N 3392055 m
Location The project is located from intersection of Freedom River Parkway and CR 279 to intersection of Liberty Meadows Drive and TX 29, southeast of Liberty Hill, in Williamson County, Texas

Federal Involvement ❑ Yes × No
Name of Federal Agency
Agency Representative

II. OWNER (OR CONTROLLING AGENCY)

Owner Williamson County
Representative County Judge Steven Snell
Address 710 South Main St., Suite 101
City/State/Zip Georgetown, TX 78626
Telephone (include area code) 512-943-1550 Email Address ctyjudge@wilco.org

III. PROJECT SPONSOR (IF DIFFERENT FROM OWNER)

Sponsor Same as owner
Representative
Address
City/State/Zip
Telephone (include area code) Email Address

PROJECT INFORMATION

I. PRINCIPAL INVESTIGATOR (ARCHEOLOGIST)

Name Analise Hollingshead, M.S.
Affiliation SWCA Environmental Consulting
Address 4407 Monterey Oaks Boulevard, Suite 110, Bldg. 1
City/State/Zip Austin, Texas 78749
Telephone (include area code) 512-476-0891 Email Address analise.hollingshead@swca.com

(OVER)

ANTIQUITIES PERMIT APPLICATION FORM (CONTINUED)

II. PROJECT DESCRIPTION

Proposed Starting Date of Fieldwork January 2026
Requested Permit Duration 5 Years _____ Months (1 year minimum)
Scope of Work (Provided an Outline of Proposed Work) See attached scope of work

III. CURATION & REPORT

Temporary Curatorial or Laboratory Facility SWCA on-site facilities, Austin, Texas
Permanent Curatorial Facility Center for Archaeological Research at UT in San Antonio

IV. LAND OWNER'S CERTIFICATION

I, _____, as legal representative of the Land Owner, _____, do certify that I have reviewed the plans and research design, and that no investigations will be performed prior to the issuance of a permit by the Texas Historical Commission. Furthermore, I understand that the Owner, Sponsor, and Principal Investigator are responsible for completing the terms of the permit.
Signature _____ Date _____

V. SPONSOR'S CERTIFICATION

I, _____, as legal representative of the Sponsor, _____, do certify that I have review the plans and research design, and that no investigations will be performed prior to the issuance of a permit by the Texas Historical Commission. Furthermore, I understand that the Sponsor, Owner, and Principal Investigator are responsible for completing the terms of this permit.
Signature _____ Date _____

VI. INVESTIGATOR'S CERTIFICATION

I, Analise Hollingshead, as Principal Investigator employed by SWCA Environmental Consultant (Investigative Firm), do certify that I will execute this project according to the submitted plans and research design, and will not conduct any work prior to the issuance of a permit by the Texas Historical Commission. Furthermore, I understand that the Principal Investigator (and the Investigative Firm), as well as the Owner and Sponsor, are responsible for completing the terms of this permit.

Signature _____ Date 12/31/2025

Principal Investigator must attach a research design, a copy of the USGS quadrangle showing project boundaries, and any additional pertinent information. Curriculum vita must be on file with the Archeology Division.

FOR OFFICIAL USE ONLY

Reviewer _____ Date Permit Issues _____
Permit Number _____ Permit Expiration Date _____
Type of Permit _____ Date Received for Data Entry _____

Texas Historical Commission
Archeology Division
P.O. Box 12276, Austin, TX 78711-2276
Phone 512-463-6096
thc.texas.gov

SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

4407 Monterey Oaks Boulevard
Building 1, Suite 110
Austin, Texas 78749
Tel 512.476.0891 Fax 512.476.0893
www.swca.com

December 31, 2025

Rebecca Shelton
Texas Historical Commission
P.O. Box 12276
Austin, Texas 78711-2276

Re: Request for Antiquities Permit to Conduct Cultural Resources Investigations for the Liberty Hill Bypass East Project, Williamson County, Texas / SWCA Project No. 87699-007

Dear Rebecca Shelton:

This letter is a request for a Texas Antiquities Permit to conduct cultural resources investigations for the Liberty Hill Bypass East Project in Williamson County, Texas (project). The project consists of ground-disturbing activities associated with the installation of approximately 1.2 miles (1.9 kilometers [km]) of a new location two-lane roadway that would ultimately serve as a frontage road for the State Highway (SH) 29/Liberty Hill Bypass connecting Bagdad Road (County Road 279) and SH 29 within a 300-foot (91.4-meter [m]) wide corridor. With additional water quality detention facilities, the project is an estimated 49.2 acres (19.9 hectares [ha]) in area. As the proposed project is being undertaken by the City of Liberty Hill, a political subdivision of the State of Texas, a Texas Antiquities Permit is required in accordance with the Antiquities Code of Texas (Texas Natural Resource Code, Title 9, Chapter 191) and accompanying Rules of Practice and Procedure (Texas Administrative Code, Title 13, Chapter 26).

If you have any questions or concerns, please contact me at (281) 733-9791, or Analise.Hollingshead@swca.com.

Sincerely,

Analise Hollingshead, M.S., RPA
Principal Investigator

PROPOSED SCOPE OF WORK FOR CULTURAL RESOURCES INVESTIGATIONS FOR THE LIBERTY HILL BYPASS EAST PROJECT, WILLIAMSON COUNTY, TEXAS

Project Landowner and Sponsor – Williamson County
Project Consultant – SWCA Environmental Consultants
Principal Investigator – Analise Hollingshead, M.S.
Architectural Historian – Mitch Ford, M.S.
Date – December 31, 2025

INTRODUCTION

On behalf of the City of Liberty Hill (City), LJA Engineering, Inc. (LJA), has retained SWCA Environmental Consultants (SWCA) to conduct an intensive archaeological survey in support of the Liberty Hill Bypass East Project (project) within Williamson County, Texas (Figure 1). The project consists of ground-disturbing activities associated with the installation of approximately 1.2 miles (1.9 kilometers [km]) of a new location two-lane roadway that would ultimately serve as a frontage road for the State Highway (SH) 29/Liberty Hill Bypass connecting Bagdad Road (County Road [CR] 279) and SH 29 within a 300-foot-wide (91.4-meter [m]-wide) corridor. With additional water quality detention facilities, the project is an estimated 49.2 acres (19.9 hectares [ha]) in area (Figure 2).

As the proposed project is being undertaken by Williamson County, a political subdivision of the State of Texas, and will occur on lands owned and managed by the state, a Texas Antiquities Permit is required in accordance with the Antiquities Code of Texas (ACT) (Texas Natural Resources Code, Title 9, Chapter 191) and accompanying Rules of Practice and Procedure (Texas Administrative Code, Title 13, Chapter 26). Additionally, the project may require federal permitting from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act and may qualify as a federal undertaking. As such, SWCA will conduct cultural resources surveys (archaeological and historic) of the entire project in compliance with the ACT and Section 106 of the National Historic Preservation Act (NHPA) (36 Code of Federal Regulations [CFR] 800). Field records will be curated at an approved curatorial facility which, in this case, is the Center for Archaeological Research at The University of Texas at San Antonio, per requirements of the ACT.

SWCA proposes to conduct an intensive archaeological pedestrian survey with systematic shovel testing of the 1.2-mile-long (1.9-km-long), approximately 49.2-acre (19.9-ha) project area (see Figure 2). The goal of the work will be to identify any previously recorded prehistoric and historic-age archaeological sites in the project area; locate any previously undiscovered archaeological sites; establish vertical and horizontal site boundaries, as appropriate with regard to the project area; and evaluate the significance and eligibility of any site recorded in the National Register of Historic Places (NRHP) and for designation as a State Antiquities Landmark (SAL). All work will be conducted in accordance with the ACT.

In addition to the archaeological survey, SWCA will conduct a historic resources survey of the proposed project area. In accordance with Section 106 of the NHPA, SWCA architectural historians who meet the Secretary of the Interior Professional Qualifications (36 CFR 61) will document historic-age buildings, structures, objects, sites, and districts built in or before 1981, 45 years prior to the anticipated let date of 2026. SWCA architectural historians will evaluate each surveyed resource for NRHP eligibility. No NRHP-listed properties or districts are within the APE; therefore, none are eligible for SAL listing.

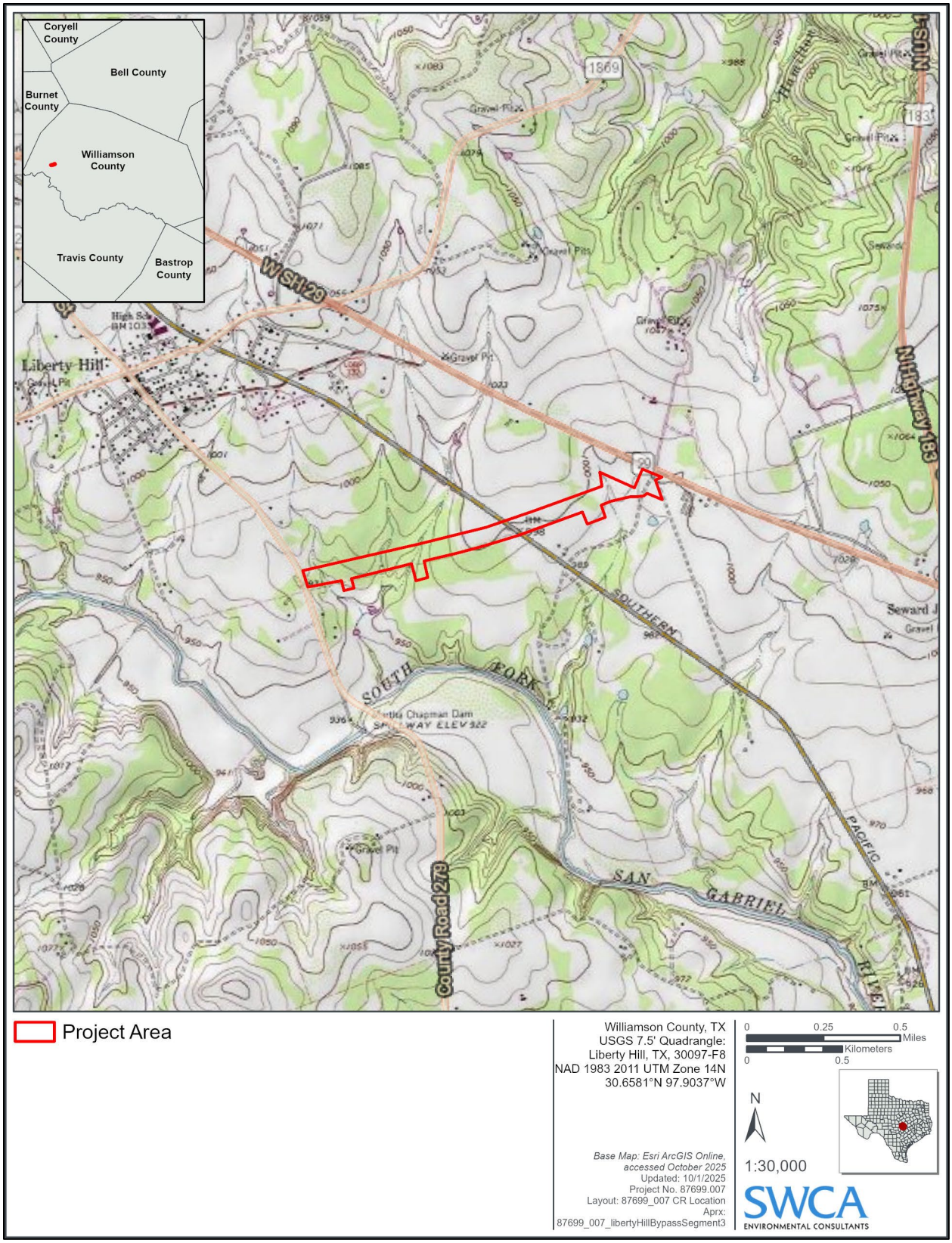

Figure 1. Project location.

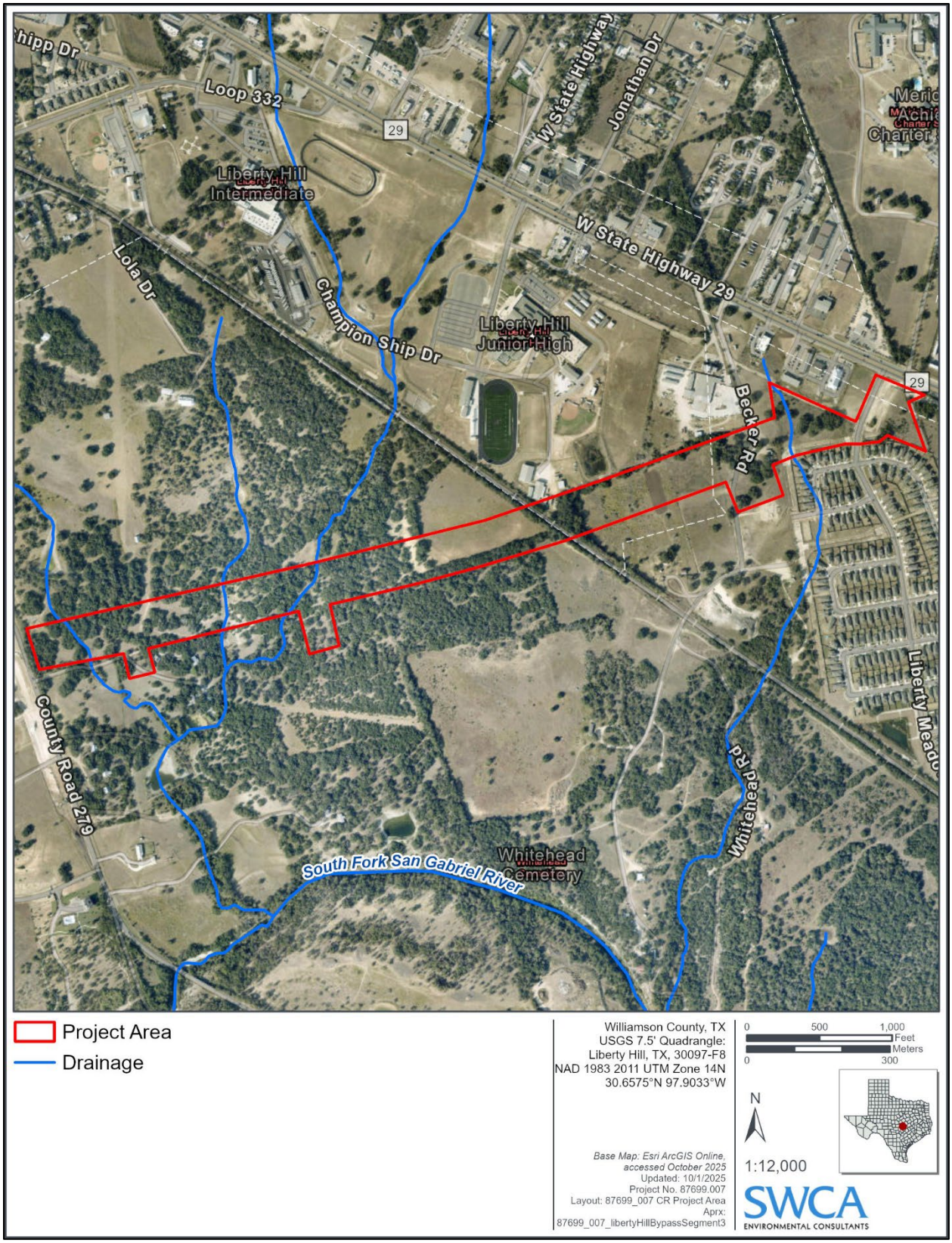

Figure 2. Project area overview.

Project Description

The project area appears on the Williamson County, Texas (30097-F8), U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map. The proposed project is bounded or intersected by West SH 29, CR 279, Becker Road, and Liberty Meadows Drive in Liberty Hill, Texas. The project area is within both semi-rural and residentially developed settings in the western extent of Williamson County, Texas (see Figures 1 and 2). The project area ranges from 965 feet (294 m) above mean sea level at the western extent to 1,002 feet (305 m) above mean sea level at the eastern extent.

Area of Potential Effects

The proposed project area, also known as the proposed right-of-way (ROW), corresponds to the area of potential effects (APE) for direct or physical impacts (i.e., direct APE) and intersecting parcels within 500 feet of the proposed project is the APE for indirect or nonphysical impacts (i.e., indirect APE) (Figure 3). Because portions of the proposed roadway are elevated, SWCA recommends an expanded indirect APE buffer from the standard 300 to 500 feet to ensure compliance with Section 106 of the NHPA.

PROJECT SETTING

The project area crosses the Northern Blackland Prairie subregion within the Texas Blackland Prairie ecoregion (Griffith et al. 2007). The physiography of the area is generally described as light to moderately dissected, irregular plains with low to moderate gradient streams containing silty, clayey, and sandy substrates. Historically, the landscape of these rolling to nearly level plains consisted of tallgrass prairie vegetation predominantly shaped by frequent fires and bison grazing (Griffith et al. 2007:61).

Geology

The USGS maps two geologic units within the project area: the Upper Glen Rose Formation and Fluviatile Terrace Deposits (Table 1, Figure 4). The Upper Glen Rose Formation comprises 87% of the project area and consists of limestone, clay, and sand alternating, some sandstone of Early Cretaceous age (Barnes et al. 1974; USGS 2025a). Fluviatile Terrace Deposits comprise 13% of the project area and are remnants of old floodplains consisting of mixed sand, silt, gravel, and clay (Barnes et al. 1974; USGS 2025a).

Table 1. Geology in the Project Area (listed in order of Prevalence)

Symbol	Name	Period	Epoch or Series	Group	Acres	Percentage of Project Area
Kgru	Upper Glen Rose Formation	Cretaceous	Comanchean	Trinity Group	46.3	94.1
Qt	Fluviatile terrace deposits	Pleistocene	Pleistocene	Quaternary System	2.9	5.9
Total					49.2	100.0

Source: Barnes et al. (1974); USGS (2025a)

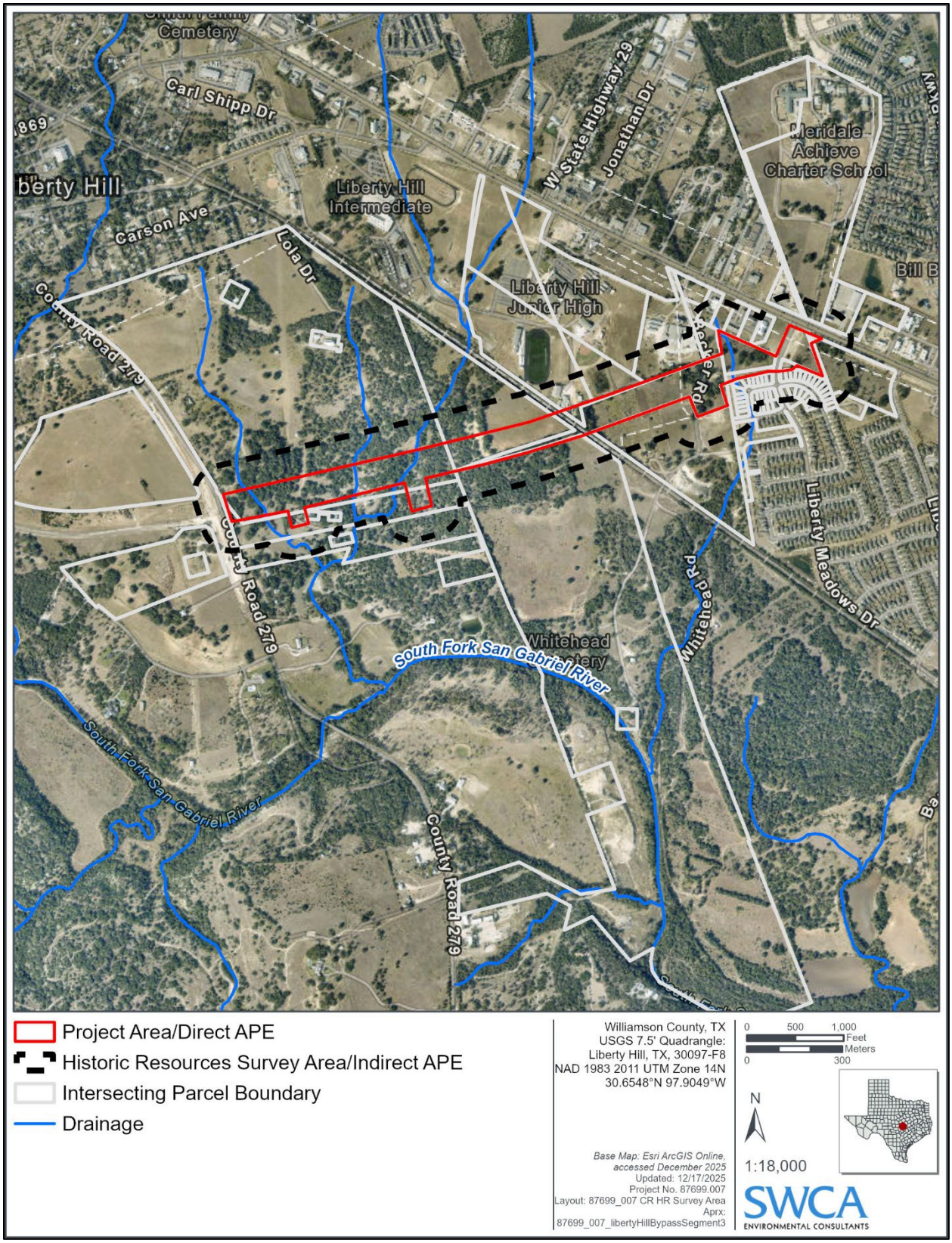

Figure 3. Historic resources survey area map.

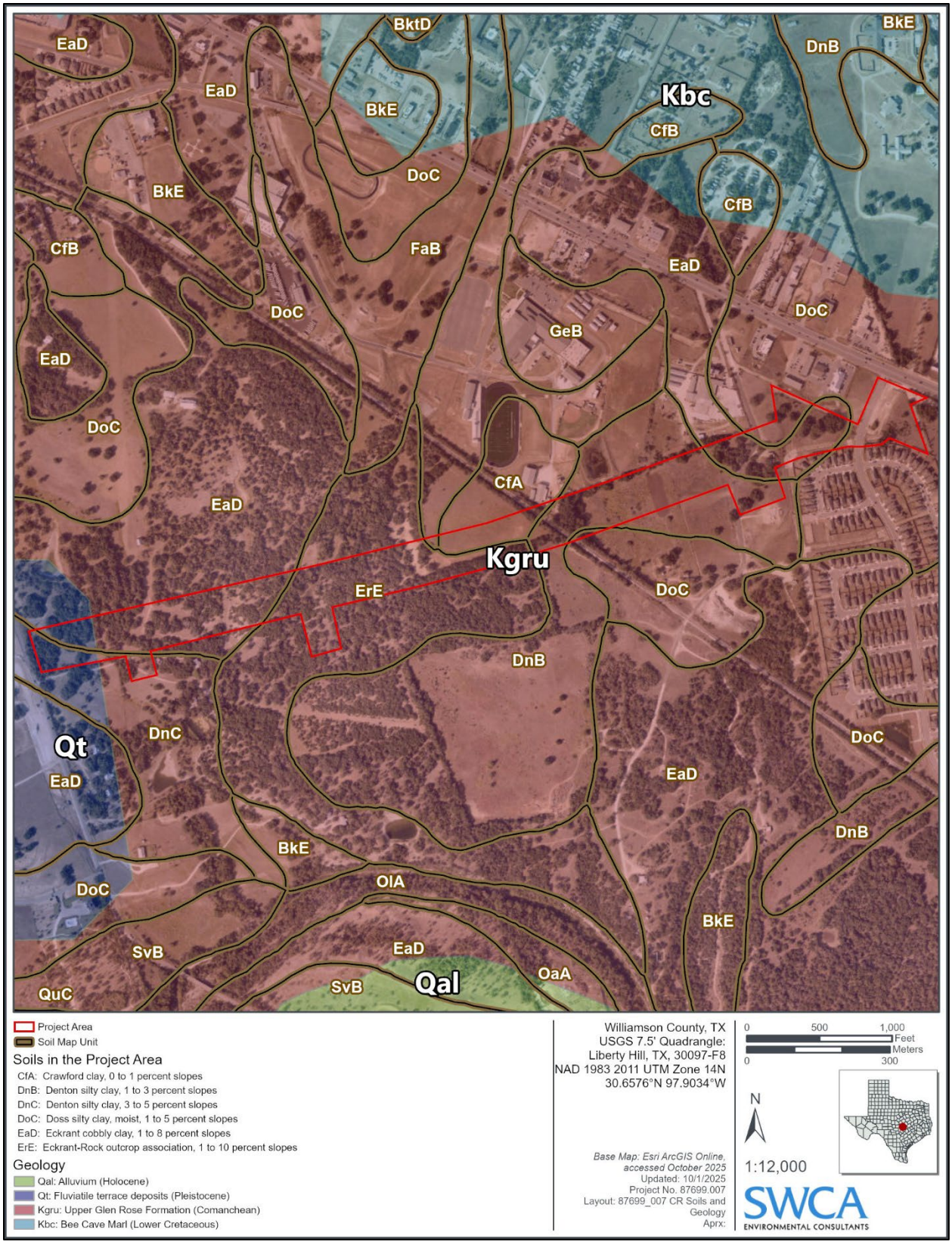

Figure 4. Geology and soils in the project area.

Soils

According to the Natural Resources Conservation Service (NRCS 2019), six soil series are mapped within the project area (Table 2; see Figure 4). Each of the soils are derived from limestone and calcareous materials and have recorded A horizons that terminate between 8 and 13 inches (20–33 centimeters [cm]) below surface. The soils and geologic data together suggest the project area has a low to moderate potential to contain buried cultural materials.

Two different mapped units of the Eckrant soil series (ERE, EaD) are present within 54.7% (27.9 acres [11.3 ha]) of the project area (see Table 2). In general, the Eckrant series consists of well-drained, moderately slowly permeable soils that are very shallow to shallow over indurated limestone bedrock. These nearly level to very steep soils formed in residuum derived from limestone and occur on summits, shoulders, and backslopes of ridges on dissected plateaus. Slope ranges from 1% to 60% (NRCS 2019).

Table 2. Soils in the Project Area (Listed in Order of Prevalence)

Symbol	Name	Age/Formation/Parent Material	Acres	Percentage of Project Area
EaD	Eckrant cobbly clay, 1 to 8 percent slopes	Well-drained, moderately slowly permeable soils that are very shallow to shallow over indurated limestone bedrock	15.8	32.0
ErE	Eckrant-Rock outcrop association, 1 to 10 percent slopes	Well-drained, moderately slowly permeable soils that are very shallow to shallow over indurated limestone bedrock	11.3	23.0
DnB	Denton silty clay, 1 to 3 percent slopes	Clayey materials over residuum weathered from limestone bedrock of lower Cretaceous age	10.7	21.7
DnC	Denton silty clay, 3 to 5 percent slopes	Clayey materials over residuum weathered from limestone bedrock of lower Cretaceous age	6.2	12.6
CfA	Crawford clay, 0 to 1 percent slopes	Moderately deep, well-drained, very slowly permeable soils that formed in clayey sediments that are underlain by indurated limestone bedrock	2.8	5.6
DoC	Doss silty clay, moist, 1 to 5 percent slopes	Shallow to weakly cemented limestone, well-drained, moderately slow permeable soils that formed in calcareous loamy and clayey residuum derived from marls and limestone	2.5	5.1
Total			**49.2**	**100**

Source: NRCS (2019)

BACKGROUND REVIEW

An SWCA archaeologist and architectural historian performed a background review in December 2025 of cultural resources within a 0.6-mile (1.0-km) buffer surrounding the project area (referred to as the study area; Figure 5). SWCA reviewed the Texas Archeological Sites Atlas (Atlas), a restricted, online database maintained by the Texas Historical Commission (THC) and the Texas Archeological Research Laboratory, for any previously conducted archaeological surveys and previously recorded historic-age or prehistoric archaeological sites located in or near the project area (THC 2025a). The Atlas also provides data on NRHP properties and districts, SALs, Official Texas Historical Markers (OTHMs), cemeteries, historic trails, and local neighborhood surveys. Listings are limited to projects under purview of the ACT or the NHPA of 1966; therefore, all previous work conducted in an area may not be available.

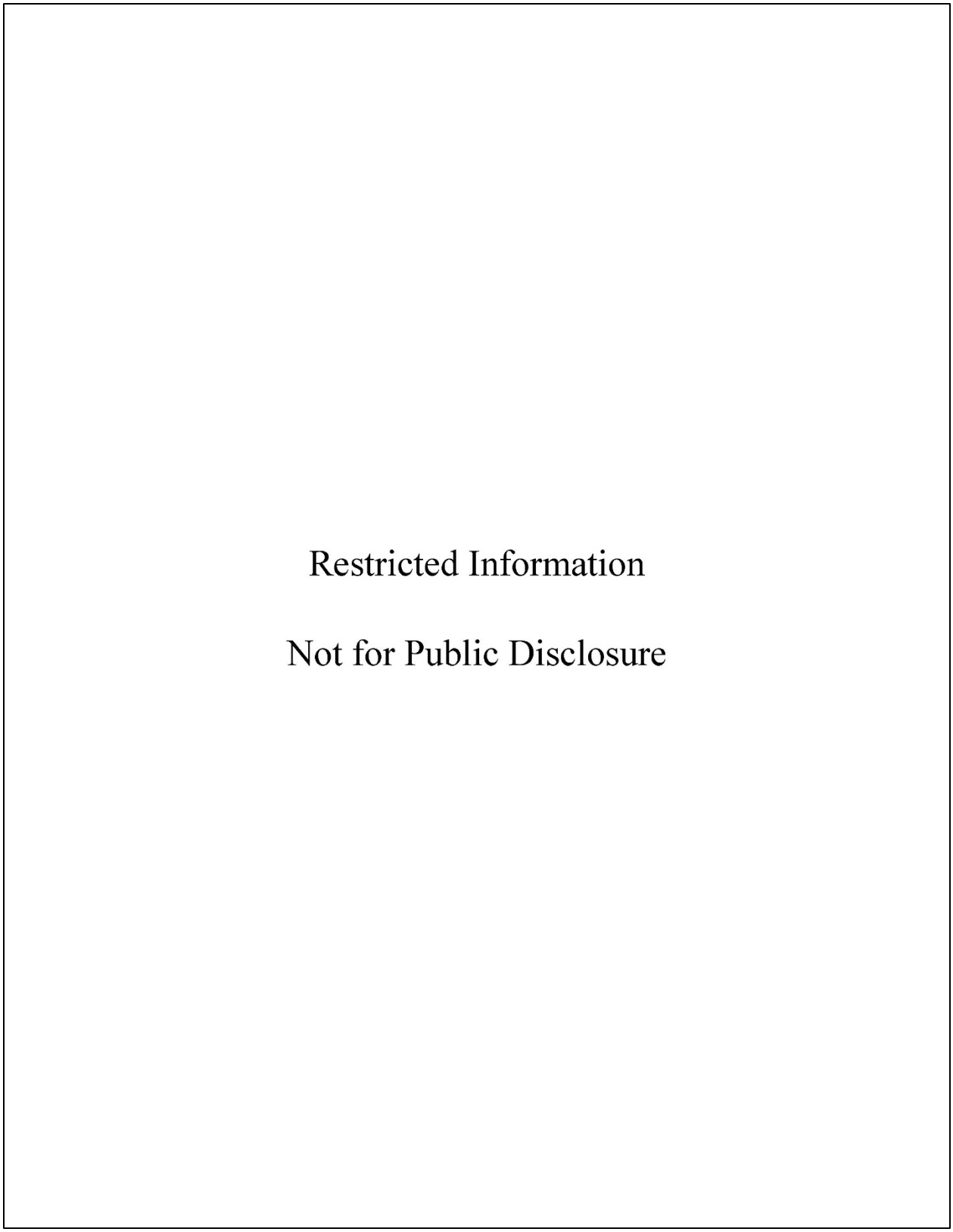

Figure 5. Cultural resources background review results map.

The background review included a review of the Texas Department of Transportation (TxDOT) Aggregator (Aggregator), which maps resources and districts determined eligible for the NRHP, National Historic Landmarks (NHLs), Recorded Texas Historic Landmarks (RTHLs), and local historic districts (TxDOT 2025). The Aggregator also has a data set for the 1936 Texas Centennial Markers, which are eligible for the NRHP under Criterion A for Social History in the Monuments and Buildings of the Texas Centennial Multiple Property Submission Documentation Form (TxDOT 2025; Wilson and Smith 2018). SWCA also reviewed the project and study areas for Family Land Heritage Centennial Farms identified by the Texas Department of Agriculture (TDA), cemetery locations on Find a Grave's (2025a) online database, and relevant locations in the Texas Freedom Colonies Project (TDA 2025; Texas Freedom Colonies Project 2025).

As part of the review, SWCA also examined the TxDOT Historic Overlay, a mapping/geographic information system (GIS) data set with historical maps and resource information covering most portions of the state (Foster et al. 2006), historical USGS quadrangle maps available on the USGS TopoView website (USGS 2025b) and historical aerial photography contained on the Nationwide Environmental Title Research (NETR) Historic Aerials website (NETR 2025) to determine if any historic-age resources, such as potential historical aboveground resources (PHRs) or features, are within the project and study areas.

The review determined that one NRHP-eligible historic district, four previously conducted cultural resources investigations, one historic resources survey, five previously recorded archaeological sites, one known cemetery location, and one TDA Centennial Farm are within the study area (see Figure 5; Ford 2023; THC 2025a; TxDOT 2025). The NRHP-eligible historic district and one previous historic resources survey intersect the proposed project.

One Protected Area of the United States (PAD-US), River Ranch County Park, which is managed by Williamson County, intersects the southwestern terminus of the study area. SWCA reviewed data from the Regrid (2025) and PAD-US (USGS 2025c) to determine whether the project is located on federally owned, state-owned, or other public land. The review of University Lands, Regrid, and PAD-US data indicates that the project is not on university-owned or other public lands (USGS 2025c; Regrid 2025). Additionally, a total of 149 PHRs are within the study area; three of these are within 300 feet (91.4 m) of the project area, but none intersect the project area.

None of the archaeological investigations or cemetery intersect the project area. No SALs, NHLs, RTHLs, OTHMs, or local historic districts were identified within the project or study areas (see Figure 5).

Previous Cultural Resources Surveys

The background review determined four previously conducted archaeological surveys and one historic resources survey have been conducted within the study area (see Figure 5; THC 2025a). The surveys were conducted between 2002 and 2017. Of these, only the historic resources survey intersected the current project area.

In March 2002, Cedar Valley Environmental Services conducted a cultural resources survey on behalf of Williamson County (Voellinger 2002). The investigations included a linear survey of 0.5 mile (0.8 km). No sites were recorded during this survey. This survey was northeast of Stubblefield Lane within the westernmost portion of the current study area (see Figure 5).

In June 2008, Mercyhurst Archaeological Institute conducted a 3.5-acre (1.4-ha) area survey on behalf of Williamson County under Texas Antiquities Permit (TAP) No. 4519 (Thomas 2016). This project was in the south-central portion of the study area (see Figure 5). Site 41WM1077 was recorded during the investigation but does not intersect the current study area.

In October 2017, ACI Consulting conducted a cultural resources survey on behalf of Williamson County under TAP No. 7793 for the proposed River Ranch County Park Phase I Project (Shipp 2017). The investigations included an area survey of 1,003.6 acres (406.1 ha). Two sites were recorded (i.e., 41WM1356 and 41WM1357) during this survey. The easternmost portion of this survey area overlaps with the westernmost portion of the current study area (see Figure 5).

In December 2020, SWCA conducted a cultural resources survey on behalf of Williamson County under TAP No. 9694 for the proposed Liberty Hill Bypass Project (Morton 2021). The investigations included survey of 1.2 miles (1.9 km) of proposed new location roadway south of the City of Liberty Hill from Ranch-to-Market Road (RM) 1869 to CR 279/Bagdad Road, just west of the current project area (see Figure 5). No cultural materials were identified during the investigation.

In 2023, Stantec Consulting Services (Stantec) conducted a reconnaissance-level historic resources survey for the CR 279 Improvements Project on behalf of Williamson County (Ford 2023). Stantec documented 35 historic-age resources built in or before 1978, one of which was recommended eligible for the NRHP (ca. 1930 Liberty Chapel African Methodist Episcopal [AME] Church) under Criterion A for Community Planning and Development and Ethnic Heritage/Black at the local level (Ford 2023). Stantec also identified the 1873 Indian Mound Ranch as potentially eligible for the NRHP under Criterion A for Agriculture and Exploration and Settlement at the local level. The THC concurred with these recommendations. This survey is not on Atlas or the TxDOT Aggregator but was conducted along Bagdad Road (CR 279) between the city limits of Liberty Hill and Leander, from 600 feet (183 m) south of Aynsworth Street to Spivey Road (Ford 2023).

Potentially NRHP-Eligible District and TDA Centennial Farm

One potentially NRHP-eligible historic district, the 1873 Indian Mound Ranch, is within the project area. The boundary for this is not on Atlas or the TxDOT Aggregator; however, an approximate boundary has been drawn in based on Stantec's CR 279 historic resources survey report (see Figure 5; Ford 2023).

Henry Swepson Whitehead (1820–1892), a Confederate soldier and planter, and his wife Elizabeth Ann Veal (1832–1880) established the ranch (Ford 2023; TDA 2025). A Virginia-native, Whitehead settled in Lavaca County in the 1850s, where he operated a plantation near Yoakum prior to moving to the Indian Mound Ranch in Williamson County during the 1870s (Ford 2023). In 2000, the property was entered into the TDA Family Land Heritage Centennial Farm program (TDA 2025). In 2023, the property was identified as potentially eligible for the NRHP under Criterion A for Agriculture and Settlement and Exploration (personal communication with the THC, 2023; Ford 2023).

Previously Recorded Archaeological Sites

A total of five archaeological sites (i.e., 41WM1078, 41WM1088, 41WM1153, 41WM1356, and 41WM1357) are located within the study area; however, none are within 300 feet (91.4 m) of the project area (see Figure 5; THC 2025a). Two sites (41WM1078 and 41WM1088) have been determined eligible for the NRHP, two sites (41WM1356 and 41WM1357) have been determined ineligible for the NRHP, and one site (41WM1153) remains undetermined for the NRHP. While they are all well outside the currently defined project area, it is noted that all sites eligible or undetermined for the NRHP warrant avoidance or further investigations.

Site 41WM1078, or the James Whitehead site, is approximately 1,648 feet (502 m) south of the proposed project area and 2,901 feet (884 m) south of West SH 29 (see Figure 5). This site is a historical farmstead and was recorded and excavated in 2003 by Kay E. Clarke on behalf of the Texas Archeological Stewardship Network (TASN; Clarke 2003a). The site includes two features, a base of a fireplace, and a

hand-dug cistern. Multiple glass shards, metal fragments, and square nails were identified around the fireplace base. The site was determined eligible for the NRHP in October 2003 (THC 2025a).

Site 41WM1088, or the Allye Bell Farmstead site, is approximately 2,743 feet (836 m) southeast of the proposed project area and 2,112 feet (644 m) east of CR 270 (see Figure 5). This site is a burned rock midden first recorded in the 1960s by C. K. Chandler with field notes but was not given a trinomial. The site was formally recorded in 2003 by Kay E. Clarke on behalf of the TASN (Clarke 2003b). The prehistoric site assemblage includes a burned rock scatter with original excavation pits by C. K. Chandler in the center surrounded by many chert flakes. The site was determined eligible for the NRHP in February 2005 (THC 2025a).

Site 41WM1153, or the Jones Oven site, is approximately 3,008 feet (917 m) southeast of the proposed project area and 1,890 feet (576 m) east of CR 270 (see Figure 5). This site is a buried earth oven recorded in 2006 by members of the TASN and THC archaeologists Kay E. Clarke and Daniel Potter (Potter and Clarke 2006). The site consists of an earth oven buried 5 m deep exposed by a cutbank with fire-cracked rock and a burned sediment/ charcoal lining. Site 41WM1153 was recommended as having high research value, with additional work needed to fully assess NRHP and SAL eligibility but does not have an official determination and therefore is considered undetermined (Potter and Clarke 2006).

Site 41WM1356, or the JS1 site, is approximately 2,017 feet (615 m) west of the westernmost end of the proposed project area and 2,278 feet (694 m) southwest of CR 270 (see Figure 5). This site is a historical-period domestic site and was recorded in 2016 by ACI Consulting archaeologist Katie Canavan (Canavan 2016a). The artifact and feature assemblage of the site includes a depression from a possible well or burn pit, the remains of a brick and limestone chimney, a stone-lined pathway, a concrete slab, as well as a surface scatter of historic-age artifacts. Site 41WM1356 was recommended as having no research value, with the site being a single component site that is 20% intact and was therefore determined ineligible for the NRHP in April 2016 (THC 2025a).

Site 41WM1357, or the Rock Walls site, is approximately 2,433 feet (742 m) southwest of the westernmost end of the proposed project area and 2,755 feet (840 m) southwest of CR 270 (see Figure 5). This site is a farmstead and was recorded in 2016 by ACI Consulting archaeologist Katie Canavan (Canavan 2016b). The feature assemblage of the site includes three rock walls with similar architecture. The first wall sits on the floodplain of the South San Gabriel River, while the other two sit on a terrace above the floodplain. Site 41WM1357 was recommended as having no research value, with the site being a single component site that is 20% intact but does not have an official NRHP determination and therefore is considered undetermined (THC 2025a).

Cemeteries/Gravesites

There is one known cemetery (i.e., Whitehead Cemetery) within the study area (see Figure 5). The cemetery is approximately 2,038 feet (621 m) southeast of the proposed project area and 2,040 feet (622 m) southwest of CR 279. Henrey Swepson Whitehead and Elizabeth Ann Vael established the graveyard after their daughter Minnie, who was dying of tuberculosis, requested to be buried under two trees on an adjacent lot, prompting the parents to buy the land for the cemetery. There are 41 recorded memorials ranging in dates from 1877 to 2015 in the cemetery, most still carrying the name Whitehead. Veterans of World War I and II are honored there, and the property continues to be cared for by the Whitehead family descendants (Find a Grave 2025b). This cemetery is within the NRHP-eligible Indian Mound Ranch.

Historical Map Review

Archaeologists reviewed historical maps and aerials dating from 1885 to 1966 to determine if any historical resources are within the project area (Foster et al. 2006; NETR 2025; USGS 2025b). SWCA identified 103 PHRs within the study area, two of which (a railroad and a general building/structure) are within the project area (Figure 6). The Southern Pacific railroad bisects the proposed project area from northwest to southeast and is visible on historical aerial imagery as early as 1937 and on topographic maps as early as 1966 (NETR 2025). The railroad appears extant and in use (Google Earth 2025). The general building/structure is at the eastern end of the proposed project area and is visible on aerial imagery as early as 1962. The structure is gone by 2005 and the area appears to have been graded by 2024 (Google Earth 2025; NETR 2025).

UNRECORDED HEADSTONE DISCOVERY

During SWCA's natural resources surveys, the landowner (Tim Harlow) informed the crew that there is a headstone on the property in the proposed project area. SWCA biologists visited the location with the landowner and took some photographs. This headstone is not recorded on Atlas or in deed records and does not appear to be associated with a known cemetery or vicinity cemetery. The headstone does not appear on Light Detection and Ranging (LiDAR) imagery.

There is a single known headstone present on the land, with large rocks piled in front of it, resembling a potential cairn (Figure 7). The headstone is illegible with current photographic documentation, and further recording of the headstone will occur once the Antiquities Permit has been acquired.

The headstone is an intact, single, flat tablet with decorative carving at the top. The headstone is inscribed though the writing is worn to the point that is nearly illegible. The stone has some biological growth on it which further obscures the writing and decoration. Based on its style it is thought to date to the late nineteenth or early twentieth century. Though the stone is still upright, it is leaning heavily. The stones covering the possible gravesite show signs of previous disturbance.

Preliminary Archival Research

An SWCA architectural historian conducted archival research for the unrecorded headstone. Preliminary results did not identify mention of a headstone or cemetery within the reviewed deeds. SWCA will conduct additional research for this resource during the future archaeological investigation and historic resources survey.

The Fields Headright, on which the unrecorded headstone is located, originated with a land grant made to Henry Fields in 1838 by the Republic of Texas (Texas General Land Office [GLO] 2025). To encourage immigration and settlement in the early days of the Republic of Texas (1836–1845), generous land grants were offered to those willing to emigrate there. The acreage offered in a grant was contingent on several conditions, one being the date of the settler's arrival in Texas (Texas GLO 2025).

Henry Fields (1806–1890), a veteran of the Battle of San Jacinto (April 21, 1836), was a recipient of a first-class headright of land containing 1,476.1 acres (or 1/3 of a league) as a single male who arrived in Texas before the Texas Declaration of Independence was signed on March 2, 1836 (Texas GLO 2025). Fields was born May 8, 1806, in Fort Mill, South Carolina (San Jacinto Museum and Battlefield 2025). A headright certificate was issued to Fields in 1838 by the Board of Land Commissioners. According to this grant, Fields arrived in Texas before March 2, 1836, but after May 2, 1835. By 1850, W. C. Dalrymple, the first assessor and collector of taxes in Georgetown, owned the entirety of the Fields Headright (Williamson County Clerk 2025a).

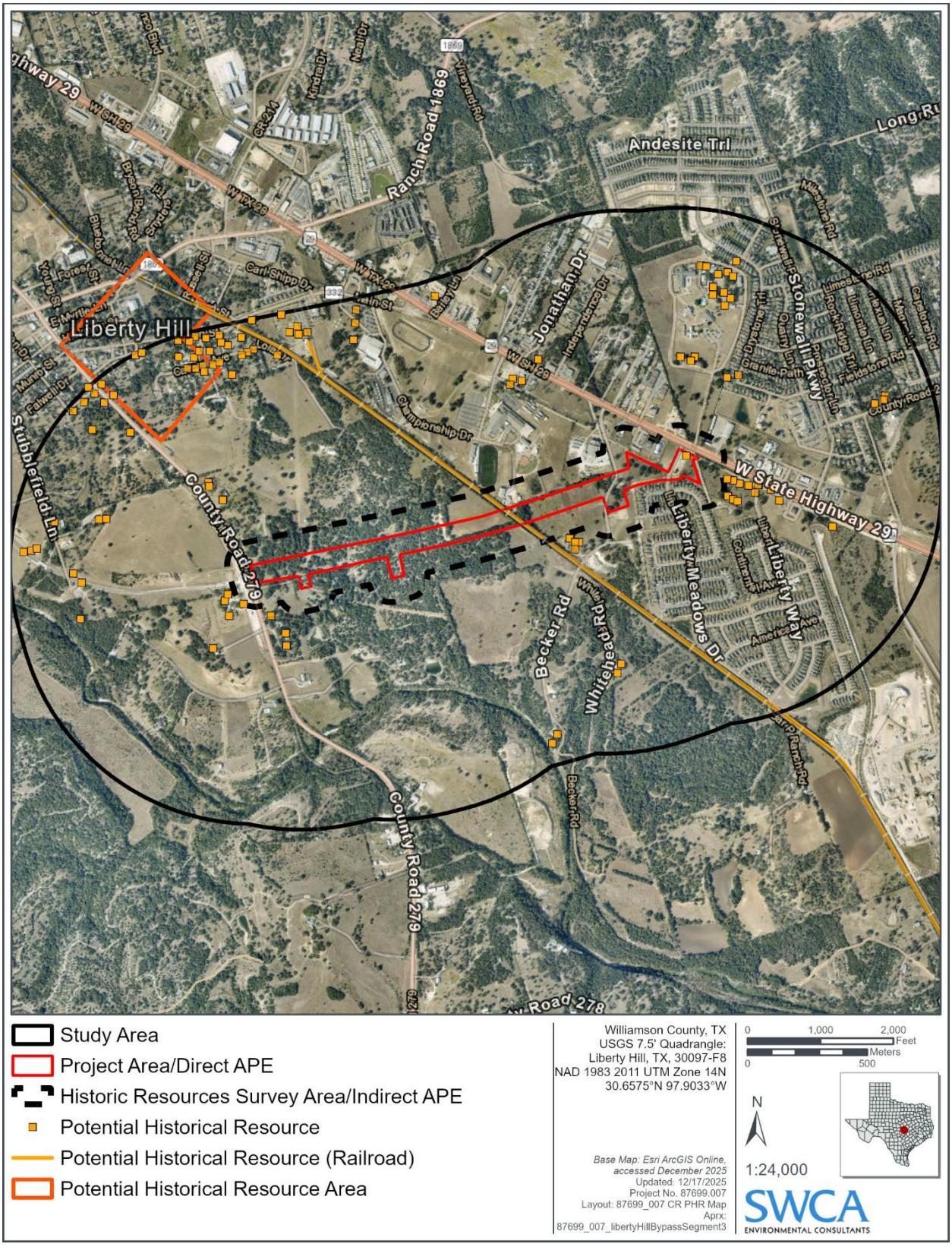

Figure 6. Potential historical aboveground resources map.

Figure 7. Previously unrecorded headstone and rock pile/cairn in proposed project area; recorded by SWCA biologists during natural resources surveys.

Dalrymple issued 'An Assessor and Collection Deed' for the full 1,476-acre tract of land of the Fields Headright to Taylor Smith (1799–1869) on February 21, 1853, who won the land at public auction for $4.70 (Williamson County Clerk 2025a). Numerous deed records show that Smith sold the land in smaller tracts to several individuals over the years, many of whom were family. In 1858, Smith sold 150 acres of the Fields Headright to his daughter, Rebecca Goats, and 114 acres to his brother, Wiley Smith (Williamson County Clerk 2025b–c). The following year, Smith deeded 35.5 acres of the Fields survey lands to his son Ben (Williamson County Clerk 2025d). Further deed records show that Smith continued to sell off portions of his land until his death in 1869, at which point his son, Taylor Smith, Jr., took over management of the land (Williamson County Clerk 2025e).

David Luke Simmons received 100 acres of the Fields Headright in 1874 from his uncle, William Simmons for $10.00 (Williamson County Clerk 2025f). Simmons emigrated to Texas from Louisiana with his aunt and uncle, the Forman family, who is also associated with the Fields Headright land (Williamson County Clerk 2025g). Deed records show that David Simmons began buying more portions of the Fields Tract from several families throughout the 1890s. In 1892, Simmons sold 98 acres of the original Fields land grant to Dudley Hastings Collier (1861–1949), a grandson of Taylor Smith through Smith's daughter Elizabeth (1839–1876) (Ancestry 2025a; Williamson County Clerk 2025h). Around this time, Warren Bryson (1871–1950), presumably associated with the Bryson settlers of Liberty Hill, began buying large amounts of the original Fields survey (Ancestry 2025b). From the late 1880s until the 1940s, Warren Bryson bought numerous tracts of this land in large and small pieces, often from the same families over a period of many years. In 1942, Bryson sold 179 acres of this land to J.J. and Emma Gregg. In 1945, the Greggs bought a further 106.5 acres from Warren Bryson. Also in 1945, the Greggs sold 164.9 acres to Pat and Betty Malone (Williamson County Clerk 2025i). Then in 1947, they sold another 64.5 acres to Cynthia and John McMahan (Williamson County Clerk 2025j). Also in 1947, the McMahans bought 164.9 acres of the Fields Tract from Pat and Betty Malone (Williamson County Clerk 2025k).

In April 1963, Cynthia and John McMahan deeded the full 229.35 acres of the land to their son, John Noel and his wife Marion McMahan (1911–1996) for $10.00 (Williamson County Clerk 2025l). John Noel died in 1982, and in April 1996 his widow Marion McMahan placed the full amount of land in a trust (Williamson County Clerk 2025m). Marion McMahan died on June 2, 1996 (Christeson 2005). On July 26, 1996, the revocable trust granted 216.967 acres to Dale Dunteman and his wife, Janice, co-trustees of the McMahan Trust (Williamson County Clerk 2025n). On the same day, the Duntemans deeded the same amount of land to Lisa M. and James Patrick Harlow for $335,200 (Williamson County Clerk 2025o). The Harlows are the present owners of the land.

Landowner Questionnaires

SWCA sent landowner questionnaires to the property owner and adjacent property owner in November of 2025 to gather additional information on the unmarked gravestone. The adjacent property owner did not know anything about this unmarked gravestone. The owner where is the grave is located has not responded to the questionnaire at the time of this scope.

PROPOSED SCOPE OF WORK

Cemetery Scraping

Based on the results of preliminary archival research, the unmarked headstone does not appear to correspond with any recorded or nearby cemetery. Once an Antiquities Permit has been obtained, SWCA proposes conducting a pedestrian survey, aided by cadaver dogs to determine if there is a burial and/or a cemetery located within a 100-foot (30.5-m) radius of the unrecorded headstone, for a total of a 0.65-acre [0.3-ha]) area (Figure 8). The cadaver dog survey will be conducted by F.I.R.S.T Detection K-9.

Based on the pedestrian survey, SWCA proposes focusing mechanical scraping within a 100-foot (30.5-m) radius of the unmarked headstone to locate possible human remains (see Figure 8). The headstone and associated rock cairn will not be disturbed or displaced during the mechanical scraping. However, additional mechanical scraping might need to be conducted outside this area and/or the proposed scrape area might need to be adjusted based on field conditions and results from both the cadaver dog survey and mechanical scraping. The proposed mechanical scrape area will be investigated with parallel, 5-foot (1.5-m) wide trenches running perpendicular to the project alignment, with approximately 2-foot (0.6-m) unexcavated balks separating them. Trenches will be backfilled prior to beginning the next row to prevent collapse of the balk walls. Due to the presence of some large trees and stumps, the direction of trenches and size of balks might need to be adjusted in the field.

Mechanical scraping will be conducted using a backhoe or excavator with a smooth-edged bucket. Sediment will be scraped in approximately 3-inch (7.6-cm) deep passes until a grave shaft is identified, or a determination is made that a shaft is not present. An SWCA archaeologist and bioarcheologist will monitor the work at all times, and any anomalies (e.g., stains, nonconformities in sediment texture) encountered will be investigated by hand to verify whether the anomalies indicate a grave shaft. Each identified grave shaft will be mapped, measured, photographed, and assigned a unique feature number. The color and texture of the grave shaft fill, and surrounding matrix, will also be recorded. Once fully documented, the trenches will be carefully backfilled.

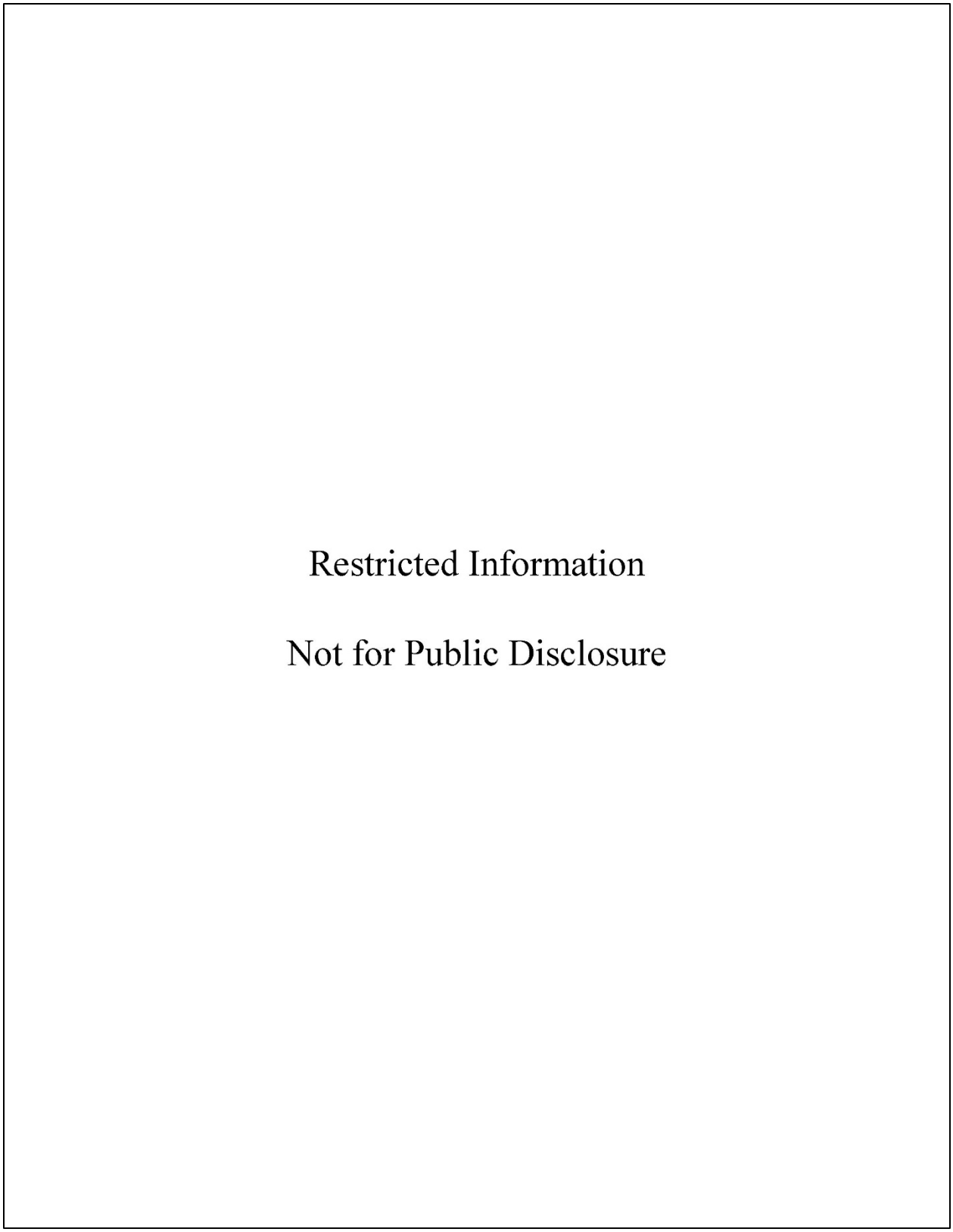

Figure 8. Proposed mechanical scrape area surrounding the previously unrecorded headstone.

Where grave shafts are not present, the mechanical scrapes will be excavated into the C horizon which is approximately 4 to 12 inches (10–30 cm) below surface across the mechanical scrape area, although bedrock might be encountered at a shallower depth in some areas (NRCS 2019). An SWCA geoarchaeologist will review the profile notes and field observations to help with interpretation of the soils encountered during the scraping.

If human remains are encountered, SWCA will comply with the Texas Health and Safety Code and notify the County Sheriff's Office. Work in a 10-foot (3.1-m) radius of the finds will cease until the sheriff determines the remains are not an active crime scene. Verbal or email permission from the sheriff is necessary to resume investigations in the 10-foot (3.1-m) radius of the remains. SWCA will not remove any human remains from the mechanical scrape area. The evidence will be photographed and recorded by a global positioning system (GPS) unit with sub-meter accuracy. The depth below surface also will be recorded. Evidence for the presence of burials will be left in place, protected by Geotech fabric or equivalent, and covered by a layer sediment, sand, or gravel deep enough to cover and secure the remains.

All work will be performed in accordance with the Occupational Safety and Health Administration (OSHA) (29 CFR 1926) and the Texas Trench Safety Act. All scrape areas will be photographed, mapped with GPS, and backfilled daily. SWCA will ensure that excavation locations are returned to pre-excavation condition. The cemetery investigations are a non-collection excavation and SWCA assumes no artifacts or samples requiring curation will be collected; however, field records will be curated along with the rest of the project documents. SWCA will also file a Notice of Existence of Cemetery within 10 days of discovery of any grave shafts or human remains.

Intensive Archaeological Survey

Once an Antiquities Permit has been obtained, SWCA will conduct an archaeological field survey of the 1.2-mile-long (1.9-km-long), approximately 49.2-acre (19.9-ha) project area. The field survey will be performed by a team of three SWCA archaeologists walking the proposed project area. SWCA archaeologists will survey 100-foot-wide (30.5-m-wide) transects along the project area, examining the ground surface for artifacts and features. The survey will be of sufficient intensity to determine the nature, extent, and, if possible, potential significance of any cultural resources within the proposed project area. Subsurface explorations will be accomplished through shovel testing. The placement and quantity of these excavations will depend on the level of disturbance within the proposed project boundary and the nature of the soils, geology, and topography.

Shovel tests will be approximately 12 inches (30 cm) in diameter and excavated in arbitrary 8-inch (20-cm) levels to 31 inches (80 cm) below surface unless the bottom of Holocene deposits in depositional areas, subsoil in upland areas, or bedrock are encountered which preclude reaching that depth. The matrix will be screened through ¼-inch mesh. The location of each shovel test will be plotted using a submeter-accurate GPS receiver, and each test will be recorded on appropriate project field forms. Shovel tests will be excavated according to Council of Texas Archaeologists (CTA) standards (CTA 2020) promulgated by the THC. For linear projects, the THC/CTA fieldwork standards require a minimum of 16 shovel tests per 100-foot-wide (30.5-m-wide) survey corridor; this equates to no fewer than 69 shovel tests within the proposed project area. Areas with previously recorded sites or other cultural resources revealed in the archival research will require additional shovel testing to explore the nature of the cultural deposits, per CTA standards (CTA 2020).

Potential Deep Testing Area Review

SWCA geoarchaeologist, Analise Hollingshead, M.A., reviewed the project area to determine if deep mechanical investigations (i.e., backhoe trenching) are warranted and, if so, to what extent. The soils, geology, and lack of significant terrace development along the adjacent first-order creek in the project area precludes the likelihood of intact, deeply buried cultural deposits; therefore, deep testing investigations are not warranted within the project area, as currently defined. In the event that shovel test excavations determine the potential for cultural deposits deeper than 31 inches (80 cm) below surface, SWCA will make recommendations for any areas that require deep testing (i.e., backhoe trenching). If deep testing is determined to be necessary, an ACT permit amendment detailing this proposed methodology will be submitted to the THC for review and approval.

Site Documentation

If an archaeological site is encountered during the investigation, it will be explored as much as possible with consideration to land access constraints. All recorded sites will be mapped in detail and plotted on USGS 7.5-minute topographic quadrangle maps with a handheld, submeter-accurate GPS unit and appropriate project maps for planning purposes. All identified sites will be assessed regarding potential significance so that recommendations can be made for property management (i.e., avoidance, non-avoidance, or further work). Existing standing structures more than 45 years in age in the project area will be photographed and documented. A review of historical aerial maps will be conducted, and a preliminary assessment of the structures will be conducted by a Secretary of the Interior-qualified architectural historian to determine their potential significance and age. The analysis will follow National Park Service (NPS) guidelines (Little et al. 2000; NPS 1983).

All identified cultural resources will be delineated and recorded following CTA standards (CTA 2020) promulgated by the THC. Upon encountering an archaeological site in the proposed project area, it will be explored as much as possible with consideration of land access constraints. An archaeological site is defined as physical evidence of human activity that is at least 50 years old and contain, or are characterized by, one or more of the following criteria:

- Ten or more artifacts (of any class and type) within a 50-foot (15-m) diameter area. Fire-cracked rock or artifacts that all appear to originate from a single source (e.g., one ceramic pot drop, one broken glass bottle) are not considered a site; however, discrete, single knapping episodes (activity areas) are also treated as a site.
- One or more datable archaeological features (with or without associated artifacts).
- Two or more undatable archaeological features within 100 feet (30.5 m) of each other.
- A single undatable feature with associated artifacts.

If an archaeological site is identified during the investigation, SWCA will delineate the site according to CTA standards (CTA 2020). Cultural manifestations observed greater than 100 feet (30.5 m) apart will be considered spatially unrelated, and cultural materials that do not fit within the archaeological site criteria will be considered Isolated Occurrences. As such, occurrences will be recorded noting the type and quantity of materials, as well as the size and shape of any features, architectural/construction details, possible function, and any potential relationship to nearby cultural materials. Additionally, guidelines set forth by the THC's *Guidance for Studying Late 19th-Century and Early 20th-Century Sites* (THC 2025b) will be followed for any historic-age sites documented within the project area.

SWCA proposes a non-collection survey. Artifacts will be tabulated, analyzed, and documented in the field but not collected. Temporally diagnostic artifacts will be described in detail and photographed in the field. This policy will reduce curation costs once the fieldwork is concluded; however, as per the stipulations of the Antiquities Permit, all paperwork and photographs generated during the field investigation must be curated at an approved repository.

Historic Resources Survey

Since the proposed project may be subject to federal permitting with the USACE, Section 106 of the NHPA likely applies to the proposed project. At this time, the proposed project does not have federal funding, nor does it have funding from the U.S. Department of Transportation (DOT); therefore, Section 4(f) of the DOT Act does not apply to this effort. SWCA architectural historians who meet the Secretary of the Interior Professional Qualifications (36 CFR 61) for Architectural History and/or History will complete a reconnaissance-level historic resources survey for the proposed project according to NPS and THC documentation standards.

Site Documentation

SWCA architectural historians will document all historic-age resources within the APE built in or before 1981. Resources will include any districts, buildings, structures, objects, and sites identified in the APE. Resource documentation will adhere to the following parameters:

- Resources are numbered sequentially from north to south in accordance with TxDOT documentation standards. Historic-age resources were numbered with the first alpha-number (i.e., 7A, 7B). Nonhistoric-age resources were included on the primary 'A' record and were assigned alpha-numbers after historic-age resources (i.e., 7C, etc.).
- Each historic-age resource will be documented on an inventory form with at least two photographs. Photographs have a minimum resolution of 1200 x 1600 pixels. A front façade and oblique photograph of each historic-age resource will be captioned with photographic direction.
- Agricultural complexes with at least one historic-age domestic work zone and one historic-age agricultural work zone were documented according to the *Agricultural Theme Study for Central Texas* (Moore et al. 2013).
- If a resource is not visible from the ROW, oblique and orthographic aerial imagery will be used to supplement documentation of the resource (i.e., Bing 2025; Esri 2025; NETR 2025, etc.).

SWCA has preliminary identified approximately five survey locations with historic-age resources. SWCA anticipates the historic-age resources within the APE to have associations with agriculture and domestic historical uses. SWCA will summarize each documented historic-age resource with a brief architectural description, research findings, integrity assessment, and an NRHP evaluation. SWCA will use the following literature review to guide documentation and evaluation efforts:

- *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture* by Virginia Savage McAlester (McAlester 2013)
- *Agricultural Theme Study for Central Texas* by David W. Moore, Jr., Martha Freeman, and Maryellen Russo (Moore et al. 2013).
- *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* by NPS Cultural Resources (NPS 1997)

- *Guidance for Studying Late 19th-Century and Early 20th-Century Sites* and *Dealing with Late-19th and Early-20th-Century Sites* (THC 2025b; Denton 1999)
- *CR 279 Improvements Historic Resources Survey Letter Report* (Ford 2023)

SWCA architectural historians will supplement archival research with these additional tools:

- Archival records available on Ancestry.com subscription service (Ancestry 2025c).
- Williamson Central Appraisal District (CAD) and Williamson County Clerk records.
- Historical aerial imagery and USGS topographic maps available from the NETR Historic Aerials database (NETR 2025).
- Newspaper articles from the Newspapers.com subscription service and historical newspapers available on *The Portal to Texas History*.

SWCA architectural historians may also complete in-person research at Williamson County public libraries in Liberty Hill and Georgetown.

Reporting and Curation

Once the scraping investigations are complete, and if graves and/or a cemetery are identified, an interim report with a summary of the investigations and proposed avoidance plans or burial exhumation plans, if needed, will be prepared and submitted to Williamson County and the THC for review and comment. If it is determined that exhumation and burial relocation is needed, SWCA will submit a permit amendment with proposed methodology to Williamson County and the THC for approval.

Once all project investigations are complete, SWCA will prepare a single draft report detailing the results of the archaeological and historic resources surveys. Field records will be curated at an approved curatorial facility which, in this case, is the Center for Archaeological Research at The University of Texas at San Antonio, per requirements of the ACT.

SWCA will submit a digital copy of the draft report to Williamson County and the THC for review and comment. Once this has been accomplished, SWCA will incorporate any appropriate edits and will submit a final draft report to the THC for review and comment. As part of completing Antiquities Permit requirements, SWCA will furnish two electronic copies of the final report on a tagged PDF formatted CD, as well as project area shapefiles, to the THC, and complete an Abstracts in Texas Contract Archeology Summary form and abstract text online. Field records will be curated at an approved curatorial facility which, in this case, is the Center for Archaeological Research at The University of Texas at San Antonio, per requirements of the ACT.

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Commissioners Court - Regular Session **31.**

Meeting Date: 01/13/2026

City of Georgetown Slope Easement for SE Inner Loop

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on accepting a slope easement from the City of Georgetown pursuant to a previously approved Interlocal Agreement between the City and the County regarding the development of the Williamson County Headquarter Property and design and construction of Southwestern Boulevard, and the SE Inner Loop and related infrastructure.

Public Background

Funding Source; Bonds P669

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Easement

ILA

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:29 AM
Form Started By: Don Childs		Started On: 01/06/2026 12:37 PM
Final Approval Date: 01/07/2026		

SLOPE EASEMENT

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

This Slope Easement Agreement (this "Agreement") is made on the _____ day of _____, 2025, at Georgetown, Texas, by and between Williamson County, a political subdivision of the State of Texas, whose address is 710 S. Main Street, Georgetown, Texas 78626 (hereinafter referred to as "Grantor"), and the City of Georgetown, a Texas home-rule municipal corporation, whose address is P.O. Box 409 Georgetown, Texas 78627, Attn: Georgetown City Secretary (herein referred to as "Grantee").

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns, a non-exclusive easement and right-of-way (the "Easement") for slopes of cuts and fills adjacent to public road improvements and appurtenances thereto (collectively, the "Facilities"), which non-exclusive easement and right-of-way shall specifically include the right to use the Easement Area (as defined below) for excavating, sloping, cutting, filling, the construction or retaining walls, the installation of stormwater drain pipes or other drainage facilities, and including grading or otherwise changing the natural contours of the land in order to support and accommodate the adjacent Facilities, on, over, under, and across the following described property of the Grantor, to wit:

   Being all that certain tract, piece or parcel of land lying and being situated in the County of Williamson, State of Texas, being more particularly described by metes and bounds in **Exhibit "A"** and by diagram in **Exhibit "B"** attached hereto and made a part hereof for all purposes (herein referred to as the "Easement Area").

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.

3. The Easement, and the rights and privileges granted by this Agreement, are non-exclusive to Grantee, and Grantee's successors and assigns, but Grantor covenants that it will not convey any other easement, license, or conflicting right to use in any manner, the Easement Area (or any portion thereof) covered by this grant.

4. The duration of the Easement is perpetual. Upon completion and acceptance of the Facilities by Grantee, the Easement may used by Grantor and Grantor's heirs, personal representatives, successors, and assigns for any purpose that does not conflict with any federal, state or local laws, regulations or ordinances, including, but not limited to local development codes and regulations, and for any purpose which does not, in the sole discretion of the Grantee, compromise the structural integrity of the Facilities.

5. Grantor and Grantor's heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed herein to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof, by through or under Grantor, but not otherwise.

6. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Easement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.

7. The terms of this Agreement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of

the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this ___ day of _____, 2025.

GRANTOR:

Williamson County,
a political subdivision of the State of Texas

By: _____
Steve Snell, County Judge

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 2025 by Steve Snell, County Judge of Williamson County, Texas, on behalf of said County.

_____
Notary Public, State of Texas

GRANTEE:

City of Georgetown,
a Texas home-rule municipal corporation

By: _____
David Morgan, City Manager

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this 4th day of November, 2025, by David Morgan, City Manager of the City of Georgetown, a Texas home-rule municipal corporation, on behalf of said corporation.

Shannon Biddle
My Commission Expires
9/26/2026
Notary ID 133982902

_____
Notary Public, State of Texas

APPROVED AS TO FORM:

_____
Andrew Culpepper, Assistant City Attorney

AFTER RECORDING, RETURN TO GRANTEE:

City of Georgetown
Attn: Real Estate Services
P.O. Box 409
Georgetown, Texas 78627

stv

Chisholm Trail, Suite 150
Round Rock, TX 78681
o 512.248.0065 | f 512.248.0359
stvinc.com

EXHIBIT "A"

METES AND BOUNDS DESCRIPTON
SLOPE EASEMENT

BEING A 0.551 ACRE TRACT OF LAND OUT OF THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS; SAID 0.551 ACRE TRACT BEING A PART OF THAT CERTAIN CALLED 179.2993 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO COUNTY JUDGE JOHN DOERFLER, IN HIS OFFICE CAPACITY, AND TO HIS SUCCESSORS IN THE OFFICE OF THE COUNTY JUDGE OF THE COUNTY OF WILLIAMSON OF THE STATE OF TEXAS, AS RECORDED IN DOCUMENT NO. 199975478 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 0.551 ACRE TRACT SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with aluminum cap stamped "COG ROW" found marking the east corner of said 179.2993 acre tract, being the intersection of the existing north right-of-way (R.O.W.) line of SE Inner Loop (R.O.W. width varies) and the existing west R.O.W. line of County Road 110 (R.O.W. width varies);

THENCE, (L1) South 69° 24' 49" West, with said existing north R.O.W. line of SE Inner Loop and the south line of said 179.2993 acre tract, a distance of 9.62 feet to a calculated point and being the beginning of a curve, with the arc of said curve to the left, (C1) having a radius of 1,648.00 feet, an arc length of 116.22 feet, a central angle of 04° 02' 26", and a chord bearing and distance of South 67° 24' 08" West – 116.19 feet a to 1/2-inch iron rod with aluminum cap stamped "COG ROW" found at the end of said curve and (L2) South 65° 22' 40" West, a distance of 359.34 feet to a 5/8-inch iron rod with yellow plastic cap stamped "STV" (hereafter referred to as "STV cap") set, for the east corner and **POINT OF BEGINNING** hereof;

THENCE, continuing with the existing R.O.W. line of said Inner Loop and the south line of said 179.2993 acre tract, the following five (5) calls:

1) (L3) **South 65° 22' 40" West,** a distance of **46.39 feet** to a 1/2-inch iron rod with aluminum cap (illegible) found and being the beginning of a curve to the left, for an angle point of the herein described tract;

2) with the arc of said curve to the left, (C2) having a radius of **1,648.00 feet**, an arc length of **612.21 feet**, a central angle of **21° 17' 05"**, and a chord bearing and distance of **South 54° 46' 18" West – 608.70 feet** to a 1/2-inch iron rod found at the end of said curve;

3) (L4) **North 44° 14' 49" West,** a distance of **9.73 feet** to a 1/2-inch iron rod with aluminum cap stamped "COG ROW" found for a corner of the herein described tract and `being the beginning of a curve to the left;

4) with the arc of said curve to the left, (C3) having a radius of **1,658.00 feet**, an arc length of **93.66 feet**, a central angle of **03° 14' 12"**, and a chord bearing and distance of **South 42° 29' 52" West – 93.65 feet** to a calculated point, for the south corner of the herein described tract;

5) (L5) **North 49° 06' 45" West**, a distance of **34.92 feet** to a 5/8-inch iron rod with "STV cap" set on the beginning of a curve to the right, for the west corner of the herein described tract, from which a 1/2-inch iron rod with aluminum cap (illegible) found bears (L6) North 49° 06' 45" West, a distance of 12.60 feet;

THENCE, departing said right-of-way line, through the interior of said 179.2993 acre tract, the following two (2) calls:

1) with the arc of said curve to the right, (C4) having a radius of **1,930.00 feet**, an arc length of **765.87 feet**, a central angle of **22° 44' 11"**, and a chord bearing and distance of **North 55° 07' 23" East – 760.86 feet** to a 5/8-inch iron rod with "STV cap" set for an angle point of the herein described tract and the end of said curve;

2) (L7) **South 24° 37' 41" East**, a distance of **27.95 feet** to the **POINT OF BEGINNING** and containing 0.551 acre of land, more or less.

Basis of Bearings: Bearings are based on the Texas Coordinate System (Central Zone, NAD83), which is based on Trimble's Central Texas GPS Cooperative CORS RTK Network.

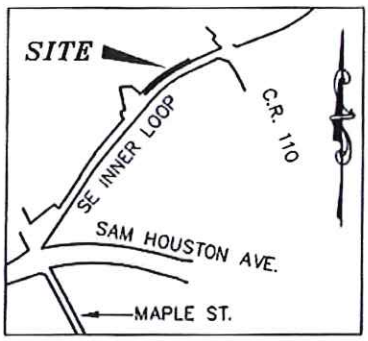
That I, Douglas A. McKoy, a Registered Professional Land Surveyor, do hereby certify that the above description and drawing attached hereto is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

2024.10.01

Douglas A. McKoy, R.P.L.S. No. 5799
STV
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10194125
Project No. 2100704

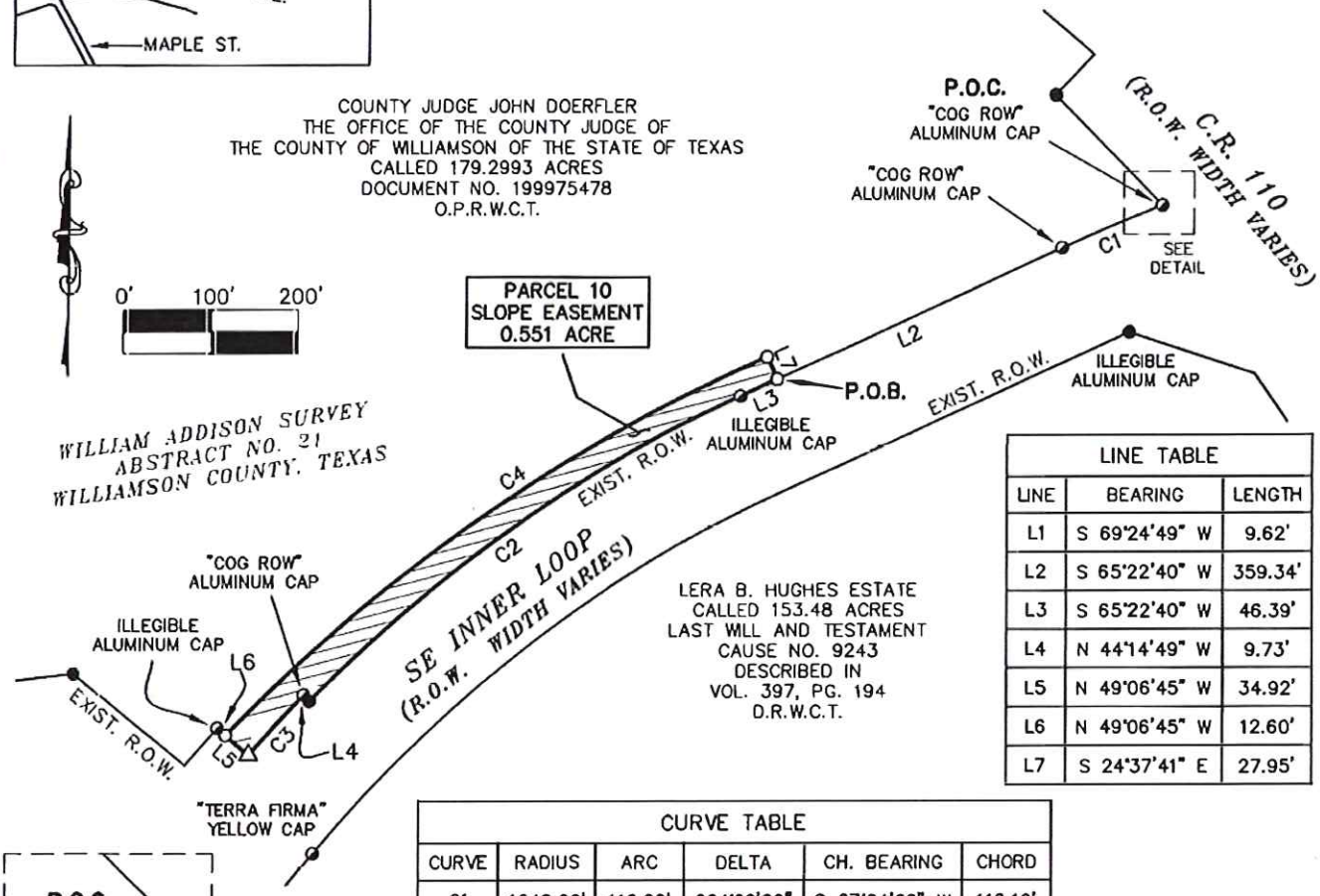
10-01-2024
Date

EXHIBIT "B"



GENERAL NOTES:

1) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
2) BEARINGS ARE BASED ON THE TEXAS CENTRAL ZONE STATE COORDINATE SYSTEM NAD'83 (HARN'93) WHICH IS BASED ON THE TRIMBLE RTKNET.
3) ALL DISTANCES ARE SURFACE DISTANCES.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 69°24'49" W	9.62'
L2	S 65°22'40" W	359.34'
L3	S 65°22'40" W	46.39'
L4	N 44°14'49" W	9.73'
L5	N 49°06'45" W	34.92'
L6	N 49°06'45" W	12.60'
L7	S 24°37'41" E	27.95'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C1	1648.00'	116.22'	004°02'26"	S 67°24'08" W	116.19'
C2	1648.00'	612.21'	021°17'05"	S 54°46'18" W	608.70'
C3	1658.00'	93.66'	003°14'12"	S 42°29'52" W	93.65'
C4	1930.00'	765.87'	022°44'11"	N 55°07'23" E	760.86'

LEGEND

△ = CALCULATED POINT
○ = 5/8" IRON ROD WITH YELLOW CAP STAMPED "STV" SET
◪ = 1/2" IRON ROD WITH CAP "AS NOTED" FOUND
● = 1/2" IRON ROD FOUND
D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T. = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.T. = REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

STATE OF TEXAS REGISTERED DOUGLAS A. McKOY 5799 PROFESSIONAL LAND SURVEYOR

2024.10.01
Douglas A. Mckoy, RPLS NO. 5799

SURVEYED: DECEMBER, 2022

stv
1 Chisholm Trail, Suite 130
Round Rock, Texas 78681 512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPELS 10194125

DRAFT DATE 09-30-2024
DRAWN BY DLM/JLC
DIGITAL FILE P10 - 0.551 AC.DWG
FIELDBOOK 532, 530, 535, 556, 569

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I:\Projects\2100704 - City of Georgetown - SE Inner Loop\PARCELS\P10 - 0.551 AC\P10 - 0.551 AC.dwg 10/01/2024 - 8:51am

EXHIBIT "B"

TITLE COMMITMENT NOTE:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TEXAN TITLE INSURANCE COMPANY, TITLE COMMITMENT GF NO. GT2402880, EFFECTIVE DATE SEPTEMBER 9 2024, ISSUED DATE SEPTEMBER 17, 2024 AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY STV.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: NONE OF RECORD.

TRACT 1:

a. Public Electric Utility Easement dated January 8, 2002, executed by the County Judge of Williamson County, Texas to the City of Georgetown, recorded under Document No. 2002005226, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)

b. Public Electric Utility Easement dated January 8, 2002, executed by the County Judge of Williamson County, Texas to the City of Georgetown, recorded under Document No. 2002005227, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)

c. Electric Easement dated June 9, 2006, executed by Williamson County, Texas to the City of Georgetown, recorded under Document No. 2006048903, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)

d. Wastewater Easement dated June 9, 2006, executed by Williamson County, Texas to the City of Georgetown,recorded under Document No. 2006048904, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)

e. Water & Electric Easement dated June 9, 2006, executed by Williamson County, Texas to the City of Georgetown, recorded under Document No. 2006048905, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)

f. Georgetown Utility Easement dated January 28, 2013, executed by Williamson County, Texas to the City of Georgetown, recorded under Document No. 2013011495, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)

g. Georgetown Utility Easement dated February 12, 2013, executed by Williamson County, Texas to the City of Georgetown, recorded under Document No. 2013018001, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)

h. Utility Easement dated February 6, 2018, executed by Williamson County, Texas to Atmos Energy Corporation, recorded under Document No. 2018033025, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)

i. Above ground Facilities Easement dated December 12, 2023, executed by Williamson County, Texas to Atmos Energy Corporation, recorded under Document No. 2023103888, Official Records, Williamson County, Texas. (MAY OR MAY NOT AFFECT THIS TRACT – DOCUMENT CONTAINS NO METES AND BOUNDS DESCRIPTION AND ONLY A "PRELIMINARY" SKETCH)

j. Drainage Easement dated January 3, 2024, executed by Williamson County, Texas to the City of Georgetown, recorded under Document No. 2024001366, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)

stv
1 Chisholm Trail, Suite 130
Round Rock, Texas 78681 512.248.0065
TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPELS 10194115

DRAFT DATE 09-30-2024
DRAWN BY JLC
DIGITAL FILE P10 – 0.551 AC.DWG
FIELDBOOK 532, 530, 535, 556, 569

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I:\Projects\2100704 – City of Georgetown – SE Inner Loop\PARCELS\P10 – 0.551 AC\P10 – 0.551 AC.dwg 10/01/2024 – 8:52am

GEORGETOWN
TEXAS
more than welcome

November 6, 2025

Sheets & Crossfield, PLLC
309 East Main Street
Round Rock , TX 78664

RE: City of Georgetown's SE Inner Loop Road Improvement
Williamson County Slope Easement conveyance
Per the fully executed Southwestern Boulevard Improvement
Interlocal Agreement between the City and the Conty

Greetings:

Enclosed with this letter is the original City-signed Slope Easement to be executed by Williamson County, pursuant to the attached copy of the Interlocal Agreement.

Please note that the City of Georgetown's Assistant City Attorney, Andrew Culpepper and Adam Hill have both reviewed and approved the enclosed Easement document.

Once the County executes the Easement document, I can pick it up and record it and can send you a copy for your records.

Please call me or email me with any questions you may have about this matter.

Thank you.

Juan Rodriguez

Juan C. Rodriguez, SR/WA
Real Estate Program Manager
City of Georgetown, Texas
809 Martin Luther King, Jr. Street
Georgetown, TX 78626
JuanCarlos.Rodriguez@georgetowntexas.gov

INTERLOCAL AGREEMENT
REGARDING THE DEVELOPMENT OF THE WILLIAMSON COUNTY HEADQUARTER PROPERTY AND DESIGN AND CONSTRUCTION OF SOUTHWESTERN BLVD. AND THE SOUTHEAST INNER LOOP AND RELATED INFRASTRUCTURE

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

THIS INTERLOCAL AGREEMENT ("**Agreement**") is entered into between the City of Georgetown, Texas, a Texas municipal corporation (the "**City**") and Williamson County, a political subdivision of the State of Texas (the "**County**"). In this Agreement, the City and the County are sometimes individually referred to as "**a Party**" and collectively referred to as "**the Parties**".

WHEREAS, V.T.C.A., Government Code, Chapter 791, the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefit of the parties;

WHEREAS, as part of the County's ongoing facility plan that includes relocating certain services from downtown Georgetown, the County is developing a new headquarters building and other County facilities on an existing approximate 170.8483 acre tract of land located at the northwest corner of Southeast Inner Loop and Southwestern Boulevard ("Wilco HQ Property") as further depicted in **Exhibit "A"**;

WHEREAS, the City desires to facilitate the relocation of County facilities and the construction of a new headquarters facility, additions to the Williamson County Juvenile Justice Facility, and improvements to the floodplain within and near the property that will provide public services benefiting the residents of the City and the County as further depicted in the concept plan shown on **Exhibit "B"**;

WHEREAS, the City is in the process of designing and constructing the expansion of Southwestern Blvd from Raintree Dr. to Southeast Inner Loop, the approximate location being shown on **Exhibit "C"** and as further described herein, (the "Southwestern Blvd Project") and

WHEREAS, the City is the process of designing and constructing the expansion of Southeast Inner Loop from FM1460 to SH29, the approximate location being shown on **Exhibit "D"** and as further described herein, (the "Southeast Inner Loop Project") and

WHEREAS, the County desires to facilitate the Southwestern Blvd and Southeast Inner Loop Projects including design and construction of certain improvements benefiting the Wilco HQ Property;

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises and agreements of the Parties contained in this Agreement, the Parties agree as follows:

I.
PURPOSE

1.01 General. The purpose of this Agreement is to provide for the City and County's participation in the design and construction of the Southwestern Blvd. Project and the Southeast Inner Loop Project, and to facilitate the development of the Wilco HQ Property.

II.
WILLIAMSON COUNTY HEADQUARTERS PROPERTY DEVELOPMENT

2.01 Platting. A plat will not be required for the development of the Wilco HQ Property so long as the County ROW dedications provided for in Section 2.04 of this Agreement occur.

2.02 Zoning Regulations. The Wilco HQ Property is currently zoned PF (Public Facility) and the County shall develop in accordance with the regulations applicable to PF Zoning. The County has submitted a request for zoning variances to allow for a building height of up to 60 feet which was approved by the City's Zoning Board of Adjustment on November 21, 2023.

2.03 Permitting and Inspections. The County shall obtain all permits required by the City's adopted building and fire codes for development of the Wilco HQ Property. The City agrees to expedite its review of those permits and if applicable, expedite any required inspections. The County may accomplish all plan review requirements for code compliance of all adopted building and fire codes through a third-party professional engineering firm. The County may contract with a third-party inspector to perform required inspections related to building and fire inspections, subject to the City's approval of the selected inspector. All inspections and reviews provided by a third-party must be provided to the City as part of the required building and fire code permits.

2.04 County ROW Dedication. Within seven days of the Effective Date of this Agreement, the County shall dedicate to the City approximately 3.233 acres of Southwestern Blvd right-of-way and approximately 0.2252 acres of drainage easement, as further described in **Exhibit "E"**. Within 14 days of receiving the metes and bounds legal description and sketch from the City, the County shall additionally dedicate to the City approximately 0.67 acres of right-of-way adjacent to Inner Loop Road as further described in **Exhibit "F"** to facilitate the Southeast Inner Loop Project.

2.05 City ROW Dedication. Within seven days of the Effective Date of this Agreement, the City shall dedicate to the County approximately 4.0 acres of right-of-way located at the Mankins site, as further described in Exhibit "G" for the Corridor C project.

2.06 **Easement Forms**. All easements conveyed to the City must be in the form posted by the City on the City's website at https://realestate.georgetown.org/, which may be modified only with prior City Attorney approval. As to any easement in favor of the City for which there is no template or form posted on the City's website, the term "Approved Form" shall mean a document in the form pre-approved by the City Attorney.

III.
SOUTHWESTERN BLVD AND SOUTHEAST INNER LOOP PROJECTS

3.01 General. The City is currently designing and will construct the Southwestern Blvd Project for the expansion of Southwestern Blvd from Raintree Dr. to Southeast Inner Loop. The City shall be responsible for all the design and construction services associated with the Southwestern Blvd Project and shall include the County Improvements as further defined below in the scope of the Southwestern Blvd Project, subject to the County's ROW Dedication and a Three Million Dollar ($3,000,000) contribution to the planning, design, and ROW acquisition phases of the Southeast Inner Loop Project (the "County Contribution"). The County Contribution does not impact the Williamson County's twenty-million dollar ($20,000,000) commitment to the Southeast Inner Loop Project that was part of the 2023 road bond election. Subject to the Texas Prompt Payment Act, the County will remit the payment of the County Contribution

to the City within thirty (30) days after the City receives 60% design plans for the Southeast Inner Loop Project and submits an invoice to the County. The City shall commence or cause commencement of construction of the Southwestern Blvd Project no later than October 1, 2024, and the Southeast Inner Loop Project no later than December 31, 2026.

3.02 County Improvements. The City shall be responsible for the design and construction of the following County Improvements as part of its Southwestern Blvd Project and Southeast Inner Loop Project as conceptually shown on **Exhibit "H"** and described below:

1. One driveway from Southwestern Blvd into the Wilco HQ Property, also called Tracey Chambers Lane;

2. Right and left turn lanes from Southwestern Blvd into the Wilco HQ Property driveway;

3. A dedicated right turn lane from Southwestern Blvd to Southeast Inner Loop;

4. Traffic signal at the intersection of SE Inner Loop and Southwestern Blvd;

5. Water and wastewater utility extension along Southwestern Blvd and a water utility extension along Inner Loop Road at locations acceptable to the County; and

6. Expanded drainage improvements on Southwestern Blvd ROW to accommodate a portion of the stormwater currently traversing the Wilco HQ Property.

IV.
DISPUTES

4.01 Material Breach; Notice and Opportunity to Cure.

(a) In the event that one Party believes that another Party has materially breached one of the provisions of this Agreement, the non-defaulting Party will make written demand to cure and give the defaulting Party up to 30 days to cure such material breach or, if the curative action cannot reasonably be completed within 30 days, the defaulting Party will commence the curative action within 30 days and thereafter diligently pursue the curative action to completion. Notwithstanding the foregoing, any matters specified in the default notice which may be cured solely by the payment of money must be cured within 10 days after receipt of the notice. This applicable time period must pass before the non-defaulting Party may initiate any remedies available to the non-defaulting party due to such breach.

(b) Any non-defaulting Party will mitigate direct or consequential damage arising from any breach or default to the extent reasonably possible under the circumstances.

(c) The Parties agree that they will negotiate in good faith to resolve any disputes and may engage in non-binding mediation, arbitration or other alternative dispute resolution methods as recommended by the laws of the State of Texas.

4.02 Equitable Relief. In recognition that failure in the performance of the Parties' respective obligations could not be adequately compensated in money damages alone, the Parties agrees that after providing notice and an opportunity to cure in accordance with Section 4.01 above, the Parties shall have the right to request any court, agency or other governmental authority of appropriate jurisdiction to grant any and all remedies which are appropriate to assure conformance to the provisions of this Agreement. The

defaulting Party shall be liable to the other for all costs actually incurred in pursuing such remedies, including reasonable attorney's fees, and for any penalties or fines as a result of the failure to comply with the terms including, without limitation, the right to obtain a writ of mandamus or an injunction requiring the governing body of the defaulting party to levy and collect rates and charges or other revenues sufficient to pay the amounts owed under this Agreement.

4.03 Agreement's Remedies Not Exclusive. The provisions of this Agreement providing remedies in the event of a Party's breach are not intended to be exclusive remedies. The Parties retain, except to the extent released or waived by the express terms of this Agreement, all rights at law and in equity to enforce the terms of this Agreement.

V.
GENERAL PROVISIONS

5.01 Authority. This Agreement is made in part under the authority conferred in Chapter 791, *Texas Government Code*.

5.02 Term. This Agreement shall commence upon execution of this Agreement and shall end upon the completion of the Southwestern Boulevard Project and Southeast Inner Loop Project and acceptance of the public improvements by Georgetown.

5.03 Severability. The provisions of this Agreement are severable and, if any provision of this Agreement is held to be invalid for any reason by a court or agency of competent jurisdiction, the remainder of this Agreement will not be affected and this Agreement will be construed as if the invalid portion had never been contained herein.

5.05 Payments from Current Revenues. Any payments required to be made by a Party under this Agreement will be paid from current revenues or other funds lawfully available to the Party for such purpose.

5.06 Cooperation. The Parties agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement.

5.07 Entire Agreement. This Agreement contains the entire agreement of the Parties regarding the subject matter hereof and supersedes all prior or contemporaneous understandings or representations, whether oral or written, regarding the subject matter and only relates to those portions of the Southwest Bypass Project and Southeast Inner Loop shown in the Exhibits attached hereto as Exhibits "A" through "H".

5.08 Amendments. Any amendment of this Agreement must be in writing and will be effective if signed by the authorized representatives of the Parties.

5.09 Applicable Law; Venue. This Agreement will be construed in accordance with Texas law. Venue for any action arising hereunder will be in Williamson County, Texas.

5.10 Notices. Any notices given under this Agreement will be effective if (i) forwarded to a Party by hand-delivery; (ii) transmitted to a Party by confirmed telecopy; or (iii) deposited with the U.S. Postal Service, postage prepaid, certified, to the address of the Party indicated below:

GEORGETOWN: P.O. Box 409, Georgetown, Texas 78627

Attn: City Manager
Telephone: (512) 930-3652
Facsimile: (512) 930-3559
Email: david.morgan@georgetown.org

COUNTY: 710 S. Main Street, Georgetown, Texas 78626
Attn: William Gravell, Jr.
Telephone: (512) 943-1550
Facsimile: (512) 943-1662

5.11 Counterparts; Effect of Partial Execution. This Agreement may be executed simultaneously in multiple counterparts, each of which will be deemed an original, but all of which will constitute the same instrument.

5.12 Authority. Each Party represents and warrants that it has the full right, power and authority to execute this Agreement.

5.13 No Joint Venture. This agreement does not contemplate the creation of any joint venture, partnership or similar business relationship between the Parties.

5.14 Effective Date. This Agreement is executed to be effective on the date the last Party signs this Agreement.

(signatures on following page)

CITY OF GEORGETOWN, TEXAS

By: _____
Josh Schroeder, Mayor

ATTEST:

By: _____
Robyn Densmore, City Secretary

APPROVED AS TO FORM:

By: _____
Skye Masson, City Attorney

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

THIS INSTRUMENT was acknowledged before me on this 12 day of December, 2023, by Josh Schroeder as Mayor of the City of Georgetown, a Texas home-rule city, on behalf of said city.

_____
Notary Public, State of Texas

KAREN FROST
Notary ID # 1053608-4
My Commission Expires
May 24, 2024

WILLIAMSON COUNTY, TEXAS

By: Bill Gravell (Dec 13, 2023 10:44 CST)
William Gravell, Jr., County Judge

ATTEST:

By: Nancy E. Rister
Nancy Rister, County Clerk

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

THIS INSTRUMENT was acknowledged before me on this 13th day of December, 2023, by William Gravell, Jr., County Judge of Williamson County, Texas, on behalf of said County.

ANDREA L. SCHIELE
Notary Public, State Of Texas
Notary ID# 126562040
Comm. Exp. 02-23-2025

Notary Public, State of Texas

EXHIBITS

Exhibit A – Wilco HQ Property Location

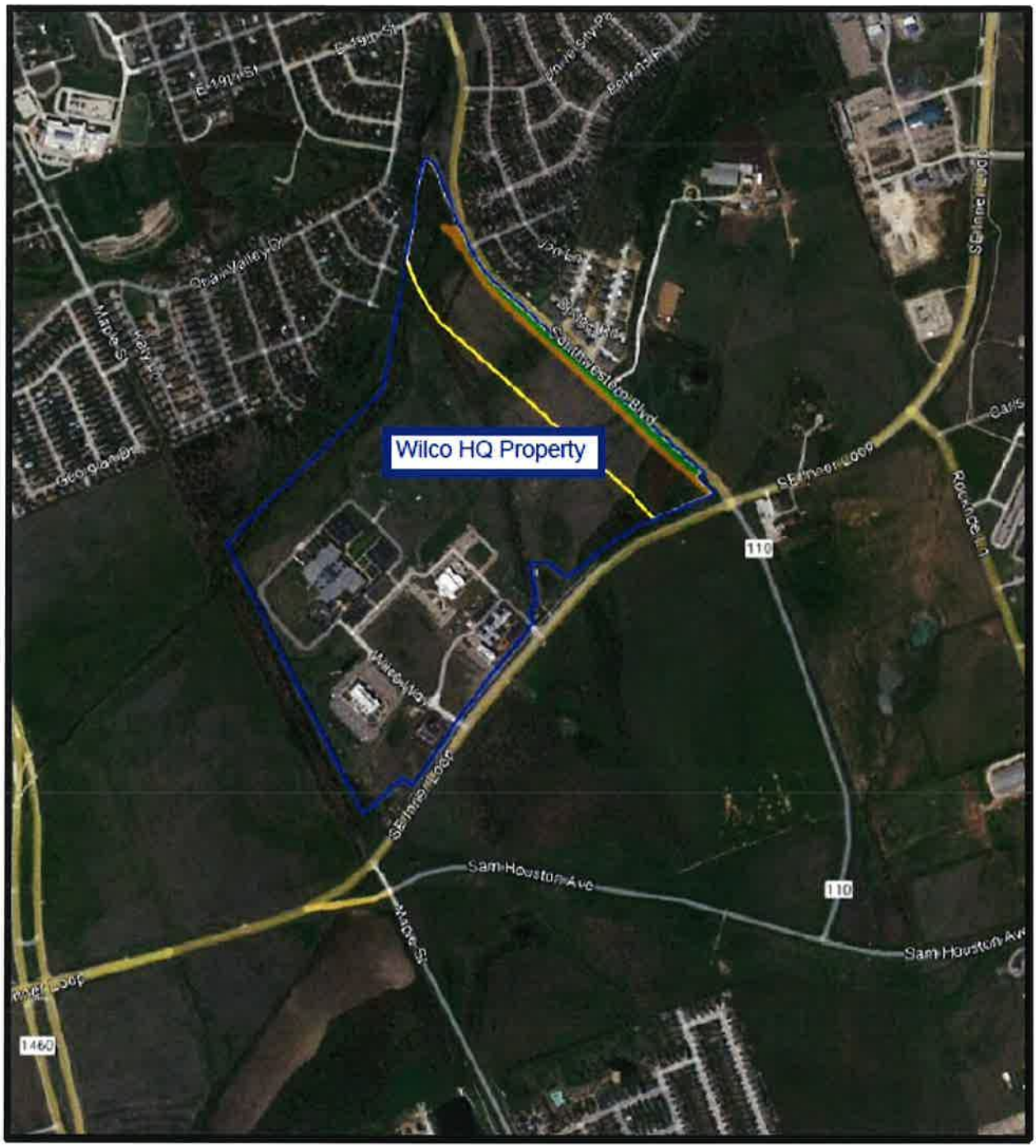


Exhibit B – Wilco HQ Facility Site Plan

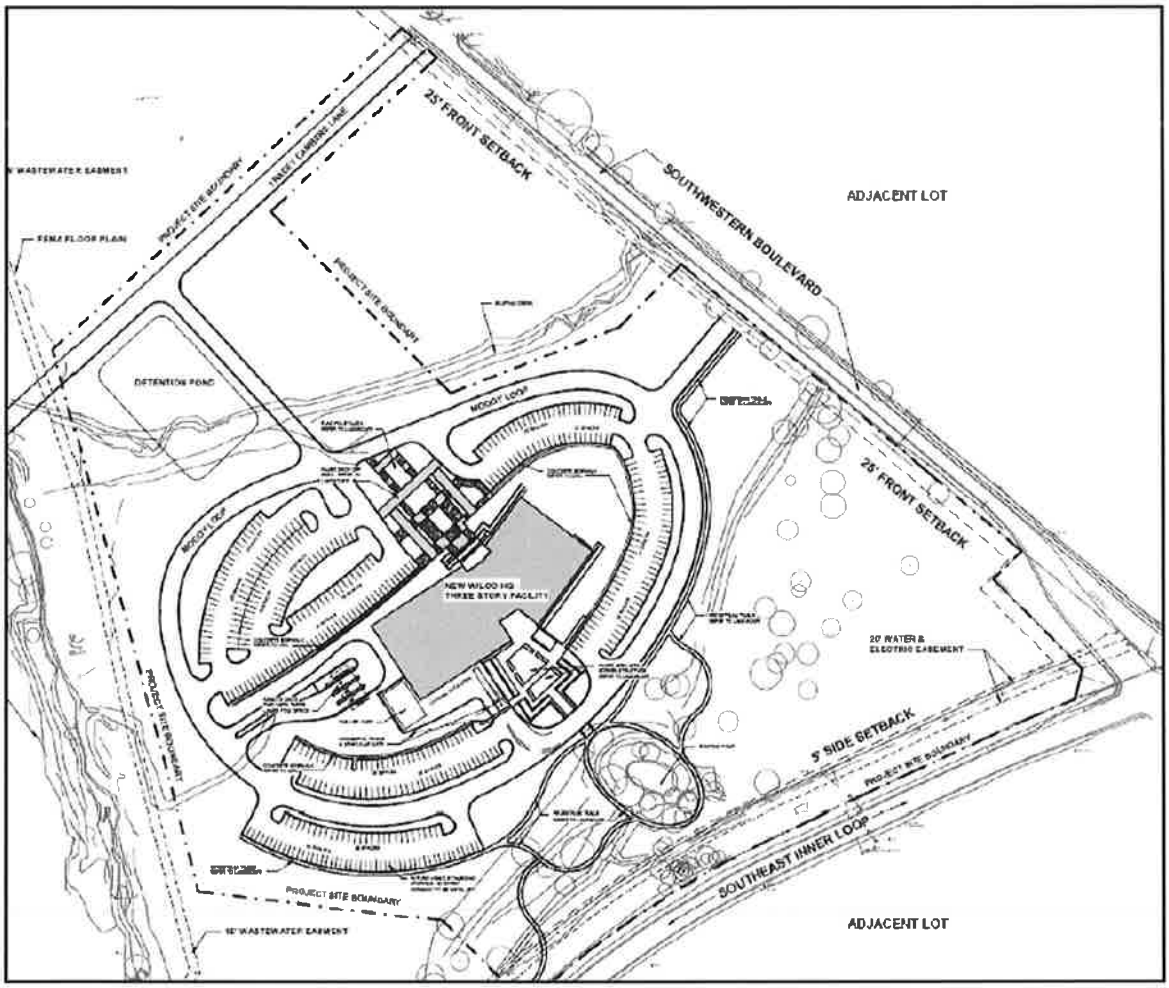


Exhibit C– Southwestern Blvd. Location Map

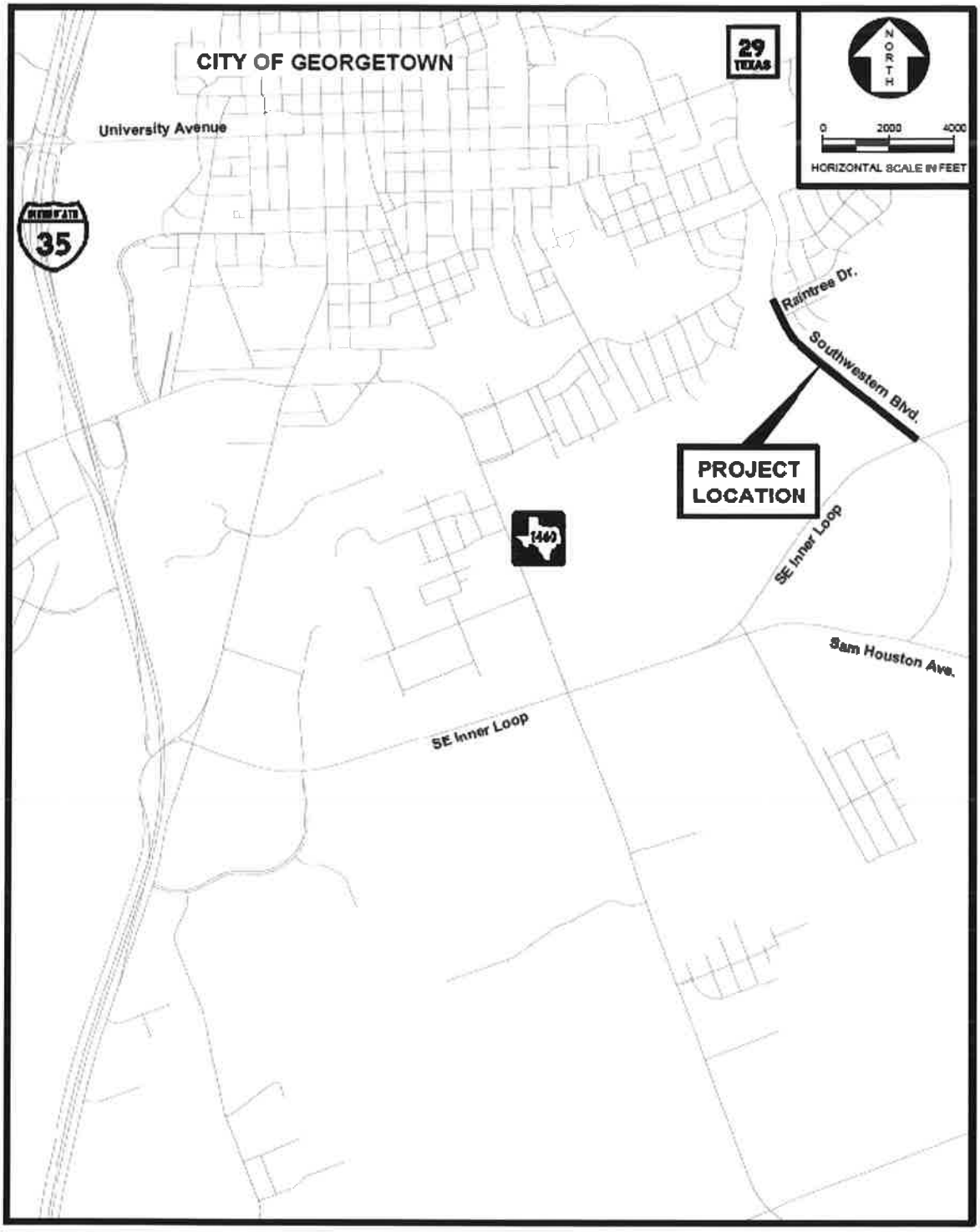


Exhibit D – SE Inner Loop Project

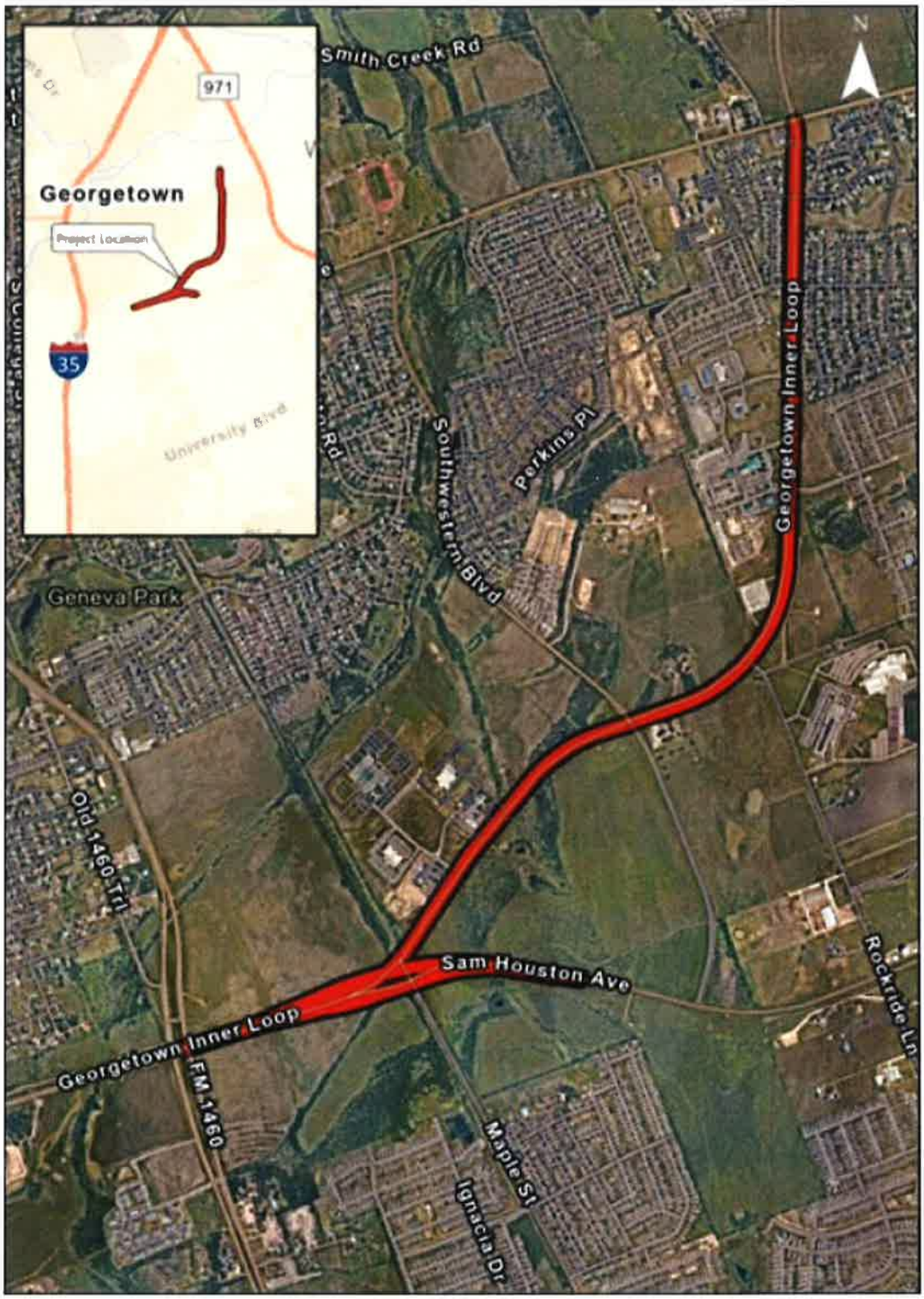


Exhibit E - County ROW Dedication

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

May 25, 2023

Surveyor's Field Notes for:

3.233 Acres, situated in the **William Addison Survey, Abstract 21,** Williamson County, Texas, being a portion of a called 179.2993 acre tract conveyed County Judge John Doefler, in his official capacity, and to his successors in the office of the County Judge of the County of Williamson of the State of Texas in Document No. 199975478, Official Public Records of Williamson County, Texas, and being more particularly described as follows:

Beginning at a ½" iron rod with aluminum cap stamped "COG ROW" found at the northeast corner of a called 0.481 acre tract conveyed to the City of Georgetown in Document No. 2011018248, of said official public records, being the southern line of Southwestern Boulevard, same being the eastern line of said 179.2993 acre tract, for the southeast corner of the herein described tract;

Thence, in a southerly direction, with the north line of said 0.481 acre tract, over and across said 179.2993 acre tract, **S 44°02'32" W., 63.75 feet,** *(Deed S 43°51'38" E., 63.74 feet – Doc. No. 2011018248),* to a ½" iron rod with aluminum cap stamped "COG ROW" found at the northwest corner of said 0.481 acre tract, for the southwest corner of the herein described tract, from which a ½" iron rod with aluminum cap stamped "COG ROW" found at the intersection of the southern line of said Southwestern Boulevard and the north line of S.E. Inner Loop, being a corner of a called 5.728 acre tract conveyed to the City of Georgetown in Document No. 2019065521, of said official public records, bears *S 44°46'14" E., 176.50 feet;*

Thence, in a northerly direction, the following courses and distances follow:

1. **N 50°19'26" W., 429.74 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
2. **N 49°41'54" W., 600.04 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
3. **N 49°37'29" W., 750.07 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
4. **N 48°43'18" W., 63.78 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
5. **N 49°06'52" W., 112.06 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
6. **N 46°06'27" W., 98.71 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
7. **N 42°31'03" W., 78.20 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
8. **N 40°07'39" W., 97.33 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
9. **N 36°24'47" W., 181.61 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
10. **N 36°40'11" W., 20.57 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
11. **N 33°05'47" W., 11.41 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
12. **N 26°59'16" W., 44.63 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
13. **N 24°34'42" W, 42.65 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
14. **N 22°38'56" W., 59.20 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
15. **N 17°05'21" W., 26.21 feet,** to a 5/8" iron rod with cap stamped "ACS" set;
16. **N 11°51'37" W., 89.04 feet,** to a 5/8" iron rod with cap stamped "ACS" set, for the northwest corner of the herein described tract;

Thence, in an easterly direction, **N 69°14'54" E., 8.64 feet,** to a mag nail set on the southwestern line of said Southwestern Boulevard, same being the eastern line of said 179.2993 acre tract, for the northeast corner of the herein described tract, from which a 5/8" iron rod found at a corner of said 179.2993 acre tract bears *N 24°35'20" W., 389.36 feet;*

Surveyor's Field Notes for 3.233 Acres cont.:

Thence, in a southerly direction, with the southwestern line of said Southwestern Boulevard, same being the eastern line of said 179.2993 acre tract, the following courses and distances follow:

1. **S 24°35'20" E., 319.52 feet,** *(Deed S 21°00'17" E., 717.82 feet),* to a ½" iron rod found;
2. **S 36°07'02" E., 104.48 feet,** *(Deed S 32°38' 17" E., 104.72 feet),* to a 5/8" iron rod found;
3. **S 43°33'31" E., 94.81 feet,** *(Deed S 40°10'34" E., 94.85 feet),* to a ½" iron rod found;
4. **S 50°05'40" E., 2175.25 feet,** *(Deed S 46°29'51" E., 2460.66 feet),* to the **Point of Beginning** and containing 3.233 Acres of Land.

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.

This metes and bounds description is to accompany a Surveyors Sketch of the herein described 3.233 acres of land.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed May 25, 2023

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT
TX. Firm Lic. No. 10023600
server/projects /pro230000/230600/230629/230629-ROW.doc

Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

5.25.2023

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

May 25, 2023

Surveyor's Field Notes for:

0.2252 Acre, situated in the **William Addison Survey, Abstract 21,** Williamson County, Texas, being a portion of a called 179.2993 acre tract conveyed County Judge John Doefler, in his official capacity, and to his successors in the office of the County Judge of the County of Williamson of the State of Texas in Document No. 199975478, Official Public Records of Williamson County, Texas, and being more particularly described as follows:

Commencing at a ½" iron rod found at a corner of said 179.2993 acre tract, being the southwestern line of Southwestern Boulevard;

Thence, in a northerly direction, with the eastern line of said 179.2993 acre tract, same being the southwestern line of said Southwestern Boulevard, *N 24°35'20" W., 319.52 feet,* to a mag nail set, from which a 5/8" iron rod found at a corner of said 179.2993 acre tract bears *N 24°35'20" W., 398.36 feet;*

Thence, over and across said 179.2993 acre tract, *S 69°14'54" W., 8.64 feet,* to a 5/8" iron rod with cap stamped "ACS" set, for the **Point of Beginning** and the northeast corner of the herein described tract;

Thence, in a southerly direction, the following courses and distances follow:

1. **S 11°51'37" E., 89.04 feet,** to a calculated point;
2. **S 17°05'21" E., 21.96 feet,** to a calculated point, for the southeast corner of the herein described tract;

Thence, in a generally westerly direction, the following courses and distances follow:

1. **N 63°33'54" W., 80.67 feet**, to a calculated point, for an interior corner of the herein described tract;
2. **S 68°42'42" W., 44.71 feet,** to a calculated point, for the most southerly southwest corner of the herein described tract;

Thence, in a northerly direction, the following courses and distances follow:

1. **N 38°32'00" W., 56.28 feet,** to a calculated point, for the most westerly southwest corner of the herein described tract;
2. **N 14°46'48" E., 50.00 feet,** to a calculated point, for the northwest corner of the herein described tract;

Thence, in an easterly direction, the following courses and distances follow:

1. **S 75°13'12" E., 74.24 feet,** to a calculated point, for an interior corner of the herein described tract;
2. **N 69°15'13" E., 42.41 feet,** to the **Point of Beginning** and containing 0.2252 Acre of Land.

Surveyor's Field Notes for 0.2252 Acre cont.:

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.

This metes and bounds description is to accompany a Surveyors Sketch of the herein described 0.2252 acre of land.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed May 25, 2023

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT
TX. Firm Lic. No. 10023600
server/projects /pro230000/230600/230629/230629-DE.doc

5.25.2023

Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

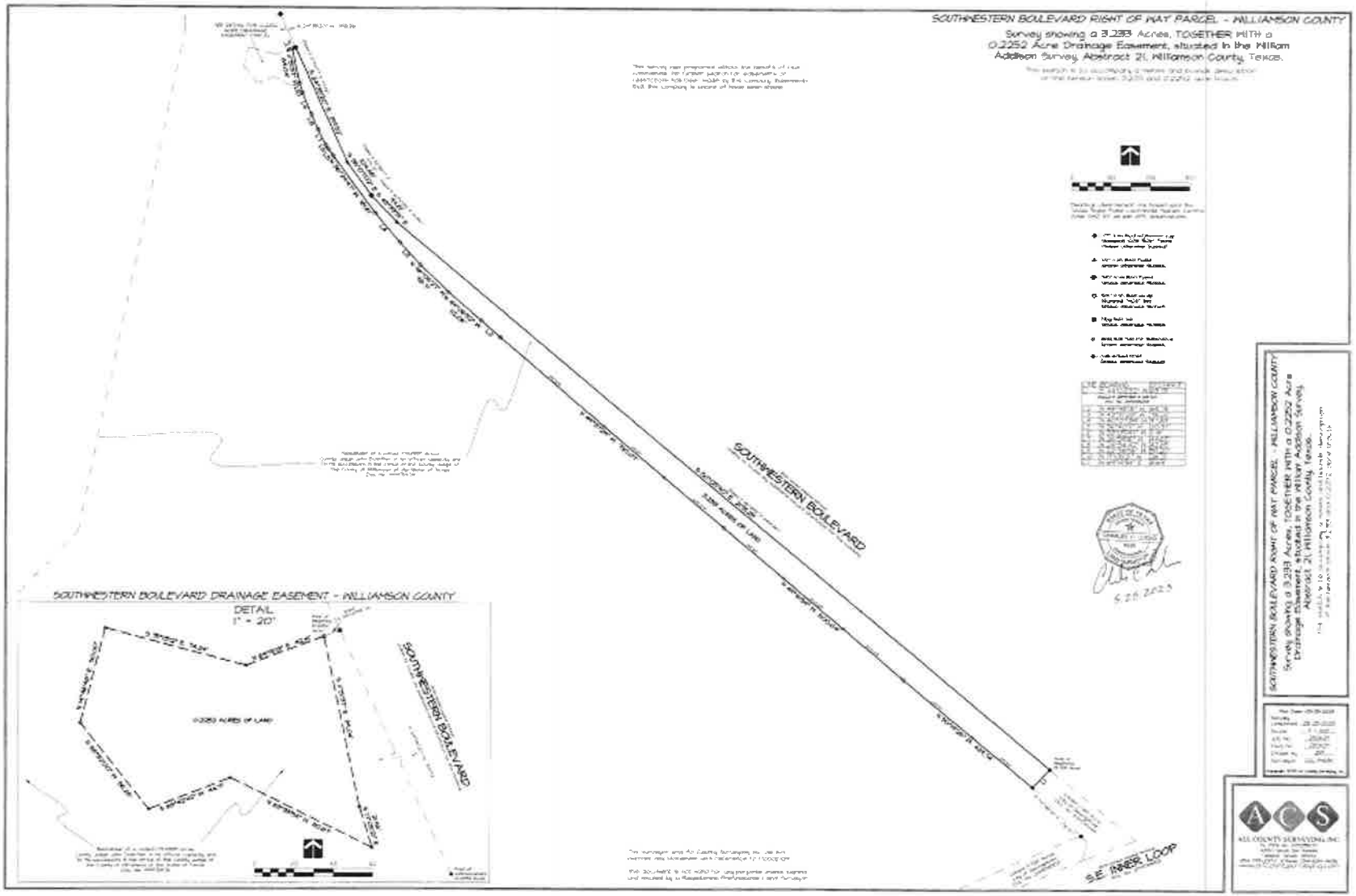

SOUTHWESTERN BOULEVARD RIGHT OF WAY PARCEL - WILLIAMSON COUNTY
Survey showing a 3.293 Acres, TOGETHER WITH a
0.2252 Acre Drainage Easement, situated in the William
Addison Survey, Abstract 21, Williamson County, Texas.
SOUTHWESTERN BOULEVARD
SOUTHWESTERN BOULEVARD DRAINAGE EASEMENT - WILLIAMSON COUNTY
DETAIL
1" = 20'
0.2252 ACRES OF LAND
SOUTHWESTERN BOULEVARD
S.E. INNER LOOP
6.26.2025
SOUTHWESTERN BOULEVARD RIGHT OF WAY PARCEL - WILLIAMSON COUNTY
Survey showing a 3.293 Acres, TOGETHER WITH a 0.2252 Acre
Drainage Easement, situated in the William Addison Survey,
Abstract 21, Williamson County, Texas.
ACS
ALL COUNTY SURVEYING, INC.

Exhibit F – County ROW Dedication – Along Southeast Inner Loop

Exhibit G: City ROW Dedication

County: Williamson
Parcel: 14
Project: Corridor C

July 17, 2019

EXHIBIT____
PROPERTY DESCRIPTION FOR PARCEL 14

DESCRIPTION OF A 3.920 ACRE (170,732 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN F. FERGUSEN SURVEY, ABSTRACT NO. 231 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION 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, SAID 3.920 ACRE (170,732 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod with plastic cap stamped "RPLS 1847" found in the existing southwesterly Right-of-Way (ROW) line of County Road (C.R.) 100 (50' ROW width), being the northeasterly corner of said 33.16 acre tract, same being the southeasterly corner of the remainder of that called 144.83 acre tract of land 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, with the common boundary line of said 33.16 acre tract and said remainder of the 144.83 acre tract, S 73°13'22" W for a distance of 1559.80 feet to an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10207408.18, E=3160477.09 TxSPC Zone 4203) set 194.20 feet right of proposed Corridor C baseline station 251+82.17 in the proposed easterly ROW line of said Corridor C, for the northeasterly corner and **POINT OF BEGINNING** of the herein described tract;

1) **THENCE**, departing said remainder of the 144.83 acre tract, through the interior of said 33.16 acre tract, with said proposed easterly ROW line, along a curve to the left, having a delta angle of **14°32'08"**, a radius of **2007.00** feet, passing at an arc distance of 434.16 feet an iron rod with aluminum cap stamped "REF WITNESS ROW 4933" set 195.18 feet right of proposed Corridor C baseline station 247+05.87 and continuing for an arc length of **509.16** feet and a chord which bears **S 21°14'26" W** for a distance of **507.79** feet to a calculated point 195.34 feet right of proposed Corridor C baseline station 246+23.56 in the southerly boundary line of said 33.16 acre tract, same being in the approximate centerline of Mankin's Branch, also being the northerly boundary line 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, for the southeasterly corner of the herein described tract;

THENCE, departing said proposed easterly 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:

2) **N 64°45'37" W** for a distance of **43.92** feet to the calculated angle point;

3) **S 85°37'01" W** for a distance of **169.96** feet to a calculated angle point;

4) **S 76°42'03" W** for a distance of **202.77** feet to a calculated point 193.00 feet left of proposed Corridor C baseline station 244+96.00 in the proposed westerly ROW line of said Corridor C, for the southwesterly corner of the herein described tract;

THENCE, departing said remainder of Tract 2, same being the approximate centerline of said Mankin's Branch, through the interior of said 33.16 acre tract, with the proposed westerly ROW line of said Corridor C, the following three (3) courses:

5) Along a curve to the right, having a delta angle of **03°29'18"**, a radius of **2393.00** feet, an arc length of **145.69** feet and a chord which bears **N 12°30'58" E** for a distance of **145.67** feet to an iron rod with aluminum cap stamped "ROW 4933" set 193.00 feet left of proposed Corridor C baseline station 246+29.94, for a point of non-tangency;

6) **N 75°44'23" W** for a distance of **30.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set 223.00 feet left of proposed Corridor C baseline station 246+29.94, for the beginning of a non-tangent curve to the right;

7) Along said non-tangent curve to the right, having a delta angle of **05°05'35"**, a radius of **2423.00** feet, an arc length of **215.38** feet and a chord which bears **N 16°48'24" E** for a distance of **215.31** feet to an iron rod with aluminum cap stamped "ROW 4933" set 223.00 feet left of proposed Corridor C baseline station 248+25.50, being in the common boundary line of said 33.16 acre tract and said remainder of the **144.83** acre tract, for the northwesterly corner of the herein described tract, and from which, the calculated westerly corner of said 33.16 acre tract, same being an angle point in the southerly boundary line of said remainder of the 144.83 acre tract, same being in the northerly boundary line of said remainder of Tract 2, being in the approximate centerline of said Mankin's Branch bears S 73°13'22" W for a distance of 526.07 feet;

8) **THENCE,** departing said proposed westerly ROW line, with said common boundary line, **N 73°13'22" E** for a distance of **649.11** feet to the **POINT OF BEGINNING**, containing 3.920 acre, (170,732 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 — 3 DEC 2019

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

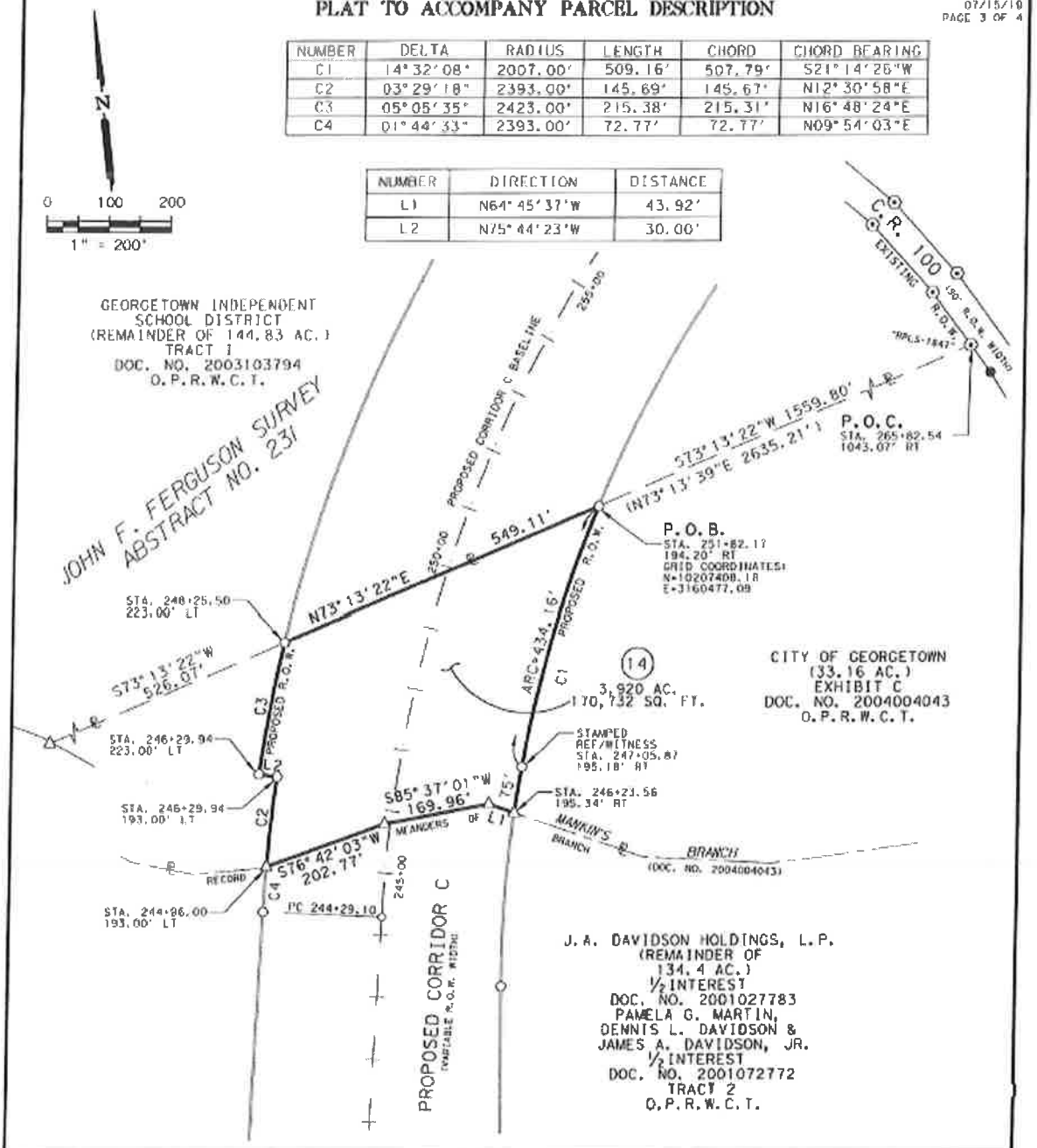
EXHIBIT "___"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

07/15/19
PAGE 3 OF 4

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	14°32'08"	2007.00'	509.16'	507.79'	S21°14'26"W
C2	03°29'18"	2393.00'	145.69'	145.67'	N12°30'58"E
C3	05°05'35"	2423.00'	215.38'	215.31'	N16°48'24"E
C4	01°44'33"	2393.00'	72.77'	72.77'	N09°54'03"E

NUMBER	DIRECTION	DISTANCE
L1	N64°45'37"W	43.92'
L2	N75°44'23"W	30.00'



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

CITY OF GEORGETOWN

PARCEL 14

SCALE		PROJECT
1" = 200'	WILLIAMSON COUNTY	CORRIDOR C

EXHIBIT "___"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

07/15/19
PAGE 4 OF 4

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	℄	CENTER LINE
□	IRON ROD FOUND W/TXDOT ALUMINUM CAP	℔	PROPERTY LINE
●	½" IRON ROD FOUND UNLESS NOTED	( )	RECORD INFORMATION
⊙	½" 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 3DEC 2019

DATE:

STATE OF TEXAS REGISTERED M. STEPHEN TRUESDALE 4933 PROFESSIONAL LAND SURVEYOR

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

	ACRES	SQUARE FEET
ACQUISITION	3.920	170,732
CALC/DEED AREA	33.16	1,444,450
REMAINDER AREA	29.24	1,273,718

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

CITY OF GEORGETOWN

SCALE		PROJECT
1" = 200'	WILLIAMSON COUNTY	CORRIDOR C

PARCEL 14

S:\WORK\PROJECTS\CORRIDOR C\PARCELS\PARCEL 14-CITY.dgn

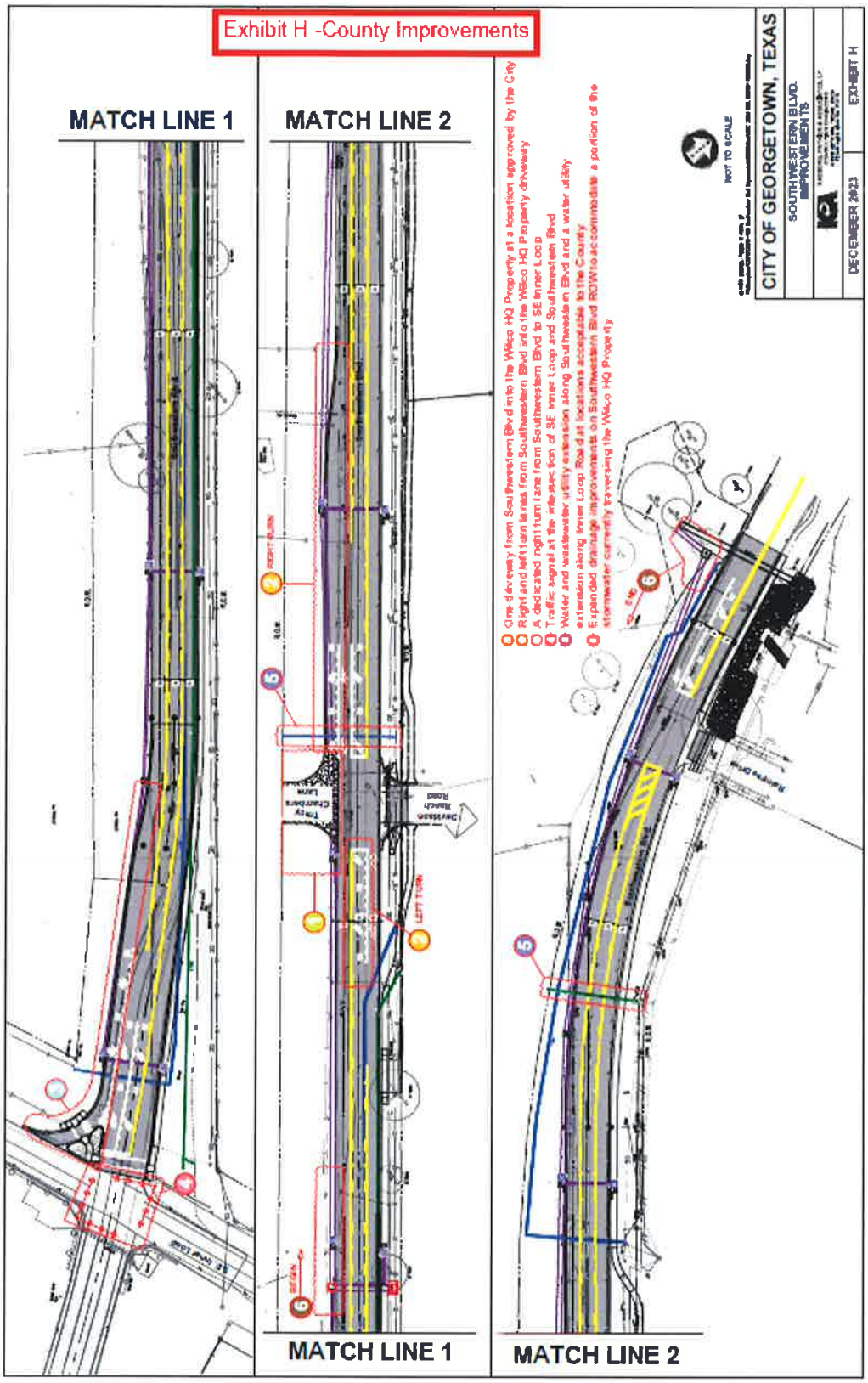


Exhibit H -County Improvements
MATCH LINE 1
MATCH LINE 2
MATCH LINE 1
MATCH LINE 2
CITY OF GEORGETOWN, TEXAS
SOUTHWESTERN BLVD.
IMPROVEMENTS
DECEMBER 2023
EXHIBIT H
NOT TO SCALE
One driveway from Southwestern Blvd into the Wilco HQ Property at a location approved by the City
Right and left turn lanes from Southwestern Blvd into the Wilco HQ Property driveway
A dedicated right turn lane from Southwestern Blvd to SE Inner Loop
Traffic signal at the intersection of SE Inner Loop and Southwestern Blvd
Water and wastewater utility extension along Southwestern Blvd and a water utility extension along Inner Loop Road at locations acceptable to the County
Expanded drainage improvements on Southwestern Blvd ROW to accommodate a portion of the stormwater currently traversing the Wilco HQ Property

Commissioners Court - Regular Session **32.**

Meeting Date: 01/13/2026

Seward Junction N Loop Relocation Claim

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a claim for relocation expenses with Roy Wolf as a result of the right of way acquisition necessary for the Seward Junction N Loop project (Parcel 15).

Public Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

claim

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:27 AM
Form Started By: Don Childs		Started On: 01/06/2026 09:14 AM
Final Approval Date: 01/07/2026		

CLAIM FOR ACTUAL MOVING EXPENSES

Print or Type All Information

1. Name of Claimant(s) Roy Wolff	Parcel No: 15	County: Williamson
		Project: Seward Junction

☐ Residence ☐ Business ☐ Farm ☐ Nonprofit ☐ Sign ☒ Other, Water Spigot and Water Line Extension

2. Address of Property Acquired by Williamson County: 540 CR 258 Liberty Hill, Texas 78642 Claimant's Telephone No.: [redacted] Email [redacted]n	3. Address Moved To: Remainder Property
4. Occupancy of Property Acquired by Williamson County: From (Date): 1980 To (Date of Move): 12/04/2025 ☒ Owner/Occupant ☐ Tenant	5. Distance Moved: 50 feet 7. Mover's Name and Address: Minnix Plumbing and Air Conditioning 254-535-6730

6. Controlling Dates	Mo.	Day	Yr.
a. First Offer in Negotiation	11	14	2024
b. Date Property Acquired	07	22	2025
c. Date Required to Move	12	31	2025

8. Property Storage (attach explanation)
From (Date): N/A To (Date of Move): N/A

Place Stored (Name and Address):
N/A

10. Temporary Lodging (attach explanation)
From (Date): N/A To (Date of Move): N/A

9. Amount of Claim:	
a. Moving Expenses	$6,428.57
b. Reestablishment Expenses	$
c. Searching Expenses	$
d. Tangible Property Loss	$
e. Storage	$
f. Temporary Lodging	$
g. Total Amount	**$6,428.57**

11. All amounts shown in Block 9 were necessary and reasonable and are supported by attached receipts. Payment of this claim is requested. I certify that I have not submitted any other claim for, or received reimbursement for, an item of expense in this claim, and that I will not accept reimbursement or compensation from any other source for any item of expense paid pursuant to this claim. I further certify that all property was moved and installed at the address shown in Block 3, above, in accordance with the invoices submitted and agreed terms of the move and that all information submitted herewith or included herein is true and correct.

Roy Wolff
Claimant

Date of Claim:
12-9-25
Claimant

Spaces Below to be Completed by Williamson County

I certify that I have examined this claim and substantiating documentation attached herewith and have found it to be true and correct and to conform with the applicable provisions of State law. All items are considered to be necessary reasonable expenses and this claim is recommended for payment as follows:

Amount of $ 6,428.57

12-10-2025
Date

Relocation Agent

Date

Williamson County Judge

RIGHT OF WAY OF TEXAS, LLC

3411 SAM BASS ROAD, ROUND ROCK, TEXAS 78681
(O) (512) 372.6220

December 10, 2025

TO: Lisa Dworaczyk, Sheets and Crossfield

FROM: Danny Jackson, Right of Way of Texas

SUBJECT: Water Spigot Extension

Williamson County:
PROJECT: Seward Junction
Parcel : 15

Forms included with this submission include:

Claim form
Paid Invoice 29-3 from Minnix Plumbing and Air Conditioning
W-9 Roy Wolff
Relocation Certification of Eligibility
Pictures of Waterline before move
Picture of Waterline after move
Waterline extension estimate from Minnix Plumbing and Air Conditioning

REMARKS

Attached is the paid invoice for the waterline extension for the acquired right of way to the remainder property.

If you have any questions or need any additional information, please do not hesitate to call me at 512-922-5930.

Invoice 29-3
Invoice Date December 4, 2025
Payment Due December 5, 2025
PAID

PREPARED BY	PREPARED FOR
Admin	**Roy Wolff**
Minnix Plumbing and Air Conditioning	Roy Wolff
(254) 535-6730	[redacted]1
billing@torresmetalbuildingstx.com	[redacted]n
2337 State Highway 29	[redacted]x

INVOICE DETAILS
800 County Rd 269 Liberty Hill Tx

Waterline extension

DESCRIPTION	APPROVED PRICE	ALREADY INVOICED		THIS INVOICE
Waterline Waterline Extension: Removal of old iron spigot Trenching and excavation included 1" PVC waterline connection to the meter Bedding and backfill 1-1" shutoff valve 1- new spigot	$6,428.57	0%	$0.00	100%	$6,428.57

SUBTOTAL	**$6,428.57**
TAX	**$0.00**
TOTAL	**$6,428.57**
PAYMENT THU, DEC 4	**$6,428.57**
BALANCE DUE	**$0.00**

Licensed and Regulated by Texas State Plumbing Board 7915 Cameron Rd. Austin, TX 78754 (512)-936-5200
Anthony Minnix License RMP 15005

Licensed and Regulated by Texas Department of Licensing and Regulation 920 Colorado St. Austin, TX 78701 (512)-463-6599
Anthony Minnix TACLA 101827E

CERTIFICATION OF ELIGIBILITY

Project: Seward Junction

Parcel: 15

Displacee: Roy Wolff

Individuals, Families and Unincorporated Businesses or Farming Operations

I certify that myself and any other party(ies) with a financial interest in this relocation assistance claim are either:

☑ Citizens or Nationals of the United States

or

☐ Aliens lawfully present in the United States

* If an Alien lawfully present in the United States, supporting documentation will be required.

Roy Wolff
Claimant

Date: 12-9-25

Claimant

Date:

Incorporated Business, Farm or Nonprofit Organizations

I certify that I have signature authority for this entity and such entity is lawfully incorporated under the applicable state's laws and authorized to conduct business within the United States.

N/A
Claimant

Date:

Seward Junction
Parcel 15

Proposal 29-1
Issue Date November 6, 2025
Expires December 6, 2025

PREPARED BY
Admin
Minnix Plumbing and Air Conditioning
(254) 535-6730
[redacted]n
2337 State Highway 29

PREPARED FOR
Roy Wolff
Roy Wolff
[redacted]1
[redacted]n
800 County Rd 269 Liberty Hill Tx

PROPOSAL DETAILS
800 County Rd 269 Liberty Hill Tx

1. SERVICES

1.1 THE WORK; CONTRACT DOCUMENTS
Contractor shall provide all labor and materials necessary for the construction, installation, maintenance, and/or repair of certain improvements (the "Work"), as described in one or more Statements of Work attached as exhibits (collectively, the "Contract Documents").
Each Statement of Work shall include:
A detailed description of the Work to be performed and the Plans;
A description of the Property;
The estimated start date;
The Contract Price and method of payment;
Work implementation plan with milestones and payment schedule;
Criteria for completion and acceptance procedures.
1.2 CHANGE ORDERS
No extra work or modifications shall be made except through a written Change Order, signed by both parties. Contractor shall have no obligation t**o proceed with any change until the agreed additional costs are paid.

2. TIME

2.1 TERM
This Agreement commences on the Effective Date and continues until the Work is completed unless terminated earlier. Contractor does not warrant completion by any specific date and shall not be liable for delay damages.
2.2 PERMITTED DELAYS; FORCE MAJEURE
The projected completion date may be extended for causes beyond Contractor's control, including but not limited to: weather, material shortages, Owner's delays, acts of God, civil unrest, or changes in law or permits.

3. CONTRACT PRICE

3.1 COST-PLUS
Owner agrees to pay Contractor a total Contract Price based on a cost-plus formula or as otherwise specified in the attached exhibits.
3.2 INVOICING & PAYMENT
Invoices shall be submitted by Contractor and are due upon receipt unless otherwise stated. Contractor may suspend work if payments are not made when due.

4. SUBSTANTIAL COMPLETION & ACCEPTANCE

4.1 SUBSTANTIAL COMPLETION
Work shall be deemed substantially complete when:
(a) A Certificate of Occupancy (if applicable) is issued;
(b) All inspections and approvals are complete; or
(c) The improvements are suitable for occupancy.
If Owner occupies or stores property in the Improvements, Substantial Completion is automatically deemed achieved and the Contract Price becomes due in full.
4.2 INSPECTION
Upon Substantial Completion, Contractor and Owner shall conduct a final walk-through and sign a Final Walk-Through Approval and Punch List confirming completion and acceptance.

5. MUTUAL COVENANTS, REPRESENTATIONS, & WARRANTIES

5.1 AUTHORITY
Each party represents that it has full authority to enter into and perform this Agreement.
5.2 PLANS
If Contractor provides Plans, they comply substantially with applicable law. If Owner provides Plans, Owner warrants their accuracy and sufficiency.
5.3 COMPLIANCE WITH LAW
Each party shall comply with all applicable laws and licensing requirements.

6. CONTRACTOR'S RIGHTS & RESPONSIBILITIES

Contractor warrants that all labor and materials will be new, of good quality, and performed by licensed and qualified personnel. Contractor may subcontract work and retains the right to stop work if payments are overdue by more than seven (7) days.

7. OWNER'S RIGHTS & RESPONSIBILITIES

Owner shall provide timely access, respond to requests, and make all payments as required.

8. DEFAULT & REMEDIES

Failure to pay or delays caused by Owner constitute default. Contractor may suspend work and recover costs. Damages are limited as specified under Texas Property Code Chapter 27 (Residential Construction Liability Act).

9. TERMINATION

Either party may terminate this Agreement for convenience by providing at least seven (7) days' written notice.
9.1 TERMINATION FEES
Contractor's Termination Fee: Refund of any prepaid unperformed work.
Owner's Termination Fee: 20% of the remaining Contract Price, representing liquidated damages.

10. MISCELLANEOUS

Entire Agreement: Supersedes prior discussions.
Assignment: Not permitted without written consent.
Attorney's Fees: Prevailing party entitled to reasonable fees.
Governing Law: Texas law; venue in the county where the Property is located.
Time: Time is of the essence.

11. MEDIA RELEASE

Owner grants Contractor permission to use photos/videos for marketing purposes, with the right to withdraw consent by written notice (applies prospectively only). No personal information will be published without approval.

12. NOTICES

IMPORTANT NOTICE:
You are responsible for meeting the terms of this contract. Failure to do so may affect your property rights.
Residential Construction Liability Act (RCLA) Notice
This contract is subject to Chapter 27, Texas Property Code.
If you have a complaint regarding a construction defect, you must provide written notice to the contractor by certified mail at least 60 days before filing suit or arbitration.
Three-Day Cancellation Notice
You may cancel this contract at any time before midnight of the third business day after signing. See the attached Notice of Cancellation Form for details.

Licensed and Regulated by Texas State Plumbing Board 7915 Cameron Rd. Austin, TX 78754 (512)-936-5200
Anthony Minnix License RMP 15005

Licensed and Regulated by Texas Department of Licensing and Regulation 920 Colorado St. Austin, TX 78701 (512)-463-6599
Anthony Minnix TACLA 101827E

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Waterline Waterline Extension: Removal of old iron spigot Trenching and excavation included 1" PVC waterline connection to the meter Bedding and backfill 1-1" shutoff valve 1- new spigot	1 Lump Sum	$6,428.57	$6,428.57
		SUBTOTAL	**$6,428.57**
		TAX	**$0.00**
		TOTAL	**$6,428.57**

The above specifications, costs, and terms are hereby accepted.

ROY WOLFF **DATE**

DANNY JACKSON **DATE**

KRISTINE SHEA

November 6, 2025 at 1:59 PM CST

DATE

Danny Jackson

From: Lisa Dworaczyk <lisad@scrrlaw.com>
Sent: Monday, November 3, 2025 2:14 PM
To: Sam Nassour
Cc: Alexandra Brunner; Randall Fuller; Danny Jackson; Mike Knott
Subject: RE: Water Line. Shea property Seward Junction Loop North Parcel 15

Yes. Can you submit this as a relocation claim for reimbursement?

Lisa Dworaczyk
512-738-8731

From: Sam Nassour <sam.nassour@rowtx.com>
Sent: Thursday, October 16, 2025 11:31 AM
To: Lisa Dworaczyk <lisad@scrrlaw.com>
Cc: Alexandra Brunner <Alexandra@scrrlaw.com>; Randall Fuller <randall.fuller@rowtx.com>; Danny Jackson <danny.jackson@rowtx.com>; Mike Knott <mike.knott@rowtx.com>
Subject: Re: Water Line. Shea property Seward Junction Loop North Parcel 15

Lisa,

They put the new fence up ant the water faucet in in the ROW, could we pay to relocate the water faucet to the remainder?

On Oct 14, 2025, at 4:15 PM, Lisa Dworaczyk <lisad@scrrlaw.com> wrote:

To my knowledge, we don't have a construction start date for the installation of the utilities.

The city of Georgetown will be the ones to install the waterline or connection.

Lisa Dworaczyk
512-738-8731

From: Sam Nassour <sam.nassour@rowtx.com>
Sent: Tuesday, October 14, 2025 3:19 PM
To: Lisa Dworaczyk <lisad@scrrlaw.com>; Alexandra Brunner <Alexandra@scrrlaw.com>
Cc: Randall Fuller <randall.fuller@rowtx.com>; Danny Jackson <danny.jackson@rowtx.com>; Mike Knott <mike.knott@rowtx.com>
Subject: FW: Water Line. Shea property Seward Junction Loop North Parcel 15

Lisa,

Mr. Wolf said that the water line was supposed to be installed asap so he can give it to the cattle, that was part of the settlement according to him

---

From: [redacted]>
[redacted]
[redacted]

[redacted] request;

Sam, this mail is being sent to inform you and Wilco that the property fence will be completed on Thursday, October 16, 2025. The water line **has not been** extended onto the property. Cattle will be put on property very soon and of course water is needed.

Please respond with information regarding this matter.

Thanks

[redacted]

Commissioners Court - Regular Session **33.**

Meeting Date: 01/13/2026

E. Wilco Highway Segment 5 Letter Agreement

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a letter agreement with Charlotte Lyn Davis to acquire 0.049 AC needed as a waterline easement needed on the E. Wilco Highway Segment 5 project (Parcel 84 UE).

Public Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:28 AM
Form Started By: Don Childs		Started On: 01/06/2026 09:19 AM
Final Approval Date: 01/07/2026		

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@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"

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;

THENCE, departing the north line of said remainder of a called 50.00 acre tract, and the south line of said 30.00 acre tract, over and across said remainder of a called 50 acre tract, the following three (3) courses and distances numbered 4-6:

4) **South 21°30'11" East**, a distance of **74.21 feet** to a calculated point 245.00 feet right of East Wilco Highway E.C.S. 277+28.50, said point being the beginning of a curve to the left,

5) With said curve to the left, an arc distance of 64.27 feet, through a central angle of 03°48'29", having a radius of 967.00 feet, and a chord that bears South 43°10'39" East, a distance of 64.26 feet to a calculated point 268.73 feet right of East Wilco Highway E.C.S. 276+68.79, for the southeast corner of the utility easement described herein,

6) **South 40° 27'12" West**, a distance of **15.04 feet** to the **POINT OF BEGINNING**, and containing 0.0490 acres (2,312 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

** 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.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

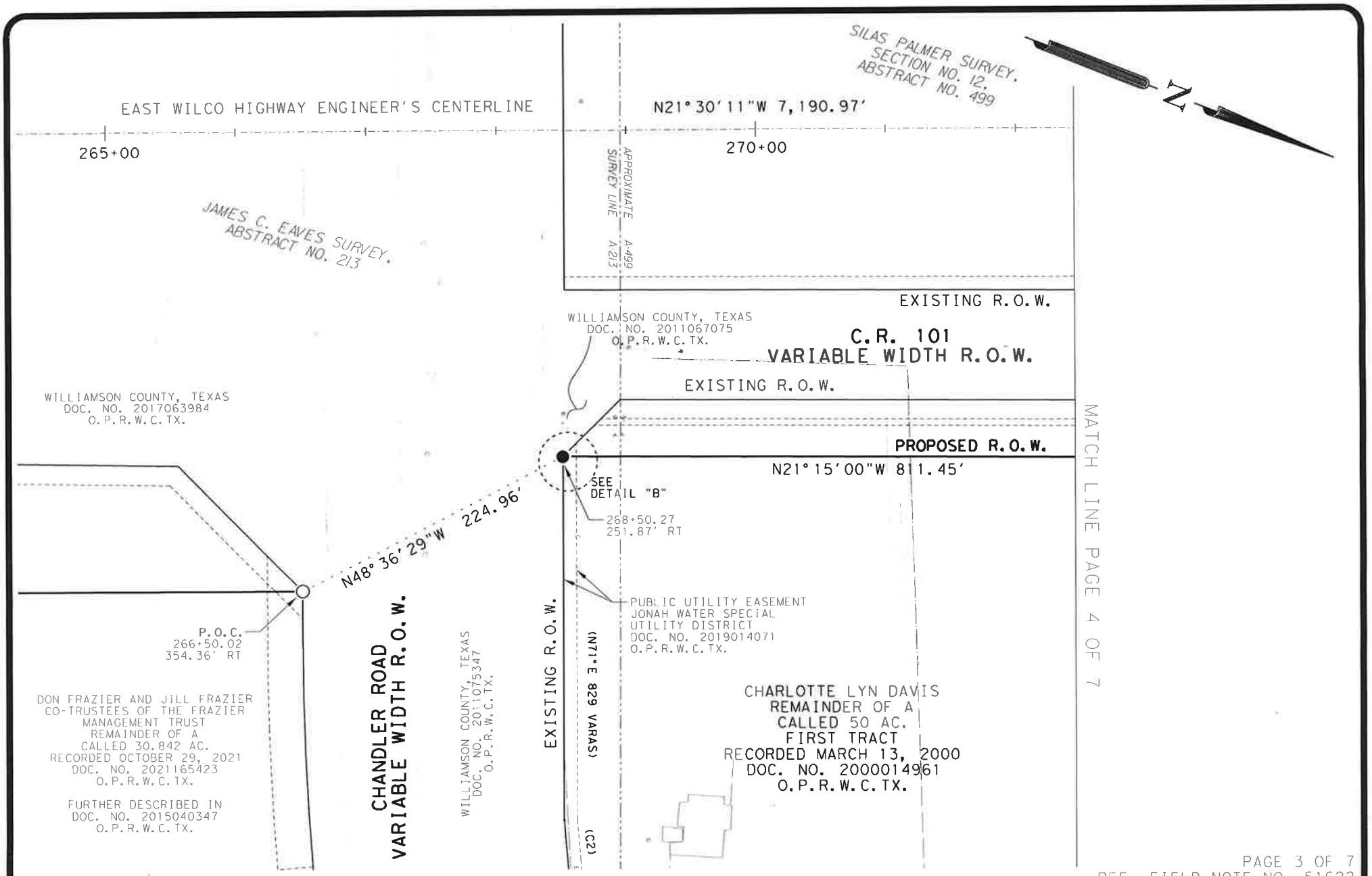
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Preliminary
11/25/2025 9:26:03 AM

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



100 0 50 100

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

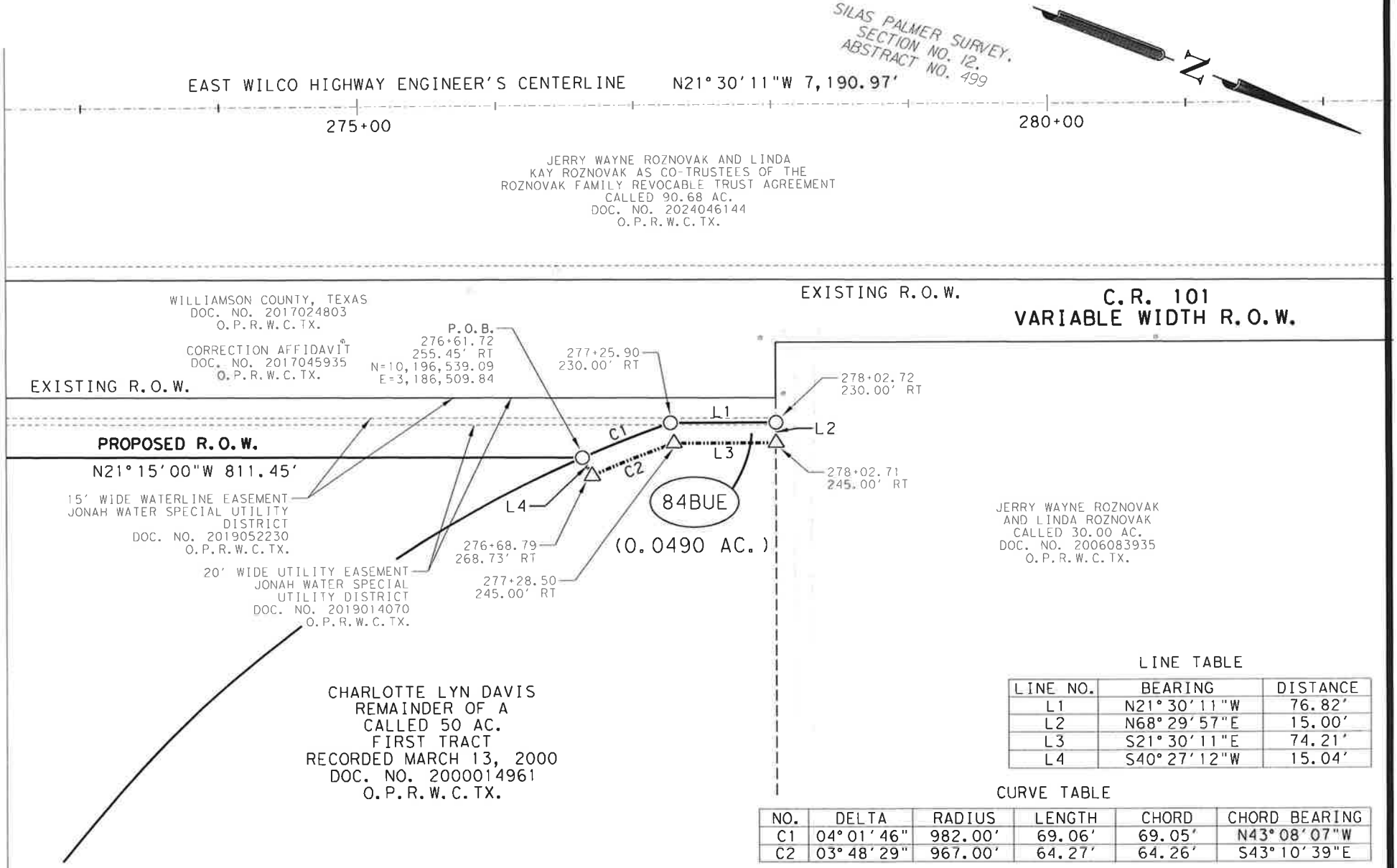
REF. FIELD NOTE NO. 51622

FILE:\\saminc\aus\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_84BE\Esmt 84BE _pt1.dgn

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

SAM™
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.)



MATCH LINE PAGE 3 OF 7

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

REF. FIELD NOTE NO. 51622

FILE:\\saminc\aus\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_84BE\Esmt 84BE.dgn

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

100 0 50 100

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

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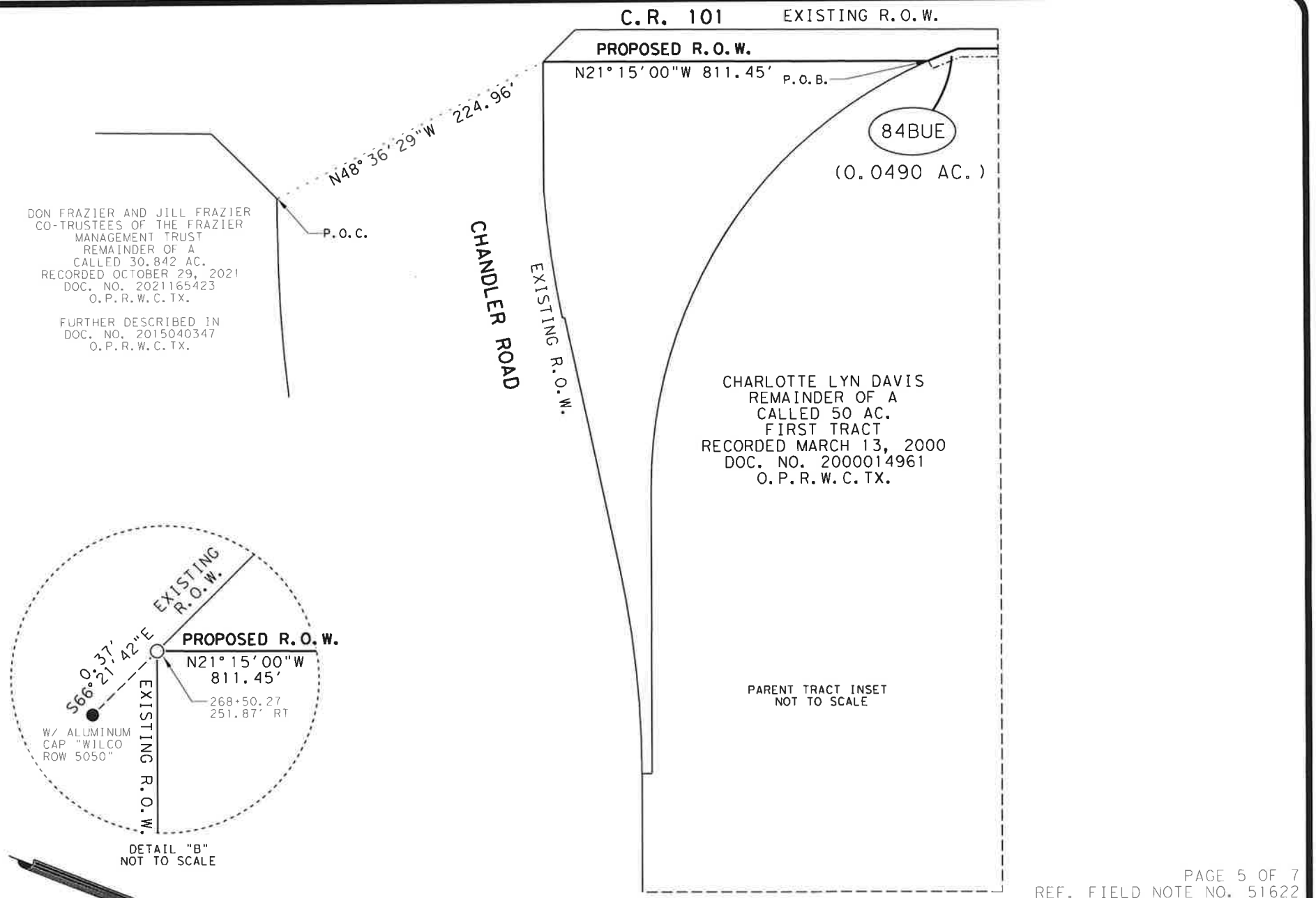

PAGE 5 OF 7
REF. FIELD NOTE NO. 51622

FILE:\\saminc\aus\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_84BE\Esmt 84BE.dgn

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SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF GT2403200, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OCTOBER 3, 2024, AND ISSUED DATE OCTOBER 11, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING 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)

REF. FIELD NOTE NO. 51622

FILE:\\saminc\aus\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_84BE\Esmt 84BE.dgn

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

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(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.)

LEGEND

○	5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
⊕	MAG NAIL WITH SHINER STAMPED "SAM LLC"
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II 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. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

REF. FIELD NOTE NO. 51622

FILE:\\saminc\aus\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_84BE\Esmt 84BE.dgn

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Commissioners Court - Regular Session **34.**

Meeting Date: 01/13/2026

E. Wilco Highway Segment 6 Possession and Use Agreement

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a possession and use agreement with Kang Lee to acquire 26.4712 AC needed as right of way for the E. Wilco Highway Segment 6 project (Parcel 105A).

Public Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:28 AM
Form Started By: Don Childs		Started On: 01/06/2026 09:35 AM
Final Approval Date: 01/07/2026		

POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES

STATE OF TEXAS	§	
	§	Parcel No.: 105A
COUNTY OF WILLIAMSON	§	Project: East Wilco Highway

This Possession and Use Agreement For Transportation Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** ("County" or "Grantee"), and **KANG LEE** (the "Grantor" whether one or more), grants to the County, its contractors, agents, and all others deemed necessary by the County, an irrevocable right to possession and use of the Grantor's property for the purpose of constructing a portion of the proposed East Wilco Highway roadway project and related appurtenances, drainage, and utility relocations (the "Project"). The property subject to this Agreement is described more fully in field notes, plat map, or other description attached as Exhibit "A" which are made a part of this Agreement by reference (the "Property").

1. For the consideration paid by the County which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells, and conveys to the County the right of entry and exclusive possession and use of the Property for the purpose of constructing a roadway, utility adjustments, and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Project. This Possession and Use Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others deemed necessary by the County for the purpose of the Roadway Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation, and maintenance of utilities on the Property.

2. In full consideration for this irrevocable grant of possession and use and other Grantor covenants, warranties, and obligations under this Agreement, the County will tender to the Grantor the sum of **HUNDRED SEVENTY-SIX THOUSAND ONE HUNDRED NINETY-SEVEN and 60/100 Dollars ($976,197.60)** (the "Entry Deposit"). The Grantor agrees that the Entry Deposit represents adequate and full compensation for the possession and use of the Property. The County will immediately be entitled to take possession and use of the Property upon full execution of this Agreement, tender of payment of the Entry Deposit directly to Grantor, or delivery of the consideration amount to the title company as set out herein subject to the conditions in paragraph 14 below, if any.

3. The parties agree that the Entry Deposit tendered represents **90%** of the County's approved value, which assumes no adverse environmental conditions affecting the value of the Property. The approved value is the County's determination of the just compensation owed to the Grantor for the real property interest to be acquired by the County in the Property, encumbered with the improvements thereon, if any, and damages to the remainder, if any,

save and except all oil, gas, and sulfur. The parties agree that the Entry Deposit tendered to Grantor will be deducted from any final settlement amount, Special Commissioners' award, or court judgment. In the event the amount of the final settlement or judgment for the acquisition of the Property is less than the Entry Deposit, then the Grantor agrees that the original amount tendered represents an overpayment for the difference. Upon written notice from the County, the Grantor will promptly refund the overpayment to the County.

4. The effective date of this Agreement will be the date on which payment of the Entry Deposit pursuant to Paragraph 2 above was tendered in full to the Grantor by the County or delivered to a title company acting as escrow agent for the transaction (the "Effective Date").

5. The Grantor warrants and represents that the title to the Property is free and clear of all liens and encumbrances except as disclosed to Grantee in that certain title commitment numbered GT2503885, issued by Longhorn Title (and any subsequent updates prior to the Effective Date), and that proper releases, if any, will be executed for the Property prior to funds being disbursed under this Agreement. The Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all unreleased or undisclosed liens, claims, or encumbrances affecting the Property.

6. The above-made warranties are made by Grantor and accepted by the County, subject to the following:

   a. Visible and apparent easements not appearing of record.

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

   c. 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.

7. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the County in the Property, for negotiation or eminent domain proceeding purposes, will be March 15, 2026.

8. This Agreement is made with the understanding that the County will continue to proceed with the acquisition of a real property interest in the Property necessary for the Project. The Grantor reserves all rights of compensation for the title and other interest in and to the Property which the Grantor holds as of the time immediately prior to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as allowed by law for all of the Grantor's interests in and to the Property to be acquired by the County, encumbered with the improvements thereon, if any,

and damages, if any, to the remainder of the Grantor's interest in any larger tract of which the Property is a part (the "Remainder"), all as the Property exists on the Effective Date of this Agreement. The County's removal or construction of improvements on the Property shall in no way affect the fair market value of the Property in determining compensation due to the Grantor in the eminent domain proceedings. Project influence is to be taken into consideration in accordance with Texas Law. This grant will not prejudice the Grantor's rights to any relocation benefits for which Grantor may be eligible.

9. If the County institutes or has instituted eminent domain proceedings, the County will not be liable to the Grantor for interest upon any award or judgment as a result of such proceedings for any period prior to the date of the award. Payment of any interest may be deferred by the County until entry of Judgment.

10. The purpose of this Agreement is to allow the County to proceed with its Project without delay and to allow the Grantor to have the use at this time of a percentage of the estimated compensation for the County's acquisition of a real property interest in the Property. The Grantor expressly acknowledges that the proposed Project is for a valid public use and voluntarily waives any right the Grantor has or may have, known or unknown, to contest the jurisdiction of the court in any condemnation proceeding for acquisition of the Property related to the Project, based upon claims that the condemning authority has no authority to acquire the Property through eminent domain, has no valid public use for the Property, or that acquisition of the Property is not necessary for the public use.

11. The Grantor reserves all of the oil, gas, and sulfur in and under the land herein conveyed but waives all rights of ingress and egress to the surface for the purpose of exploring, developing, mining, or drilling. The extraction of oil, gas, and minerals may not affect the geological stability of the surface. Nothing in this reservation will affect the title and rights of the County to take and use all other minerals and materials thereon, and thereunder.

12. The undersigned Grantor agrees to pay as they become due, all ad valorem property taxes and special assessments assessed against Property, including prorated taxes for the year in which the County takes title to the Property.

13. Notwithstanding the acquisition of right of possession to the Property by the County in a condemnation proceeding by depositing the Special Commissioners' award into the registry of the court within 45 days of the hearing, less any amounts tendered to the Grantor pursuant to Paragraph 2 above, this Agreement shall continue to remain in effect until the County acquires title to the real property interest in the Property necessary for the Project by negotiation, settlement, or final court judgment.

14. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest, and assigns of the parties.

15. It is agreed that the County will record this document.

16. Other conditions:

17. By its authorized signature below, any Tenant which has a leasehold interest in the Property hereby consent in all things to the County taking exclusive and sole possession of the Property pursuant to the terms of this Agreement, and to Grantor receiving the consideration recited herein:

Tenants: N/A

At no time during the possession of the Property by County for the purposes described herein shall Grantor be denied reasonable access and/or ingress to or egress from the remainder of Grantor's land, unless otherwise agreed to in writing in advance.

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the County and its assigns forever, for the purposes and subject to the limitations set forth above.

[signature pages follow]

GRANTOR:

Kang Lee

THE STATE OF TEXAS §
§
COUNTY OF Travis §

BEFORE ME, the undersigned authority, on this day Kang Lee personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8 day of December, 2025.

TERRY L GRUBB
Notary ID #128459176
My Commission Expires
December 2, 2026

Notary Public in and for The State of Texas

COUNTY:

WILLIAMSON COUNTY, TEXAS

By:_____
Steven Snell, County Judge

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this_____, 2025 by Steven Snell, County Judge of Williamson County, Texas, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public in and for The State of Texas

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 105A

DESCRIPTION OF A 26.4712 ACRE (1,153,086 SQ. FT.) PARCEL OF LAND LOCATED IN THE JOSEPH WOOD SURVEY, ABSTRACT NO. 649, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 147.35 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO KANG LEE, RECORDED DECEMBER 3, 2020, IN DOCUMENT NO. 2020153312, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 26.4712 ACRE (1,153,086 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a TXDOT Type I concrete monument found 506.92 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 53+65.56 for the an ell corner of a called 134 acre tract of land, described in a deed to Shirley Virginia Devaux Taylor, recorded in Document No. 1999080976, O.P.R.W.C.TX., and the most northerly northwest corner of said 147.35 acre tract, from which a TXDOT Type I concrete monument found bears South 21°26'02" East, a distance of 906.84 feet;

THENCE, North 68°25'55" East, with the common line of said 147.35 acre tract and said 134 acre tract, a distance of 314.87 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,220,885.19, E=3,175,962.96) set** 199.57 feet left of East Wilco Highway E.C.S. 54+32.22 on the proposed west right-of-way line of East Wilco Highway, for the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, North 68°25'55" East**, departing the proposed east right-of-way line of said East Wilco Highway with the common line of said 147.35 acre tract and said 134 acre tract, a distance of **388.13 feet** to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 178.88 feet right of East Wilco Highway E.C.S. 55+18.32 on the proposed east right-of-way line of said East Wilco Highway, for the northeast corner of the parcel described herein and the beginning curve to the left, from which an 5/8-inch iron rod found bears North 68°25'55" East, a distance of 74.81 feet;

THENCE, departing the common line of said 147.35 acre tract and said 134 acre tract, with the proposed east right-of-way line of said East Wilco Highway, over and across said 147.35 acre tract, the following three (3) courses and distances numbered 2-4:

2) With said curve to the left, an arc distance of 1,765.53 feet, through a central angle of 06°45'26", having a radius of 14,970.00 feet, and a chord that bears South 12°13'18" East, a distance of 1,764.50 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 185.94 feet right of East Wilco Highway E.C.S. 37+31.05, for the beginning of a curve to the left;

3) With said curve to the left, an arc distance of 578.37 feet, through a central angle of 38°59'11", having a radius of 850.00 feet, and a chord that bears South 35°05'36" East, a distance of 567.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 367.30 feet right of East Wilco Highway E.C.S. 31+83.40, and

4) **South 15°39'38" East,** a distance of **382.00 feet** to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 350.08 feet right of East Wilco Highway E.C.S. 27+92.42, on the north line of a called 125 acre tract of land, described as Tract II in a deed to Dairy Oaks, LLC, recorded in Document No. 2024101661, O.P.R.W.C.TX., for the southeast corner of the parcel described herein;

5) **THENCE, South 68°26'59" West,** with the common line of said 147.35 acre tract and said 125 acre tract, a distance of **562.77 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 212.16 feet left of East Wilco Highway E.C.S. 27+67.65, for the southwest corner of the parcel described herein;

THENCE, departing the common line of said 147.35 acre tract and said 125 acre tract, with the proposed west right-of-way line of said East Wilco Highway, over and across said 147.35 acre tract, the following four (4) courses and distances numbered 6-9;

6) **North 17°59'06" West,** a distance of **807.98 feet** to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 218.09 feet left of East Wilco Highway E.C.S. 35+64.27, for the beginning curve to the right;

7) With said curve to the right, an arc distance of 232.71 feet, through a central angle of 00°52'50", having a radius of 15,142.00 feet, and a chord that bears North 15°25'23" West, a distance of 232.70 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 217.35 feet left of East Wilco Highway E.C.S. 37+93.64;

8) **North 07°57'59" West,** a distance of **100.95 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 205.03 feet left of East Wilco Highway E.C.S. 38+92.45, for the beginning curve to the right, and

INTENTIONALLY LEFT BLANK

9) With said curve to the right, an arc distance of 1,560.55 feet, through a central angle of 05°54'35", having a radius of 15,130.00 feet, and a chord that bears North 11°38'55" West, a distance of 1,559.86 feet to the **POINT OF BEGINNING**, and containing 26.4712 acres (1,153,086 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

** 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.

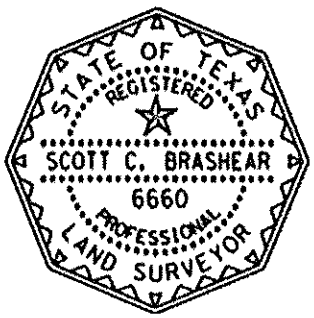
Bearing Basis:
All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

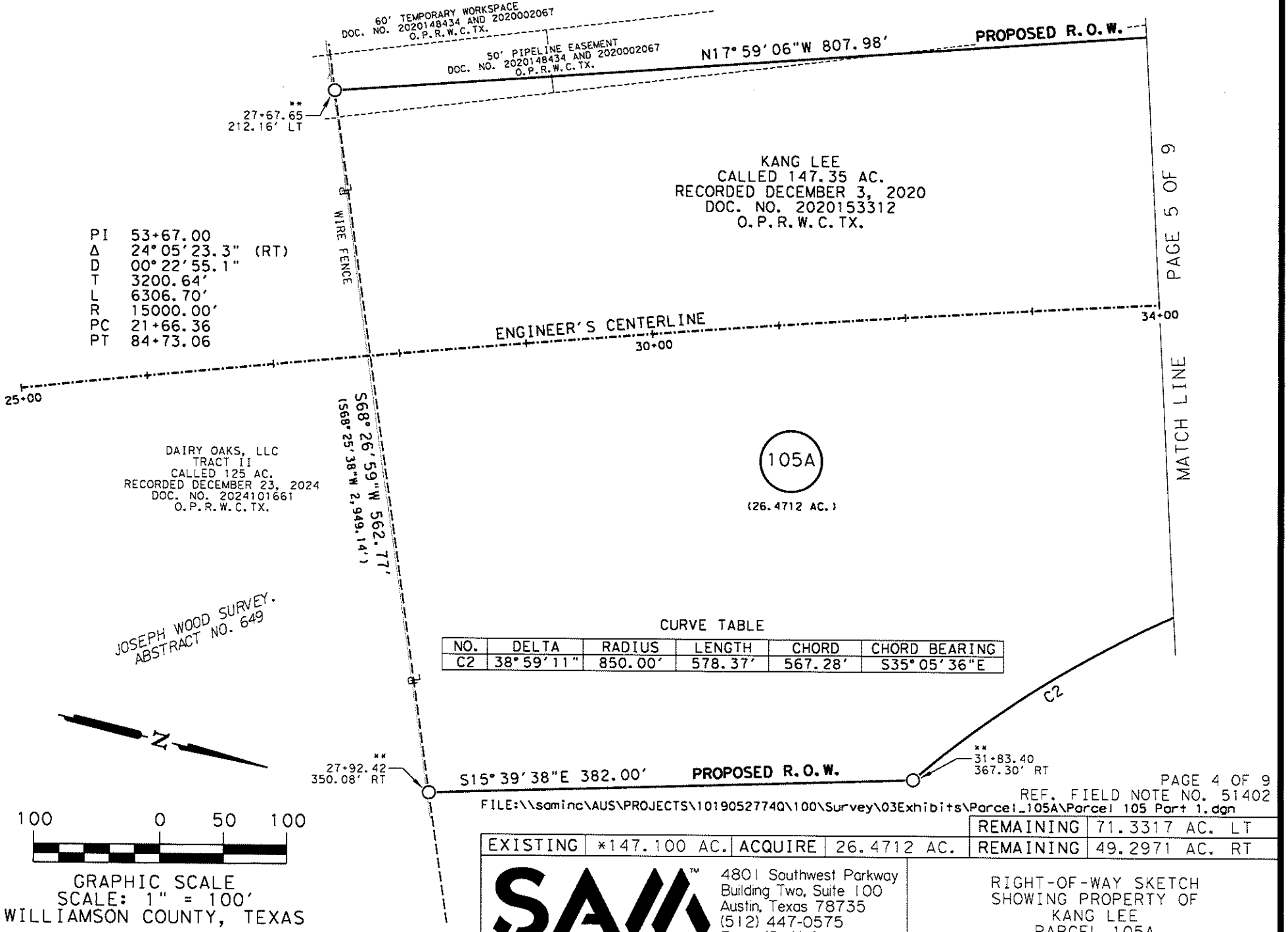
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear 8/29/2025

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	38°59'11"	850.00'	578.37'	567.28'	S35°05'36"E

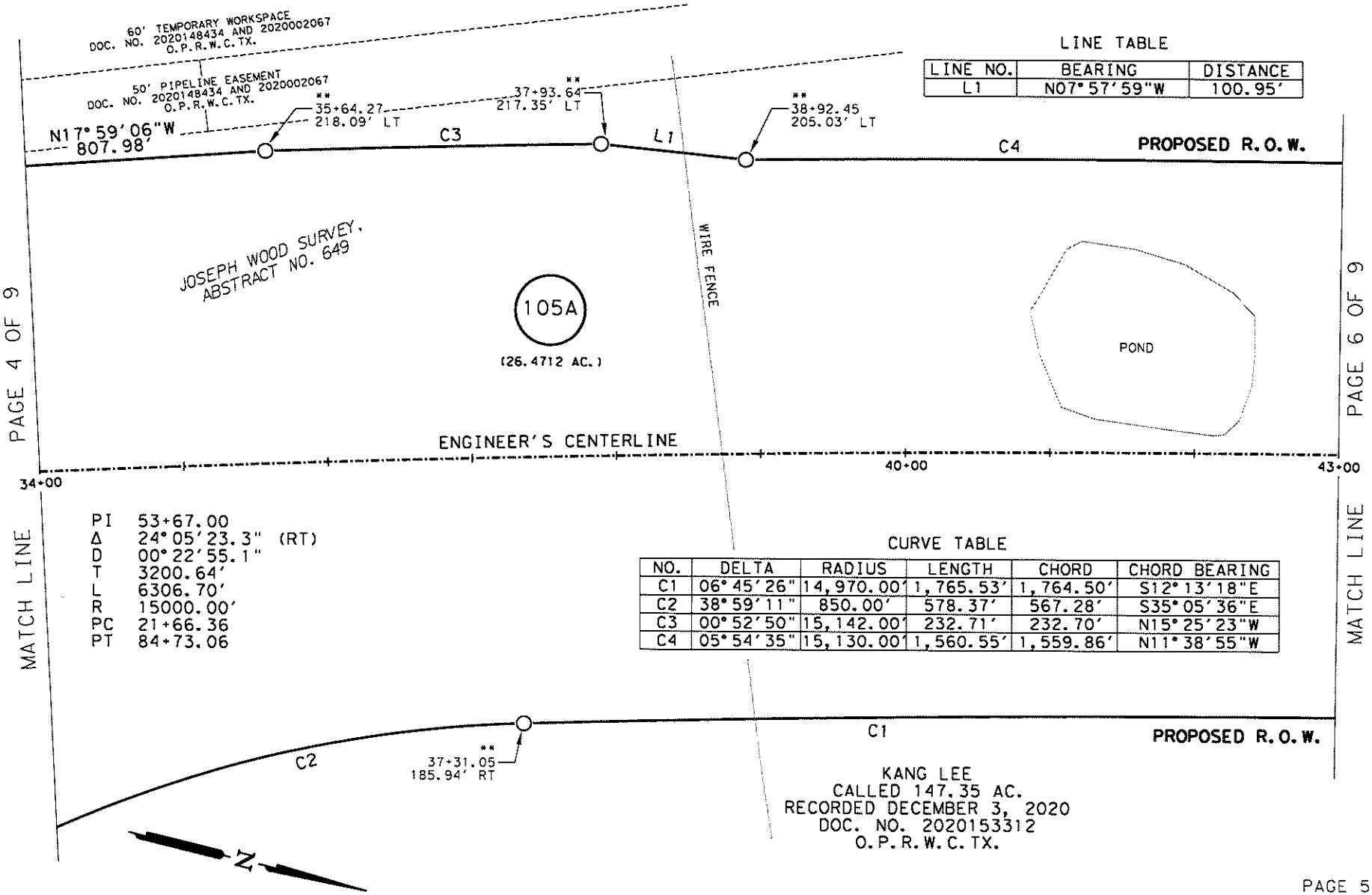
REF. FIELD NOTE NO. 51402

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_105A\Parcel 105 Part 1.dgn

				REMAINING	71.3317 AC. LT
EXISTING	*147.100 AC.	ACQUIRE	26.4712 AC.	REMAINING	49.2971 AC. RT

SAM™
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
KANG LEE
PARCEL 105A
26.4712 AC. (1,153,086 SQ. FT.)



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N07°57'59"W	100.95'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	06°45'26"	14,970.00'	1,765.53'	1,764.50'	S12°13'18"E
C2	38°59'11"	850.00'	578.37'	567.28'	S35°05'36"E
C3	00°52'50"	15,142.00'	232.71'	232.70'	N15°25'23"W
C4	05°54'35"	15,130.00'	1,560.55'	1,559.86'	N11°38'55"W

REF. FIELD NOTE NO. 51402

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_105A\Parcel 105 Part 1 PG 2.dgn

100 0 50 100

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

EXISTING	*147.100 AC.	ACQUIRE	26.4712 AC.	REMAINING	71.3317 AC. LT
				REMAINING	49.2971 AC. RT

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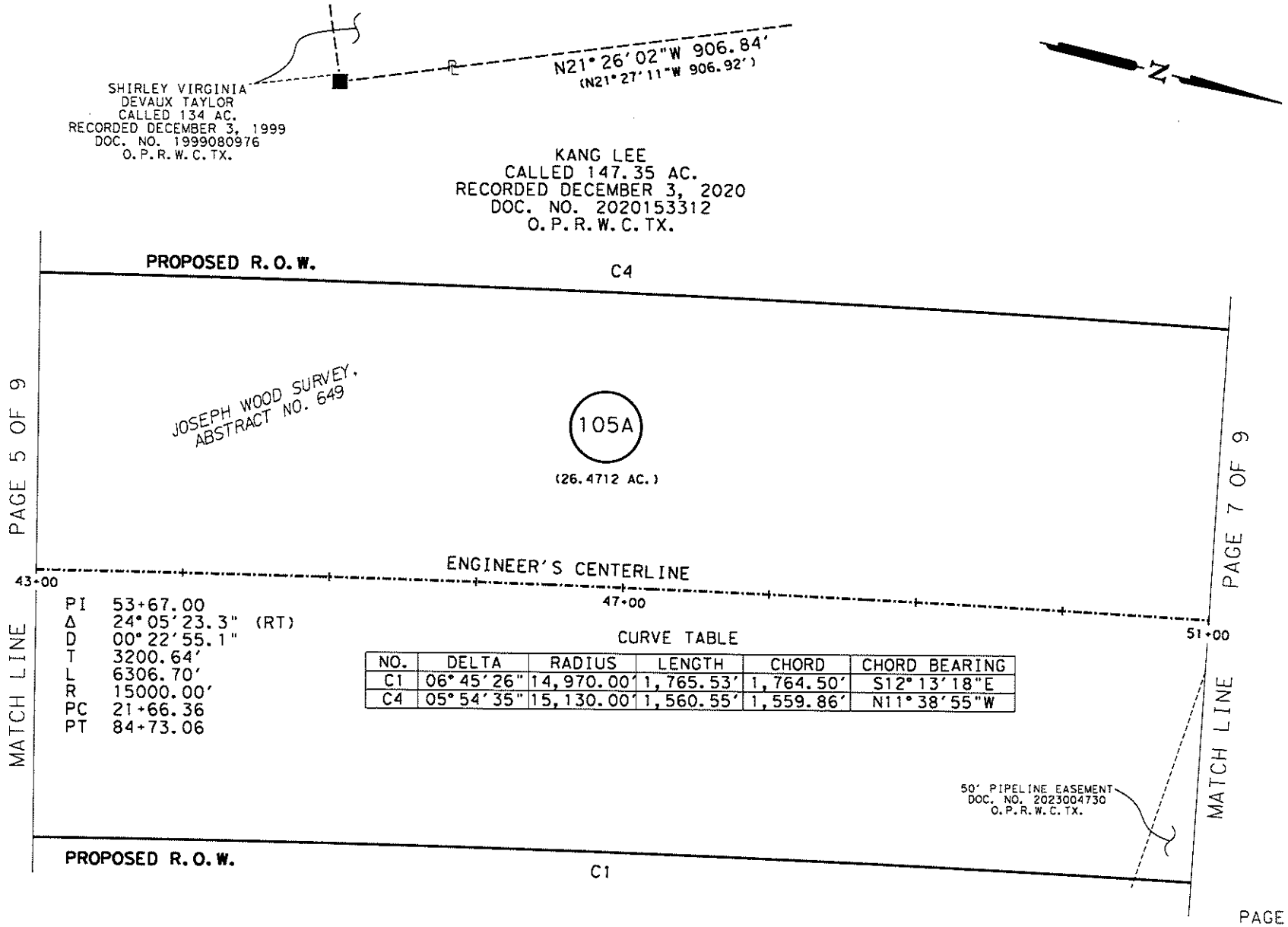

REF. FIELD NOTE NO. 51402

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_105A\Parcel 105 Part 1.dgn

				REMAINING	71.3317 AC. LT
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100 0 50 100

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

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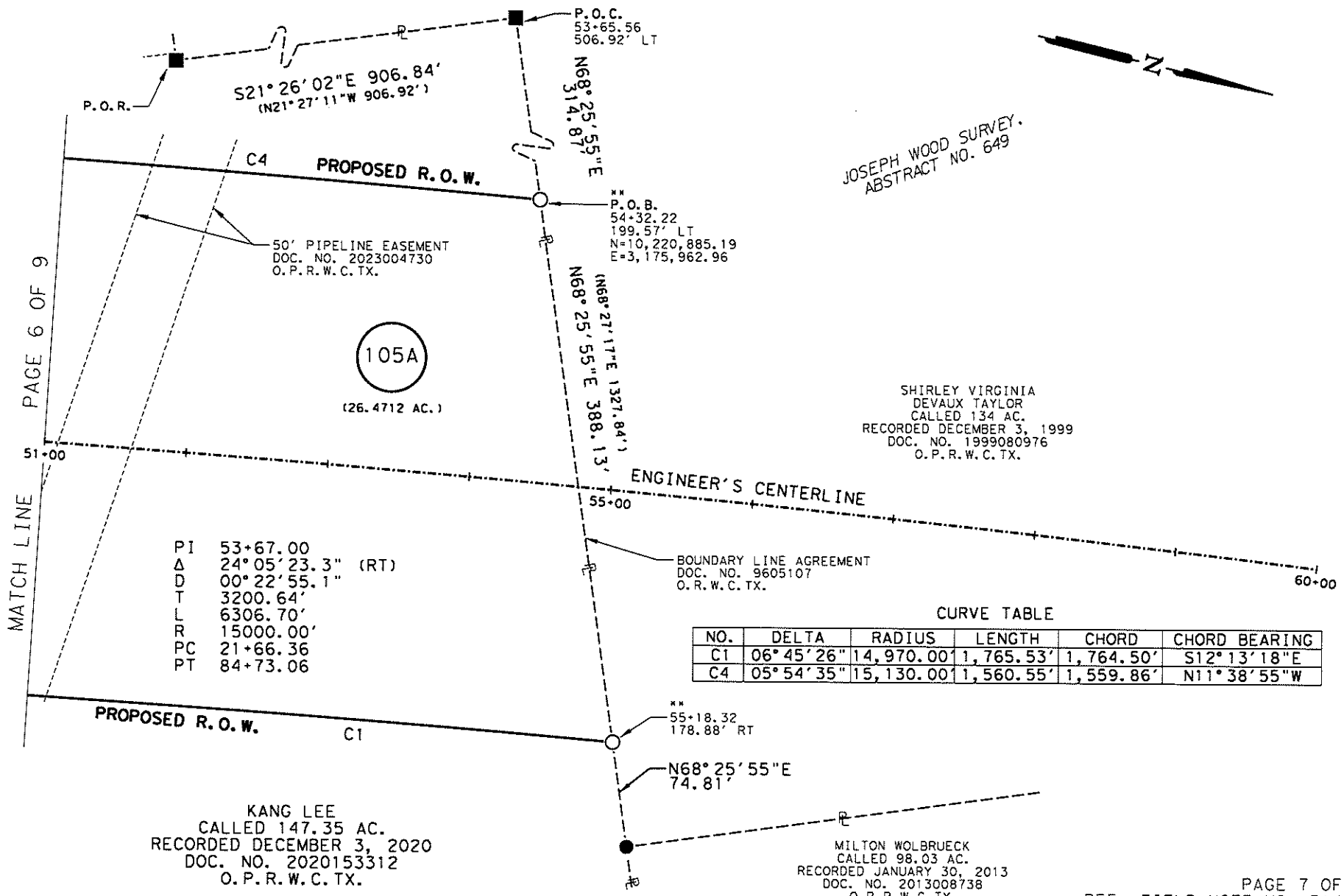

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	06°45'26"	14,970.00'	1,765.53'	1,764.50'	S12°13'18"E
C4	05°54'35"	15,130.00'	1,560.55'	1,559.86'	N11°38'55"W

REF. FIELD NOTE NO. 51402

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_105A\Parcel 105 Part 1 PG 2.dgn

100 0 50 100

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

EXISTING	*147.100 AC.	ACQUIRE	26.4712 AC.	REMAINING	71.3317 AC. LT
				REMAINING	49.2971 AC. RT

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SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2503885, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 9, 2025, AND ISSUED DATE JULY 18, 2025.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.)

A. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 308 PAGE 30, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

B. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 362 PAGE 82, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

C. WATER LINE(S) EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 563, PAGE 501, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

D. WATER LINE(S) EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 565, PAGE 213, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)

E. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN BOUNDARY LINE AGREEMENT OF RECORD IN DOCUMENT NO. 9605107, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

F. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN SURVIVORSHIP AGREEMENT FOR COMMUNITY PROPERTY OF RECORD IN DOCUMENT NO. 2017091208, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
(NOT A SURVEY MATTER)

G. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT OF ENTRY, POSSESSION AND USE AGREEMENT OF RECORD IN DOCUMENT NO. 2020002067, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

H. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN MEMORANDUM OF PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2020148434, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

I. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENT AND RIGHT OF WAY AGREEMENT OF RECORD IN DOCUMENT NO. 2023004730, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

J. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD, ROADWAY, RAILROAD OR RAILROAD RIGHT-OF-WAY.
(SUBJECT TO, IF APPLICABLE)

K. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT OF RECORD.
(SUBJECT TO, IF APPLICABLE)

L. 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.
(NOT A SURVEY MATTER)

M. 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.
(NOT A SURVEY MATTER)

N. 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)

O. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)
(NOT A SURVEY MATTER)

P. "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)

REF. FIELD NOTE NO. 51402
FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_105A\Parcel 105 Part 1 PG 2.dgn

				REMAINING	71.3317 AC. LT
EXISTING	*147.100 AC.	ACQUIRE	26.4712 AC.	REMAINING	49.2971 AC. RT

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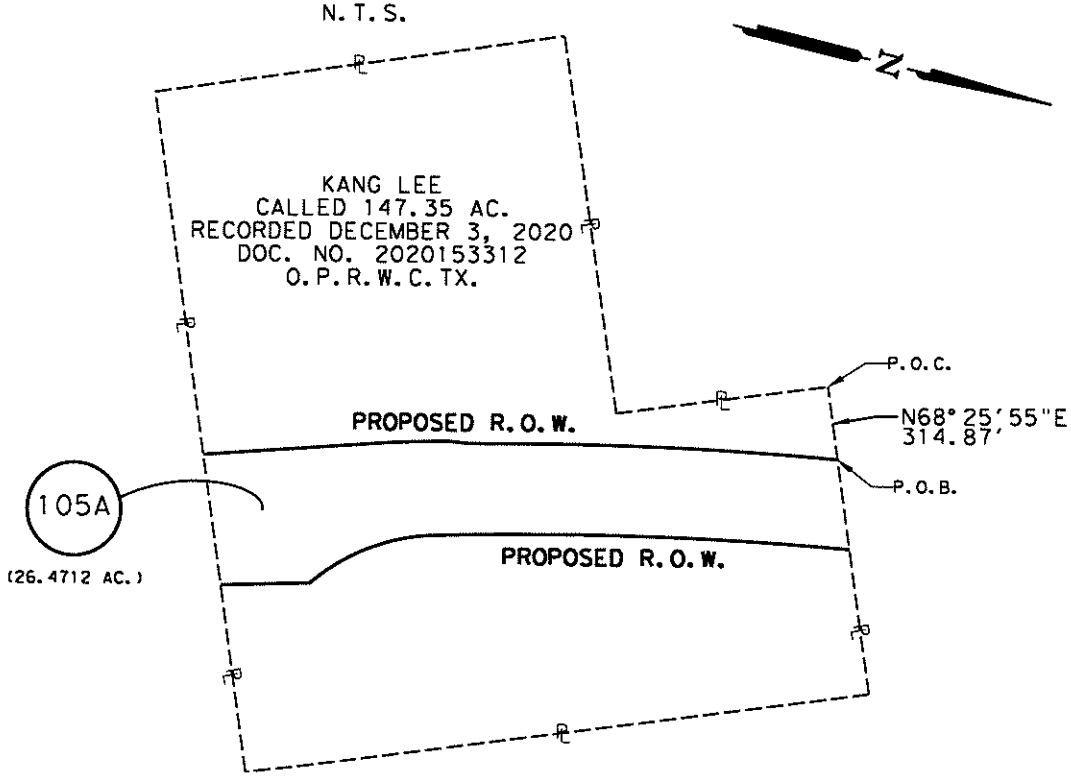
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KANG LEE
PARCEL 105A
26.4712 AC. (1,153,086 SQ. FT.)

LEGEND

○	5/8" IRON ROD SET WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
⊕	MAG NAIL WITH SHINER STAMPED "SAM LLC"
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
▣	TXDOT TYPE II 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

PARENT TRACT INSET
N.T.S.

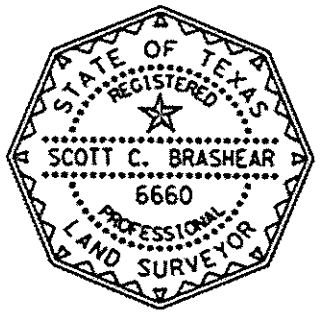


NOTES:

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. GT2503885, EFFECTIVE DATE JULY 9, 2025 AND ISSUED DATE JULY 18, 2025. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. EAST WILCO HIGHWAY ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM HALFF SCHEMATIC RECIEVED BY SAM, LLC IN APRIL, 2025.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

** 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.

Scott C. Brashear — 8/29/2025

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

REF. FIELD NOTE NO. 51402

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_105A\Parcel 105 Part 1 PG 2.dgn

				REMAINING	71.3317 AC. LT
EXISTING	*147.100 AC.	ACQUIRE	26.4712 AC.	REMAINING	49.2971 AC. RT

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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KANG LEE
PARCEL 105A
26.4712 AC. (1,153,086 SQ. FT.)

Commissioners Court - Regular Session **35.**

Meeting Date: 01/13/2026

CR 314 Agreed Final Judgment

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on an Agreed Final Judgment with Mehdi Saduddin Umatiya to acquire 0.0467 AC needed as right of way on the CR 314 construction project (Parcel 43).

Public Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Judgment

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:28 AM
Form Started By: Don Childs		Started On: 01/06/2026 09:27 AM
Final Approval Date: 01/07/2026		

CR 314—Parcel 43

CAUSE NO. 24-1854-CC5

WILLIAMSON COUNTY, TEXAS **Condemnor**	§ §	IN THE COUNTY COURT
V.	§ §	AT LAW NO. FIVE
MEHDI SADUDDIN UMATIYA, ET. AL. **Condemnee**	§ §	WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGMENT

The parties have agreed to compromise and settle the issues in this lawsuit and request entry of this Agreed Final Judgment 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 Judgment 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 0.0467 acres of land (Parcel 43) located in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A" 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 December 17, 2024, 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, installing, widening, building, renewing, upgrading, removing, inspecting, cleaning, changing, modifying, operating and/or maintaining improvements to the County Road 314 roadway and drainage facilities, utility

adjustments, driveway access reconnections, and performing associated public uses and purposes (the "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 damages (if any) to any remaining property of Mehdi Saduddin Umatiya, Rozina Umatiya, Nationstar Mortgage LLC, as Successor in Interest by Merger with Home Point Financial Corporation, and Mortgage Electronic Registration Systems, Inc. (hereinafter "Condemnees"), that Condemnees shall recover from Condemnor the total sum of **TWENTY-FIVE THOUSAND AND 00/100 DOLLARS ($25,000.00),** of which total amount the parties agree:

1. TWENTY-ONE THOUSAND FOUR HUNDRED AND EIGHTY and 00/100 DOLLARS ($21,480.00) was previously deposited with the court on or about April 8, 2025, pursuant to the written Award of Special Commissioners filed among the papers of this cause on or about March 25, 2025, which amount shall be credited towards the total compensation, leaving a balance due and owing for satisfaction of this Judgment of THREE THOUSAND FIVE HUNDRED TWENTY AND 00/100 DOLLARS ($3,520.00).

It is further ORDERED that the Condmenor shall pay Condemnees the remaining balance of THREE THOUSAND FIVE HUNDRED TWENTY AND 00/100 DOLLARS ($3,520.00) as full compensation for the condemnation of the Property. The total compensation sum of TWENTY-FIVE THOUSAND AND 00/100 DOLLARS ($25,000.00) is inclusive of any pre-judgment interest. 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 7.00% per annum, compounded annually, from the 61st day after the judgment is signed by the Court until payment is made.

Condemnor shall make such payment by depositing the remaining balance into the registry of the Court. A representative of Condemnees 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.

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 condemnee Rozina Umatiya shall take nothing under this judgment.

It is further ORDERED that condemnees Nationstar Mortgage LLC, As Successor In Interest By Merger With Home Point Financial Corporation, And Mortgage Electronic Registration Systems, Inc., who executed a disclaimer of interest in this lawsuit, which was filed among the papers of this cause on or about April 23, 2025, and is attached as Exhibit "B" hereto, shall take nothing under this judgment.

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

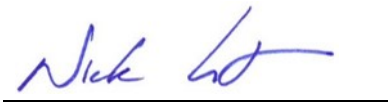
[signature pages follow]

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

_____

John L. Kelley
State Bar No. 24089109
john@scrrlaw.com
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:



Nicholas P. Laurent (SBN 24065591)
laurent@barronadler.com
BARRON, ADLER, CLOUGH & ODDO, PLLC
808 Nueces Street
Austin, Texas 78701
Ph: (512) 478-4995
Fax: (512) 478-6022
ATTORNEY FOR CONDEMNEE
MEHDI SADUDDIN UMATIYA

APPROVED AND AGREED AS TO SUBSTANCE AND FORM:

Rozina Umatiya

Date: 12-11-25

AGREED AND ACCEPTED:

Williamson County, Texas

By: _____

Print/title: _____

Date: _____

EXHIBIT “A”

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0467 ACRE (2,034 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, SPHERE SUBDIVISION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2017092687, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DESCRIBED IN GENERAL WARRANTY DEED TO MEHDI SADRUDDIN UMATIYA IN DOCUMENT NO. 2022100937, SAID OFFICIAL PUBLIC RECORDS, SAID 0.0467 ACRE (2,034 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped “TLS” found (Grid coordinates determined as: N=10,262,413.57, E=3,151,743.14), at the intersection of the existing northerly right of way (ROW) line County Road 314 (C.R. 314) (variable ROW width) and the existing easterly ROW line of County Road 312 (variable ROW width), same point being an interior ell corner of a 0.33 acre ROW dedication depicted in said SPHERE SUBDIVISION ONE plat, said point being the southwesterly corner of said Lot 1, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

1) **THENCE, N 21°31'09" W,** departing said existing northerly ROW line, with said existing easterly ROW line, same line being the westerly boundary line of said Lot 1, a distance of **13.41 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 feet left of Engineer’s baseline station 61+53.63, on the proposed northerly ROW of C.R. 314 (variable ROW width), for the northwesterly corner of the herein described parcel;

2) **THENCE, N 69°39'10" E**, with said proposed northerly ROW line, over and across said Lot 1, a distance of **180.03 feet** to a 5/8 inch iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, being 68.00 left of Engineer’s baseline station 63+33.66, in the westerly boundary line of Lot 2, said SPHERE SUBDIVISION ONE, same line being the easterly boundary line of said Lot 1 for the northeasterly corner of the herein described parcel;

3) **THENCE, S 21°32'31" E**, with the common boundary line of said Lot 1 and said Lot 2, a distance of **9.19 feet** to a calculated point on said existing northerly ROW line of C.R. 314, same line being the northerly boundary line of said 0.33 acre ROW Dedication, said point being the southwesterly corner of said Lot 2 and the southeasterly corner of said Lot 1, for the southeasterly corner of the herein described parcel, from which a 1/2 inch rod found in said existing northerly ROW line being the southwesterly corner of that called 81.949 acre tract of land described in Deed to Pale Rider LP in Document No. 2019091043, said Official Public Records, same point being the southeasterly corner of said 0.33 acre ROW dedication, bears N 68°18’37” E a distance of 280.98 feet, and S 21°30’46” E a distance of 25.96 feet;

4) **THENCE, S 68°18'37" W**, with said existing northerly ROW line and said northerly boundary line of the 0.33 acre ROW dedication, a distance of **180.00 feet** to the **POINT OF BEGINNING**, containing 0.0467 acre (2,034 square feet) of land, more or less.

Bearings are based on the Texas Coordinate System of 1983, Central Zone NAD83 (2011). Coordinates shown hereon are grid values represented in U.S. Survey Feet. All distances shown hereon are surface values represented in U.S. Survey Feet based on a surface-to-grid Combined Adjustment Factor of 0.99985232.

This property description is accompanied by a separate parcel plat.

The use of the word certify or certification on this document only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground between July 2020 and September 2022, under the direct supervision of M. Stephen Truesdale, LSLS, RPLS No. 4933 (now retired).

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

Inland Geodetics

08/08/2024

Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Registration No. 5630
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
TBPELS Firm No. 10059100
Project No: SLAN-001

S:\SEILER-LANKES\CR 314\5-Descriptions-Reports\parcel 43 Umatiya.doc

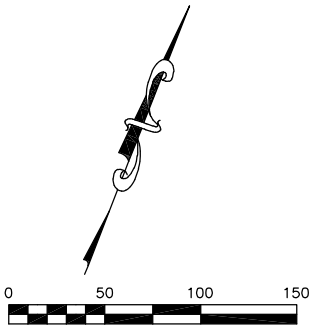
EXHIBIT ___

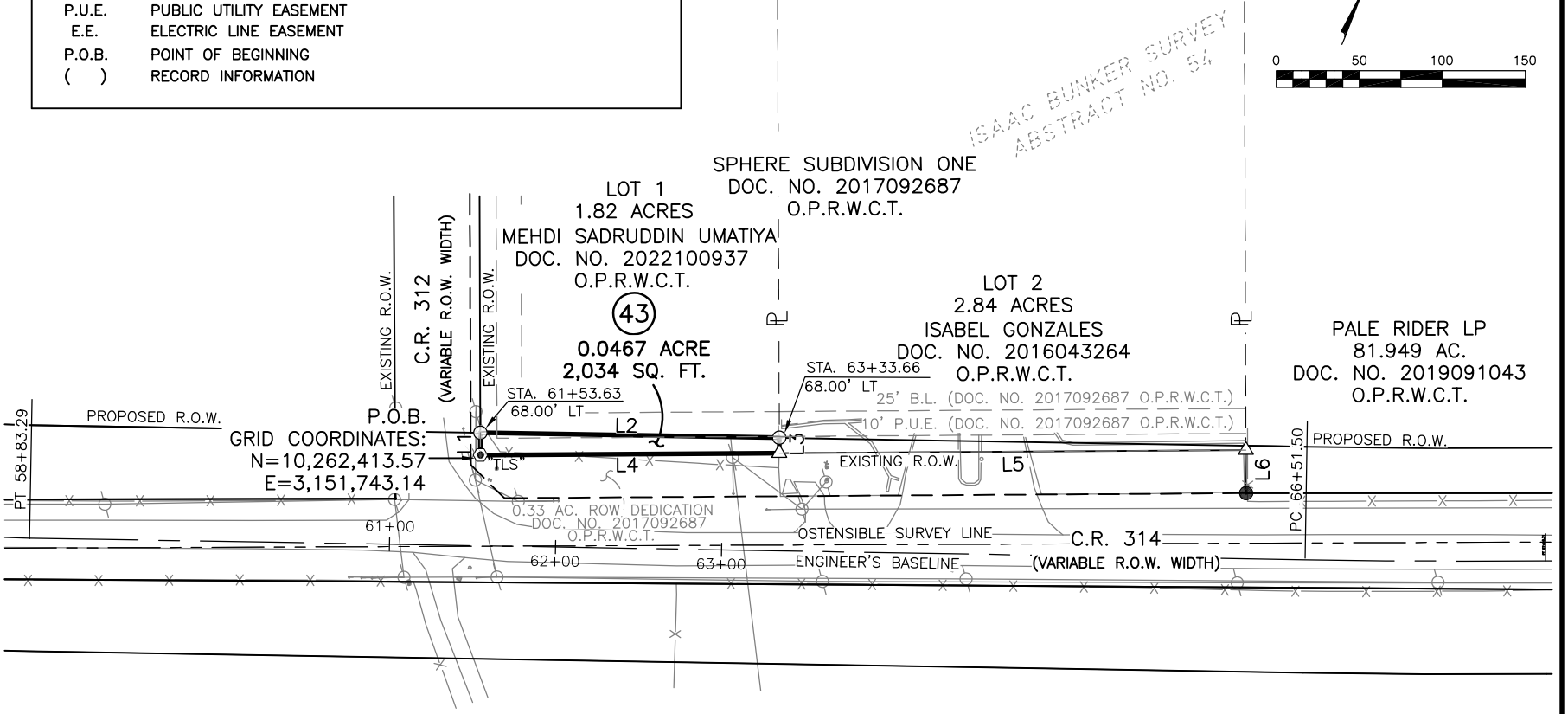
PLAT TO ACCOMPANY DESCRIPTION

LEGEND

⬢	1/2" IRON ROD WITH CAP FOUND (AS NOTED)
●	1/2" IRON ROD FOUND
○	IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET
℄	PROPERTY LINE
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
E.E.	ELECTRIC LINE EASEMENT
P.O.B.	POINT OF BEGINNING
( )	RECORD INFORMATION

LINE	BEARING	DISTANCE
L1	N 21°31'09" W	13.41'
L2	N 69°39'10" E	180.03'
L3	S 21°32'31" E	9.19'
L4	S 68°18'37" W	180.00'
L5	N 68°18'37" E	280.98'
L6	S 21°30'46" E	25.96'





PROJECT NO.: SLAN-001

08/06/2024

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

MEHDI SADRUDDIN UMATIYA

PARCEL 43
0.0467 ACRE
2,034 SQ. FT.

SCALE		PROJECT
1" = 100'	WILLIAMSON COUNTY	C.R. 314

S:\SEILER-LANKES\CR 314\4-DRAWINGS\PARCELS\PARCEL 43-UMATIYA\PARCEL 43.DWG

EXHIBIT ___

PLAT TO ACCOMPANY DESCRIPTION

NOTES:

1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD83 (2011). COORDINATES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET. ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE–TO–GRID COMBINED ADJUSTMENT FACTOR OF 0.99985232.

2) THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

3) UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.

4) THE USE OF THE WORD CERTIFY OR CERTIFICATION ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

5) THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

6) REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE COMMITMENT (THE "TITLE COMMITMENT") ISSUED BY TEXAN TITLE INSURANCE COMPANY, UNDER GF NO. GT2402658, EFFECTIVE 03/26/2024, ISSUED 04/05/2024. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE COMMITMENT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

I, MIGUEL A. ESCOBAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND THE ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND BETWEEN JULY 2020 AND SEPTEMBER 2022, UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, LSLS, RPLS NO. 4933 (NOW RETIRED).

INLAND GEODETICS

08/08/2024

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL RD #103
ROUND ROCK, TX 78681
TBPELS FIRM NO. 10059100

SCHEDULE B:

1. RESTRICTIVE COVENANTS RECORDED IN: DOCUMENT NO. 2015033087 AND DOCUMENT NO. 2017092687 (PLAT), OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

10a. A 10' PUBLIC UTILITY EASEMENT ALONG THE SOUTH AND WEST PROPERTY LINES AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2017092687, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)

10b. A 25' BUILDING SETBACK ALONG THE SOUTH AND WEST PROPERTY LINES AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2017092687, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)

10c. A RIGHT OF WAY ROAD WIDENING EASEMENT ALONG THE SOUTH AND WEST PROPERTY LINES AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2017092687, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION IS SHOWN)

10d. RIGHT OF WAY EASEMENT DATED OCTOBER 21, 1936, GRANTED BY G.G. HARRISON TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 283, PAGE 398, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

10e. (NOT A SURVEY MATTER)

10f. EASEMENT DATED FEBRUARY 10, 1997, GRANTED BY JOE R. SCHWERTNER TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED UNDER DOCUMENT NO. 9707630, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

10g. ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED OCTOBER 11, 2017, TO BARTLETT ELECTRIC COOPERATIVE, RECORDED UNDER DOCUMENT NO. 2017112942, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT)

10h. (NOT A SURVEY MATTER)

10i. (NOT A SURVEY MATTER)

10j. (NOT A SURVEY MATTER)

10k. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE.

10l. RIGHTS OF PARTIES IN POSSESSION.

PROJECT NO.: SLAN–001

08/06/2024

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF

MEHDI SADRUDDIN UMATIYA

WILLIAMSON COUNTY

PROJECT C.R. 314

PARCEL 43
0.0467 AC.
2,034 SQ. FT.

S:\SEILER–LANKES\CR 314\4–DRAWINGS\PARCELS\PARCEL 43–UMATIYA\PARCEL 43.DWG

EXHIBIT “B”

Filed: 4/23/2025 6:49 PM
Nancy E. Rister, County Clerk
Williamson County, Texas
By: Kelly Phillips, Deputy Clerk

CAUSE NO. 24-1854-CC5

WILLIAMSON COUNTY, TEXAS CONDEMNOR	§	
	§	
	§	**IN THE COUNTY COURT AT LAW**
V.	§	**NUMBER 5**
	§	
MEHDI SADUDDIN UMATIYA, ET AL CONDEMNEES	§	**OF WILLIAMSON COUNTY, TEXAS**
	§	

DISCLAIMER OF INTEREST

Mortgage Electronic Registration Systems, Inc. (MERS), and Nationstar Mortgage, LLC. d/b/a Mr. Cooper ("NSM"), submits the following:

MERS and NSM expressly disclaims and releases all right, title, or interest in and to the following:

1. The property being taken and described in "Exhibit A" of the Petition for Condemnation on file in the cause, and any damages to the remaining property.
2. Any right or claim for damages or compensation for or resulting from the taking, including remainder damages, made the subject of this eminent domain action.
3. Any further right or claim to share or participate in any proceeds from the settlement or trial of this cause.

Respectfully submitted,
BONIAL & ASSOCIATES, P.C.

/s/ Braden Barnes
Braden Barnes, SBN 24059423
Braden.Barnes@bonialpc.com
14841 Dallas Parkway, Suite 350
Dallas, Texas 75254
(972) 643-6600 Office
(972) 643-6699 Facsimile
ATTORNEY FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AND NATIONSTAR MORTGAGE, LLC. D/B/A MR. COOPER

CERTIFICATE OF SERVICE

This is to certify that a true and correct copy of the foregoing has been served upon the following parties in interest on April 23, 2025.

John Kelley
Sheets & Crossfield, PLLC
309 E. Main St.
Round Rock, TX 78664
john@scrrlaw.com
via eserve

Nick Laurent
Barron, Adler, Clough & Oddo
808 Nueces Street
Austin, TX 78701
laurent@barronadler.com
via eserve

/s/ Braden Barnes
Braden Barnes

Automated Certificate of eService

This automated certificate of service was created by the efiling system. The filer served this document via email generated by the efiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Meagan Vlasak on behalf of Braden Barnes
Bar No. 24059423
Meagan.Vlasak@BonialPC.com
Envelope ID: 100017408
Filing Code Description: No Fee Documents
Filing Description: MERS and NSM Disclaimer of Interest
Status as of 4/24/2025 7:50 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Nicholas Laurent	24065591	laurent@barronadler.com	4/23/2025 6:49:53 PM	SENT
John Kelley	24089109	John@scrrlaw.com	4/23/2025 6:49:53 PM	SENT
Braden Barnes		braden.barnes@bonialpc.com	4/23/2025 6:49:53 PM	SENT

Commissioners Court - Regular Session **36.**

Meeting Date: 01/13/2026

Salt Lake, Brook & Front St. letter agreement

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a letter agreement with Orlando Vallejo and Juan Carlos Vallejo Donaciano to acquire 0.0111 AC needed as right of way on the Salt Lake, Brook and Front St. project. (Parcel 6)

Public Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:29 AM
Form Started By: Don Childs		Started On: 01/06/2026 10:00 AM
Final Approval Date: 01/07/2026		

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@scrrlaw.com

December 12, 2025

Orlando Vallejo
Juan Carlos Valleo Donaciano
7275 E. State Highway 29, Lot 44
Georgetown, TX 78626-2261

Re: Williamson County—Salt Lake, Brook and Front St.
Parcel 6

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 0.0111 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 **$1,500.00** 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,

Don Childs by Deborah Everett

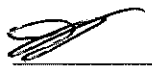
Don Childs
Sheets & Crossfield, PLLC

[signature pages follow]

AGREED:

Orlando Vallejo

12-12-2025
Date



Juan Carlos Vallejo Donaciano

12-12-2025
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 **ORLANDO VALLEJO AND JUAN CARLOS VALLEJO DONACIANO**, 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 6
DESCRIPTION OF A 0.0111 ACRE (485 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":

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 12th day of December 2025.

[signature page follows]

GRANTOR:

ORLANDO VALLEJO

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on 12th day of December, 2025 by **ORLANDO VALLEJO**, on behalf of said entity.

Deborah Everett
Notary Public, State of Texas

Deborah Everett
My Commission Expires
10/26/2029
Notary ID 3458831

GRANTOR:

JUAN CARLOS VALLEJO DONACIANO

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on 12th day of December, 2025 by **JUAN CARLOS VALLEJO DONACIANO**, on behalf of said entity.

Deborah Everett
Notary Public, State of Texas

Deborah Everett
My Commission Expires
10/26/2029
Notary ID 3458831

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 6
R007727
0.0111 ACRES (485 SQUARE FEET)

BEING A 0.0111 ACRE (485 SQUARE FEET) TRACT OF LAND, LOCATED IN THE W.C. WILSON SURVEY, ABSTRACT NUMBER 651, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE WEST ONE-HALF OF LOT 7, BLOCK 62 OF THE OFFICIAL REVISED MAP OF THE CITY OF BARTLETT RECORDED IN CABINET A, SLIDE 219 IN THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, (P.R.W.C.TX.) CONVEYED TO ORLANDO VALLEJO AND JUAN CARLOS VALLEJO DONACIANO, RECORDED IN DOCUMENT NUMBER (DOC. NO.) 2025008780 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.0111 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 6, BLOCK 62 OF SAID OFFICIAL REVISED MAP OF THE CITY OF BARTLETT, SAME BEING THE NORTHWEST CORNER OF SAID WEST ONE-HALF OF LOT 7 ON THE SOUTHEASTERLY LINE OF LOT 8, BLOCK 62 OF SAID OFFICIAL REVISED MAP OF THE CITY OF BARTLETT;

THENCE SOUTH 19° 24' 48" WEST, ALONG THE COMMON LINE OF SAID WEST ONE-HALF OF LOT 7, SAID LOT 8 AND LOT 1 OF THE WJ CAGLE ADDITION TO BARTLETT RECORDED IN CABINET A SLIDE 25B P.R.W.C.TX. SAME BEING A 0.24 ACRE TRACT CONVEYED TO NORBERTA ORTIZ CORONA AND JONATHAN A LOPEZ ORTIZ IN DOC. NO. 2018039273 O.P.R.W.C.TX., A DISTANCE OF 129.35 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: 10,264,984.02 AND EASTING: 3,205,451.00, AND BEING 18.05 FEET RIGHT FROM THE PROPOSED BASELINE STATION 58+22.23;

THENCE SOUTH 85° 37' 55" EAST, OVER AND ACROSS SAID WEST ONE-HALF OF LOT 7, ALONG THE PROPOSED RIGHT-OF-WAY (R.O.W.) LINE A DISTANCE OF 48.50 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "LJA SURVEY" SET ON THE COMMON LINE OF SAID WEST ONE-HALF OF LOT 7 AND THE EXISTING NORTHWESTERLY R.O.W. OF BROOK STREET (R.O.W. VARIES) RECORDED IN IN CABINET A, SLIDE 219 P.R.W.C.TX.;

THENCE SOUTH 74° 00' 09" WEST, ALONG THE COMMON LINE OF SAID EXISTING R.O.W. OF BROOK STREET AND SAID WEST ONE-HALF OF LOT 7, A DISTANCE OF 57.47 FEET TO A POINT FOR THE COMMON CORNER OF SAID LOT 1 AND SAID WEST ONE-HALF OF LOT 7;

THENCE NORTH 19° 26' 07" EAST, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID WEST ONE-HALF OF LOT 7, AT A DISTANCE OF 18.31 FEET PASSING A FOUND 1/2-INCH IRON ROD, CONTINUING FOR A TOTAL DISTANCE OF 20.71 FEET RETURNING TO THE **POINT OF BEGINNING**, CONTAINING 0.0111 ACRES (485 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

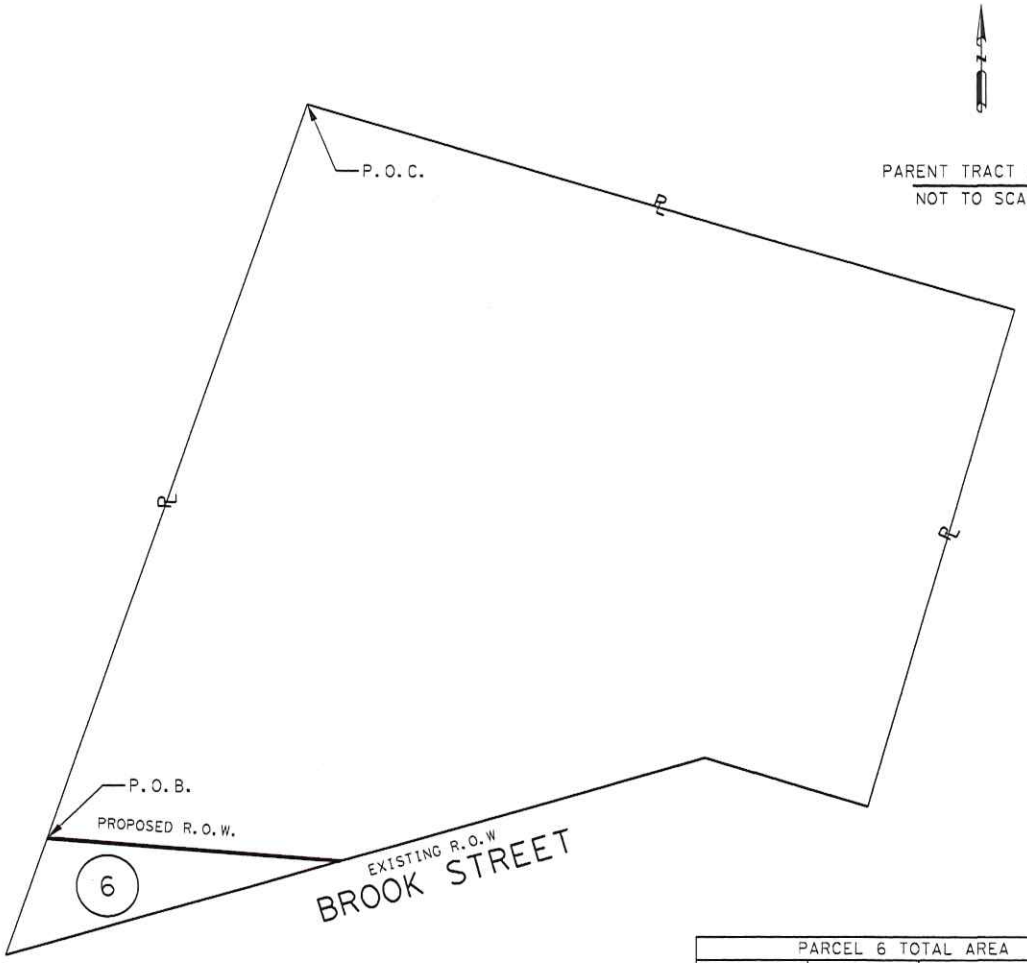
July 11, 2025

LEGEND:

———	PROPOSED R.O.W. LINE
———	EXISTING R.O.W. LINE
——℄——	PROPERTY LINE
—·℄··	SURVEY LINE
———↴	PROPERTY HOOK LINE
— — — —	EASEMENT LINE
— · — · —	PROPOSED BASELINE

O.P.R.W.C.TX.	- OFFICIAL PROPERTY RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	- PLAT RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	- DEED RECORDS WILLIAMSON COUNTY, TEXAS
CAB. SHT.	- CABINET & SHEET
OFF.	- OFFSET
STA.	- BASELINE STATION
BRS.	- BEARS
R.O.W.	- RIGHT-OF-WAY
FND.	- FOUND
P.O.C.	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING
VOL./PG.	- VOLUME / PAGE
DOC. NO.	- DOCUMENT NUMBER
U.E.	- UTILITY EASEMENT
B.L.	- BUILDING LINE
A.E.	- AERIAL EASEMENT
D.E.	- DRAINAGE EASEMENT
I.R.	- IRON ROD
I.P.	- IRON PIPE
●	- SET 5/8" I.R. W/ LJA SURVEYING ALUMINUM CAP (UNLESS OTHERWISE NOTED)
○	- FOUND PROPERTY CORNER AS DESCRIBED
▲	- CALULATED POINT

PARENT TRACT INSET
NOT TO SCALE



NOTES:

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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.

STATE OF TEXAS
REGISTERED
JACOB GOEBEL
6734
PROFESSIONAL
LAND SURVEYOR

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

PARCEL 6 TOTAL AREA			
EXISTING AC./S.F.	TAKING AC./S.F.	REMAINDER AC. LEFT	REMAINDER AC. RIGHT
0.41 17,860	0.0111 485		0.40

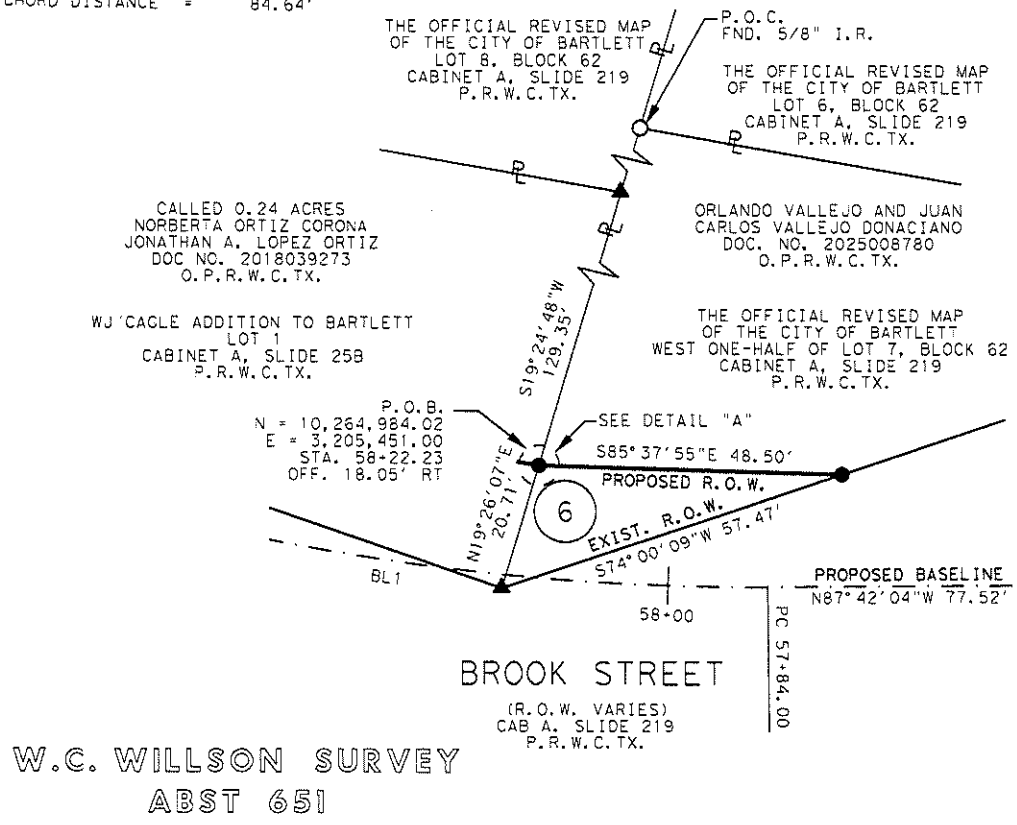
LJA SURVEYING, INC.
9830 COLONNADE BLVD. SUITE 300
SAN ANTONIO, TX 78230
PHONE 210-503-2700
TBPELS-10194382

PARCEL PLAT
SHOWING
PARCEL 6
R007727
SALT LAKE, BROOK, AND W FRONT STREET
JULY, 2025

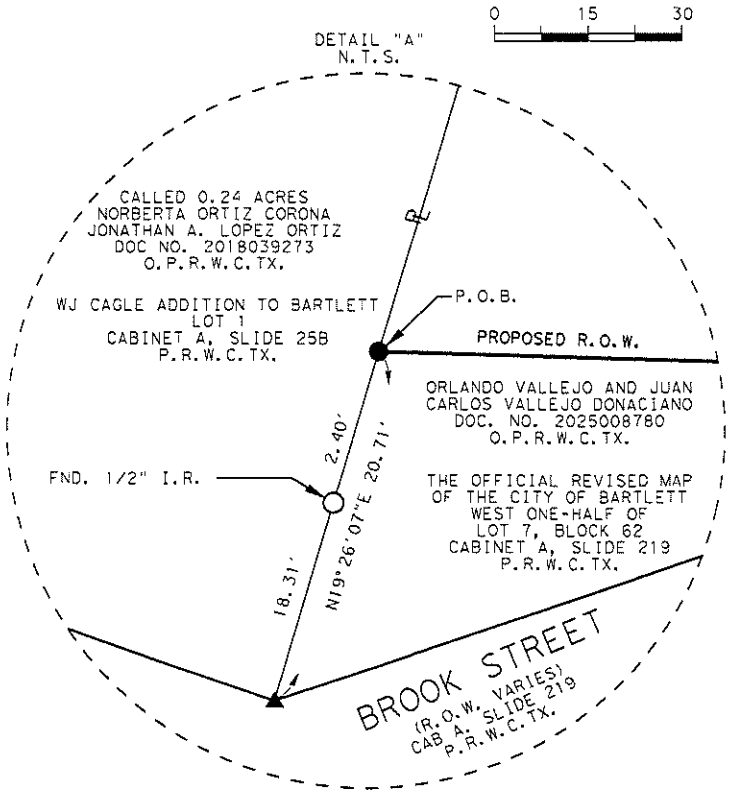
SCALE: N.T.S.

PROJECT NO. LJAS001-2175-2301

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 = 84.80'
CHORD BEARING = N81°37'40"W
CHORD DISTANCE = 84.64'



W.C. WILLSON 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 6
R007727
SALT LAKE, BROOK, AND W FRONT STREET
JULY, 2025

PAGE 4 OF 4
SCALE: 1"=30'

LJAS001-2348-2401

Commissioners Court - Regular Session **37.**

Meeting Date: 01/13/2026

Salt Lake, Brook & Front St. letter agreement

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a letter agreement with Pascual Herrera Dominguez to acquire 0.0179 AC and 0.0298 AC needed as right of way on the Salt Lake, Brook and Front St. project. (Parcels 5 & 8)

Public Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:29 AM
Form Started By: Don Childs		Started On: 01/06/2026 09:57 AM
Final Approval Date: 01/07/2026		

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@scrrlaw.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,

Don Childs by Deborah Everett

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:

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.

Deborah Everett
My Commission Expires
10/26/2029
Notary ID 3458831

Deborah Everett
Notary Public, State of Texas

GRANTOR:

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

Deborah Everett
My Commission Expires
10/26/2029
Notary ID 3458831

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.

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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

O.P.R.W.C.TX.	- OFFICIAL PROPERTY RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	- PLAT RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	- DEED RECORDS WILLIAMSON COUNTY, TEXAS
CAB. SHT.	- CABINET & SHEET
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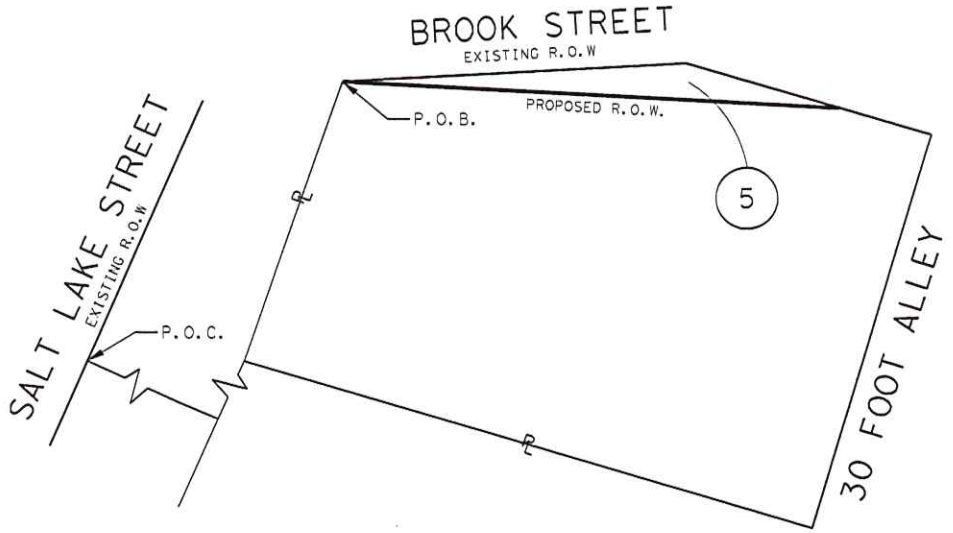
A.E.	- AERIAL EASEMENT
D.E.	- DRAINAGE EASEMENT
I.R.	- IRON ROD
I.P.	- IRON PIPE
●	- SET 5/8" I.R. W/ LJA SURVEYING ALUMINUM CAP (UNLESS OTHERWISE NOTED)
○	- FOUND PROPERTY CORNER AS DESCRIBED
▲	- CALULATED POINT

PARENT TRACT INSET
NOT TO SCALE



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8. BASELINE SHOWN WAS PROVIDED BY ENGINEER TO SURVEYOR ON 10/9/2024. STATIONS AND OFFSETS SHOWN MAY NOT MATCH FINAL PROPOSED BASELINE DESIGN.

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

PARCEL 5 TOTAL AREA			
EXISTING AC./S.F.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
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

SCALE: N.T.S.

PROJECT NO. LJAS001-2175-2301

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.

O-2

CALLED 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.

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	=	84.80'
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.

PC 57+84.00

PT 57+06.47

BL1

BL2

58+00

N87°42'06"W 77.52'

PROPOSED BASELINE

S73°31'36"E 46.45'

EXIST. R.O.W.

N86°54'04"E 99.98'

PROPOSED R.O.W.

EXIST. R.O.W.

N86°55'14"W 144.59'

5

44.6'

EXIST. R.O.W.

16.8'

P.O.B.
N = 10,264,939.73
E = 3,205,582.49
STA. 58+29.69
OFF. 19.95' LT
FND. 1/2" I.R.
BRS. N65°00'53"E. 0.28'

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

0 15 30

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.

N19°26'07"E 100.00'

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
M.R.W.C.TX.

O-1

O-2

S70°33'53"E 125.00'

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.

W.C. WILSON SURVEY
ABST 651

CALLED 0.254 ACRES
CRISTOBAL MARTINEZ AND WIFE
MARIA GALLEGOS MUNIZ
DOC. NO. 2014005409
O.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.

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

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

4 OF 4 SCALE: 1"=30'

PROJECT NO. LJAS001-2348-2401

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

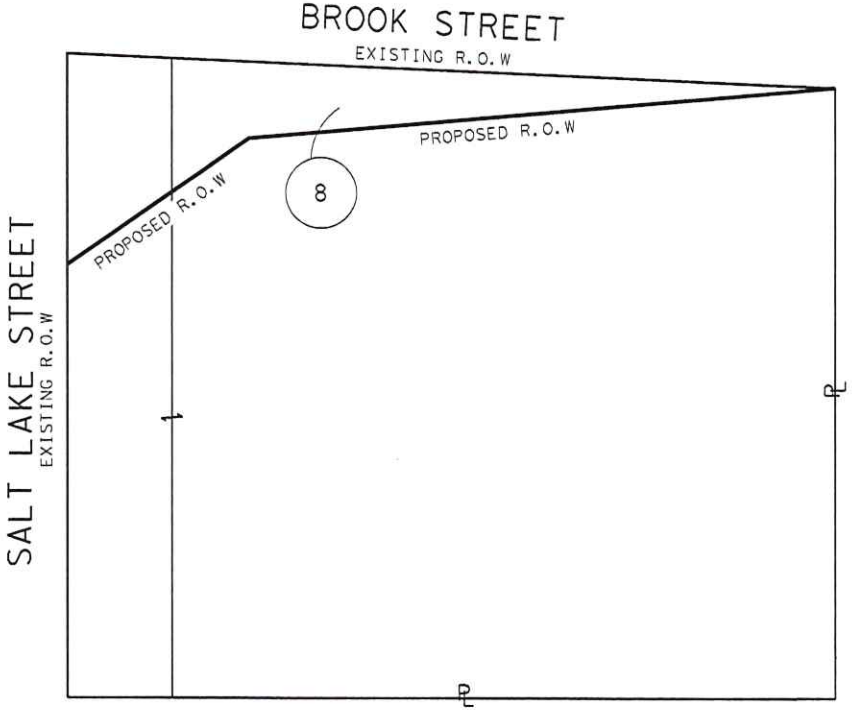
July 11, 2025

LEGEND:

———	PROPOSED R.O.W. LINE
———	EXISTING R.O.W. LINE
——℄——	PROPERTY LINE
—·℄··	SURVEY LINE
———1	PROPERTY HOOK LINE
— — — —	EASEMENT LINE
—·—·—	PROPOSED BASELINE

O.P.R.W.C.TX.	- OFFICIAL PROPERTY RECORDS WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	- PLAT RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	- DEED RECORDS WILLIAMSON COUNTY, TEXAS
CAB. SHT.	- CABINET & SHEET
OFF.	- OFFSET
STA.	- BASELINE STATION
BRS.	- BEARS
R.O.W.	- RIGHT-OF-WAY
FND.	- FOUND
P.O.C.	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING
VOL./PG.	- VOLUME / PAGE
DOC. NO.	- DOCUMENT NUMBER
U.E.	- UTILITY EASEMENT
B.L.	- BUILDING LINE
A.E.	- AERIAL EASEMENT
D.E.	- DRAINAGE EASEMENT
I.R.	- IRON ROD
I.P.	- IRON PIPE
●	- SET 5/8" I.R. W/ LJA SURVEYING ALUMINUM CAP (UNLESS OTHERWISE NOTED)
O	- FOUND PROPERTY CORNER AS DESCRIBED
▲	- CALULATED POINT

PARENT TRACT INSET
NOT TO SCALE



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.

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

PARCEL 8 TOTAL AREA			
EXISTING AC./S.F.	TAKING AC./S.F.	REMAINDER AC. LEFT	REMAINDER AC. RIGHT
0.36 15,682	0.0298 1,296	0.33	

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

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

SCALE: N.T.S.

PROJECT NO. LJAS001-2175-2301

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
L1	N19° 26' 07"E	34.58'

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 = 84.80'
CHORD BEARING = N81°37'40"W
CHORD DISTANCE = 84.64'

0 15 30

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

PC 59+14.51
PT 58+68.80
N75°33'16"W 45.71'
BL1
PROPOSED BASELINE
S68°04'15"E 125.12'
EXIST. R.O.W.
PROPOSED R.O.W.
N75°35'18"W 95.71'
21.7'
FND. 1/2" I.R.
BRS. N65°01'48"E, 0.28'
STA. 58+29.46
OFF. 19.80' LT
BL2
L1
8
S74°27'33"W 36.20'
STA. 59+26.81
OFF. 17.15' LT
P.O.B.
N = 10,264,961.62
E = 3,205,310.54
STA. 59+76.21
OFF. 15.36' LT
O-1
EXIST. R.O.W.
N19°26'07"E 70.87'
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.
CALLED 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.
CURVE_BL2
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'
PC 60+17.27
S13°51'44"W 52.38'
SALT LAKE STREET
(58' R.O.W.)
CAB. 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'
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.

W.C. WILSON SURVEY
ABST 651

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

Commissioners Court - Regular Session **38.**

Meeting Date: 01/13/2026

Ronald Reagan Segment D Development Agreement

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a development agreement by and between Williamson County and Reagan 245 Real Estate, LLC regarding the construction of certain improvements to Reagan Boulevard as it relates to the Ronald Reagan Segment D project (Parcel 107E).

Public Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:29 AM
Form Started By: Don Childs		Started On: 01/06/2026 09:54 AM
Final Approval Date: 01/07/2026		

DEVELOPMENT AGREEMENT BY AND BETWEEN WILLIAMSON COUNTY, TEXAS, AND REAGAN 245 REAL ESTATE LLC, REGARDING THE CONSTRUCTION OF CERTAIN IMPROVEMENTS TO REAGAN BOULEVARD

This Development Agreement (the "Agreement") is made by and between Williamson County, Texas (the "County") and Reagan 245 Real Estate, LLC (the "Developer"), both acting by and through their duly authorized agents.

RECITALS

WHEREAS, the Developer owns approximately 3.088 acres of land abutting Ronald Reagan Blvd., as shown on Exhibit "A", attached hereto (the "Property"); and

WHEREAS, the Developer intends to develop the Property with commercial uses; and

WHEREAS, the Parties acknowledge the need to make certain improvements to Reagan Blvd., namely a right turn lane (the "Developer Improvements"), to accommodate the development of the Property, of the types, amounts, and in the approximate locations depicted in Exhibit "B" attached hereto; and

WHEREAS, the County is in the process of designing and constructing improvements to Ronald Reagan Blvd. (the "County Project"); and

NOW THEREFORE, in consideration of the mutual covenants and agreements made herein, the County and the Developer do hereby agree as follows:

Article I.
County Responsibilities

1.1 The County shall be responsible for the preliminary and final design, relocation of utilities not owned by Developer, construction bidding, project management, and construction of the Developer Improvements. The County will jointly bid the work performed on the Developer Improvements as a component of the County Project. The portions of the County Project plans and specifications, including any amendments or change orders, relating to the Developer Improvements shall be provided to the Developer for review and comment prior to construction (the "Developer Improvement Plans"). The Developer shall have ten (10) days to provide a written response to any issues or defects identified in the Developer Improvement Plans.

Article II.
Developer Obligations

2.1 The Developer shall dedicate to the County a drainage easement interest in and to approximately 0.0139 acres of land in Williamson County, Texas ("Drainage Easement"), as described further in Exhibit "C" attached hereto, for the County Project. The Drainage Easement will be conveyed to the County in a document drafted by County, and said Drainage Easement dedication will be free and clear of all liens. Developer shall dedicate the Drainage Easement to County within sixty (60) days of the full execution of this Agreement.

2.2 The Developer shall reimburse the County for all costs associated with the Developer Improvements, including but not limited to all actual costs relating to the preliminary and final design, relocation of utilities owned by Developer, construction bidding, project management, and construction of the Developer Improvements ("Total Developer Participation Amount"), currently estimated at SIXTY-TWO THOUSAND FOUR HUNDRED FIFTY-SEVEN and No/100 DOLLARS ($62,457.00), shown in further detail in Exhibit "D" attached hereto. The County shall submit an initial reimbursement request to the Developer, which shall be based on the actual design costs incurred and the actual construction unit pricing included at bid opening for the County Project construction contract (the "Initial Developer Participation Amount"). The County shall submit a reimbursement request for 100% of the Initial Developer Participation Amount upon award of the construction contract for the County Project. The Developer shall remit payment to the County for the Initial Developer Participation Amount within thirty (30) days after receipt of the reimbursement request from the County.

The County shall submit a final reimbursement request for any remaining design and construction costs for Developer Improvements included in the County Project once the County Project is completed and all final balancing change orders have been issued (the "Final Developer Participation Amount"). The Developer shall remit payment to the County for the Final Developer Participation Amount within thirty (30) days after receipt of the reimbursement request from the County. If the Final Developer Participation Amount is less than the Initial Developer Participation Amount, the County shall remit payment to the Developer within ninety (90) days after the County Project is completed.

Article III.
Miscellaneous

3.1 Mutual Assistance. The County and the Developer will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement, and to aid and assist each other in carrying out such terms and provisions of this Agreement.

3.2 Representations and Warranties. The County represents and warrants to the Developer that this Agreement is within its authority, and that it is duly authorized and empowered to enter into this Agreement, unless otherwise ordered by a court of competent jurisdiction. Developer represents and warrants to the County that it has the requisite authority to enter into this Agreement.

3.3 Default. If either the County or the Developer should default in the performance of any obligations of this Agreement, the other party shall provide such defaulting party written notice of the default, and a period of thirty (30) days to cure such default, provided, however, if the nature of the default does not involve the payment of money and is such that it cannot be reasonable cured within thirty (30) days, then the defaulting party shall have such time as is reasonably necessary to cure the default so long as the cure is commended in thirty (30) days and diligently pursued to completion, prior to instituting an action for breach or pursuing any other remedy for default. If the defaulting party remains in default after notice and opportunity to cure, the non-defaulting party shall have the right to pursue any remedy at law or in equity for the defaulting party's breach.

3.4 Attorney's Fees. In the event any legal action or proceeding is commenced between the County and the Developer to enforce provisions of this Agreement and recover damages for breach, the prevailing party in such legal action shall be entitled to recover its reasonable attorney's fees and expenses incurred by reason of such action, to the extent allowed by law.

3.5 Entire Agreement. This Agreement contains the entire agreement between the parties. This Agreement may only be amended, altered or revoke by written instrument signed by the County and the Developer.

3.6 Binding Effect. This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns.

3.7 Assignment. The obligations of Developer hereunder shall run with the land. The Developer may assign all or part of its rights and obligations to a third party without the written consent of the County, so long as the assignee has the financial ability and development experience to perform the obligations of Developer hereunder.

3.8 Amendment. This Agreement may be amended by the mutual written agreement of the parties.

3.9 Termination. The County may terminate this Agreement if the payment terms described in Section 2.01 are not met.

3.10 Notice. Any notice and/or statement required and permitted to be delivered shall be deemed delivered by actual delivery, facsimile with receipt of confirmation, or by depositing the same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses:

Developer:
_____
Attn: _____
_____
_____
Phone: (___) _____

County:
Williamson County, Texas
Steven Snell, County Judge
Georgetown, TX 78626
Phone: (512) _____
Fax: (512) _____

With a copy to:
Sheets & Crossfield, PLLC
309 East Main St.
Round Rock, TX 78664
Phone: (512) 255-8877
Fax: (512) 255-8986

Either Party may designate a different address at any time upon written notice to the other party.

3.11 Interpretation. Each of the parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. Regardless of which party prepared the initial draft of this Agreement, this Agreement shall, in the event of any dispute, however its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against any party.

3.12 Applicable Law. This Agreement is made, and shall be construed and interpreted, under the laws of the State of Texas, and venue shall lie in Williamson County, Texas.

3.13 Severability. In the event any provisions of this Agreement are illegal, invalid, or unenforceable under present or future laws, and in that event, it is the intention of the parties that the remainder of this Agreement shall not be affected. It is also the intention of the parties of this Agreement that in lieu of each clause and provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid, or enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

3.14 Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.

3.15 No Third-Party Beneficiaries. This Agreement is not intended to confer any rights, privileges, or causes of action upon any third party.

3.16 Exhibits. The following Exhibits are attached and incorporated by reference for all purposes:

Exhibit “A”	Property Description
Exhibit “B”	Developer Improvements
Exhibit “C”	Drainage Easement Field Notes
Exhibit “D”	Cost Estimate

3.17 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create any partnership or joint venture among the parties. The County, its past, present, and future officers, elected officials, employees, and agents of the County, do not assume any responsibilities or liabilities to any third party in connection with the development of the Project or the design, construction, or operation of any portion of the Project.

3.18 Force Majeure. If, by reason of Force Majeure (as hereinafter defined), any party shall be rendered wholly or partially unable to carry out its obligations under this Agreement after its effective date, then such party shall give written notice of the particulars of such Force Majeure to the other party or parties within a reasonable time after the occurrence thereof. The obligations of the party giving such notice, to the extent affected by such Force Majeure, shall be suspended during the continuance of the inability claimed and for no longer period, and any such party shall in good faith exercise its best efforts to remove and overcome such inability. The term “Force Majeure” as utilized herein shall mean and refer to acts of God: acts of public enemies; orders of

any kind of the government of the United States, the State of Texas, or any other civil or military authority; lightning; fires; hurricanes; storms; floods; or other natural disasters or other causes not reasonably within the control of the party claiming such inability.

3.19. Contingent Possession. Upon completion of the full execution of this Agreement by all parties, the County, its agents and contractors shall be permitted at any time before January 1, 2026, to enter and possess the Property for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed roadway improvement construction project of Developer on the Property or other obligations of this Agreement, and Developer agrees to make any gate access available to the County, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Agreement.

3.20 Effective Date. This Agreement becomes effective when signed by the last party whose signature makes this Agreement fully executed.

IN WITNESS WHEREOF, DEVELOPER AND COUNTY have executed duplicate counterparts to effectuate this Agreement to be effective as of the last date of due execution.

CR 245 REAL ESTATE, LLC.

By: Saiyad Maknojia
Saiyad Maknojia (Dec 17, 2025 10:36:26 CST)

Its: Owner

Date: Dec 17, 2025

WILLIAMSON COUNTY, TEXAS

By:_____
Steven Snell
County Judge

Date:_____

Attest:

_____
Nancy Rister, County Clerk

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 2025 by Steven Snell, County Judge of Williamson County, Texas, on behalf of said governmental entity.

_____
Notary Public, State of Texas

EXHIBIT A

WCAD

Property	Owner	Property Address	Tax Year	2025 Market Value
R629345	REAGAN 245 REAL ESTATE LLC	29901 RONALD W REAGAN BLVD, GEORGETOWN, TX 78633	2025	$586,299

Page: Property Details

2025 GENERAL INFORMATION

Property Status	Active
Property Type	Land - Transitional
Legal Description	S12921 - HIGHLAND VILLAGE COMMERCIAL, BLOCK B, Lot 1-A (S/PT), ACRES 3.088
Neighborhood	G80 - WEST GEORGETOWN VACANT
Account	R-20-5481-000B-0001A
Map Number	1-2515
Effective Acres	-

2025 OWNER INFORMATION

Owner Name	REAGAN 245 REAL ESTATE LLC
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	1624 SUNSET VISTA BND LEANDER, TX 78641-5255
Agent	-

2025 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	$0
Improvement Non-Homesite Value	$0
Total Improvement Market Value	$0
Land Homesite Value	$0
Land Non-Homesite Value	$586,299
Land Agricultural Market Value	$0
Land Timber Market Value	$0
Total Land Market Value	$586,299
Total Market Value	$586,299

ASSESSED VALUE

Total Improvement Market Value	$0
Land Homesite Value	$0
Land Non-Homesite Value	$586,299
Agricultural Use	$0
Timber Use	$0
Total Appraised Value	$586,299
Homestead Cap Loss	-$0
Circuit Breaker Limit Cap Loss	-$0
Total Assessed Value	$586,299

2025 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	$586,299	0
CGT- City of Georgetown		-	$586,299	0.3647
GWI- Williamson CO		-	$586,299	0.35567
R03- Somerset Hills Rd Dist # 3		-	$586,299	0.29
RFM- Wmsn CO FM/RD		-	$586,299	0.044329
SGT- Georgetown ISD		-	$586,299	1.0544
TOTALS				**2.109099**

2025 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Vacant Land	C5 - Commercial Vacant Land	No	$586,299	$0	$0	134,513 Sq. ft
TOTALS						**134,513 Sq. ft / 3.088000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2024	$0	$377,128	$377,128	$0	$0	$0	$0	$377,128	$0	$0	$377,128
2023	$0	$377,128	$377,128	$0	$0	$0	$0	$377,128	$0	$0	$377,128

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/12/2024	BARGE V W III TRUSTEE OF VWB TRUST	REAGAN 245 REAL ESTATE LLC	2024090916	

EXHIBIT B

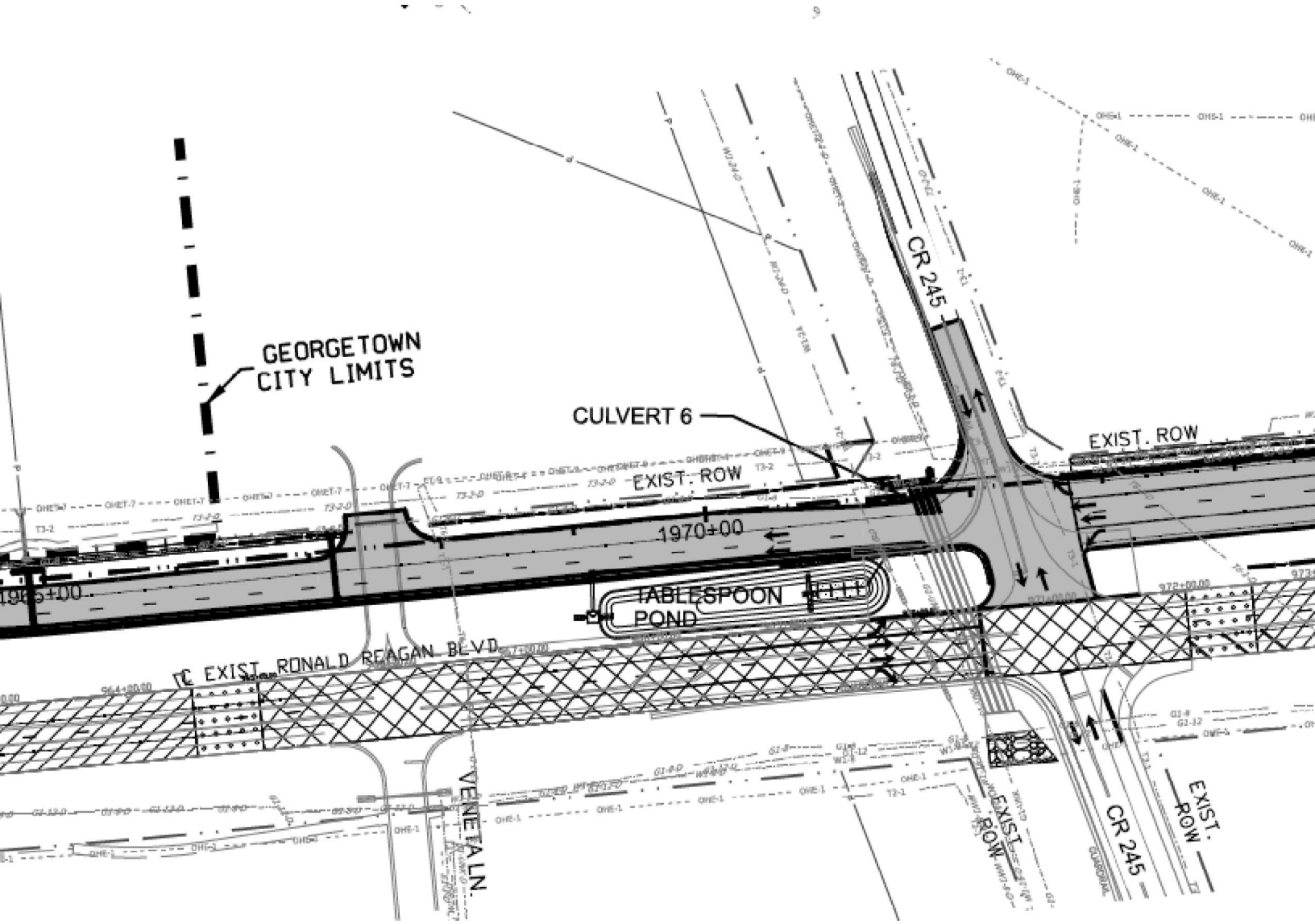

GEORGETOWN
CITY LIMITS
CULVERT 6
EXIST. ROW
CR 245
1970+00
TABLESPOON
POND
EXIST. RONALD REAGAN BLVD
VENETA LN.
EXIST. ROW
CR 245
EXIST. ROW

EXHIBIT C

DRAINAGE EASEMENT
Ronald Reagan Boulevard (Segment D)

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

That **REAGAN 245 REAL ESTATE LLC**, their successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the following property ("Property"):

> All of that certain 0.0139 acre (606 square foot) tract of land, more or less, being out of the Lewis P. Dyches Survey, Abstract No.171, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage way and/or channel, along with any structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the Easement herein acquired by Grantee.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage way and for making connections therewith.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming the same or any part thereof.

This grant is subject to any 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. The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of stormwater drainage, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the _____day of _____, 2025.

[signature page follows]

GRANTOR:

REAGAN 245 REAL ESTATE LLC

By:_____

Name:_____

Title:_____

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2025 by _____, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 301
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

EXHIBIT "A"

County: Williamson
Highway: Ronald Reagan Boulevard
Limits: From R.M. 2338 To S.H. 195 (Rattlesnake Road) April 11, 2025
Parcel No.: 107E

PROPERTY DESCRIPTION FOR EASEMENT 107E

DESCRIPTION OF A 0.0139 ACRE (606 SQ. FT.) EASEMENT LOCATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT NO. 171, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.421 ACRE TRACT, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM V.W. BARGE III, TRUSTEE OF VWB TRUST TO REAGAN 245 REAL ESTATE LLC, RECORDED IN DOCUMENT NUMBER 2024090916, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), FURTHER DESCRIBED AS LOT 1-A, BLOCK B, HIGHLAND VILLAGE COMMERCIAL SUBDIVISION, AND RECORDED IN DOCUMENT NUMBER 2022045281, O.P.R.W.C.TX.; SAID 0.0139 ACRE (606 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a mag nail found 601.31 feet left of Ronald Reagan Boulevard Engineer's Station (E.C.S.) 969+60.74, on the existing west right-of-way (R.O.W.) line of County Road 245 (C.R. 245), a variable width ROW, recorded in Document Number 9553392, Official Records of Williamson County, Texas (O.R.W.C.TX.), being the northeast corner of said Lot 1-A, Block B, Highland Village Commercial Subdivision;

THENCE, South 21°21'44" East, with the existing west R.O.W. line of said C.R. 245 and the east line of said Lot 1-A, Block B, Highland Village Commercial Subdivision, a distance of **483.91 feet** to a calculated point (Surface Coordinates: N=10,242,078.82, E= 3,101,002.61) 134.88 feet left of Ronald Reagan Boulevard E.C.S. 970+89.63, for the **POINT OF BEGINNING** and northeast corner of the easement described herein;

THENCE, with the existing west R.O.W. line of said C.R. 245, the following two (2) bearings and distances numbered 1-2:

1) **South 21°21'44" East**, a distance of **0.93 feet** to a calculated point 133.98 feet left of Ronald Reagan Boulevard E.C.S 970+89.87, for the east corner of the easement described herein, from which a 1/2-inch iron rod with an orange cap stamped "STEGER BIZZELL" found bears South 41°03'43" West, a distance of 0.62 feet and corner of the easement described herein;

2) **South 31°23'24" West**, a distance of **30.31 feet** to a calculated point 109.88 feet left of Ronald Reagan Boulevard E.C.S 970+71.51 on the north line of Ronald Reagan Boulevard, a variable width ROW as recorded Document Number 2010006962, O.P.R.W.C.TX., for the southeast corner of the easement described herein, from which a 1/2-inch iron rod with an orange cap stamped "STEGER BIZZELL" found bears South 31°23'24" West, a distance of 0.60 feet;

THENCE, South 84°03'49" West, departing the existing west R.O.W. line of said C.R. 245, with the existing north R.O.W. line of said Ronald Reagan Boulevard, a distance of **11.28 feet** to a calculated point 109.87 feet left of Ronald Reagan Boulevard E.C.S. 970+60.23, for the southwest corner of the easement described herein, from which a 1/2-inch iron rod stamped "Tri-Tech Surveying" found bears South 84°03'49" West, a distance of 546.35 feet and South 05°56'11" West, a distance of 0.31 feet;

THENCE, departing the existing north R.O.W. line of said Ronald Reagan Boulevard, over and across said Lot 1-A, Block B, Highland Village Commercial Subdivision, the following two (2) courses and distances numbered 4–5:

3) **North 21°21'44" West**, a distance of **25.93 feet** to a calculated point 134.87 feet left of Ronald Reagan Boulevard E.C.S. 970+53.32, for the northwest corner of the easement described herein, and

(THIS SPACE INTENTIONALLY LEFT BLANK)

4) **North 84°03'49" East**, a distance of **36.31 feet** to the **POINT OF BEGINNING**, and containing 0.0139 acre (606 sq. ft.) of land.

Bearing Basis:
All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American datum of 1983 (NAD 83), 2011 adjustment (epoch 2010.00). All distances and coordinates shown hereon are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

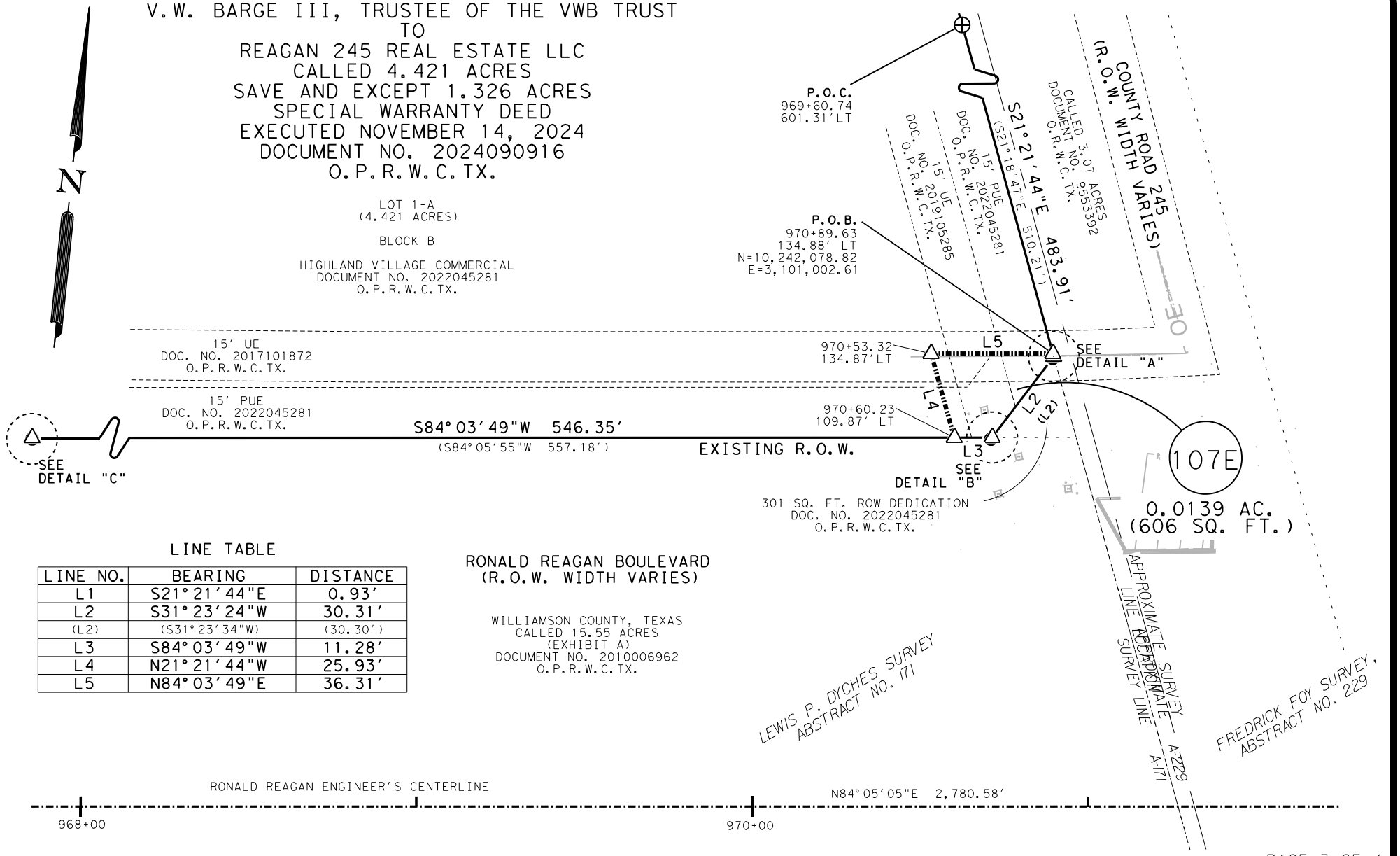
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

April 11, 2025

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S21°21'44"E	0.93'
L2	S31°23'24"W	30.31'
(L2)	(S31°23'34"W)	(30.30')
L3	S84°03'49"W	11.28'
L4	N21°21'44"W	25.93'
L5	N84°03'49"E	36.31'

REF. FIELD NOTE NO. 50698

FILE:\\saminc\AUS\PROJECTS\1019052774P\100\Survey\03Exhibits\Parcels\Parcel 107\RonaldReagan_Parcel

EXISTING	*4.421 AC.	ACQUIRE	0.000 AC.	REMAINING	4.421 AC. LEFT

40 0 20 40

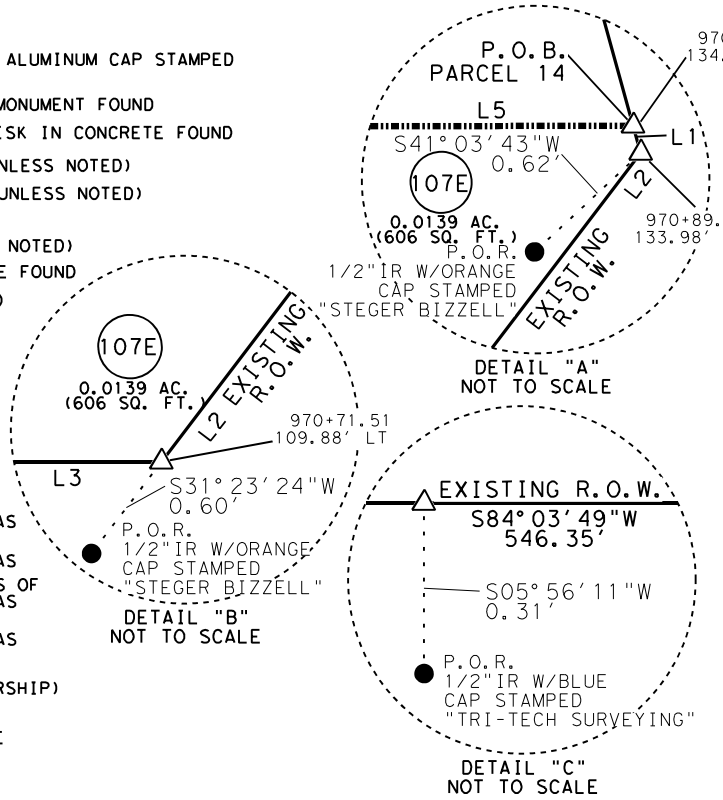
GRAPHIC SCALE
SCALE: 1" = 40'
WILLIAMSON COUNTY, TEXAS

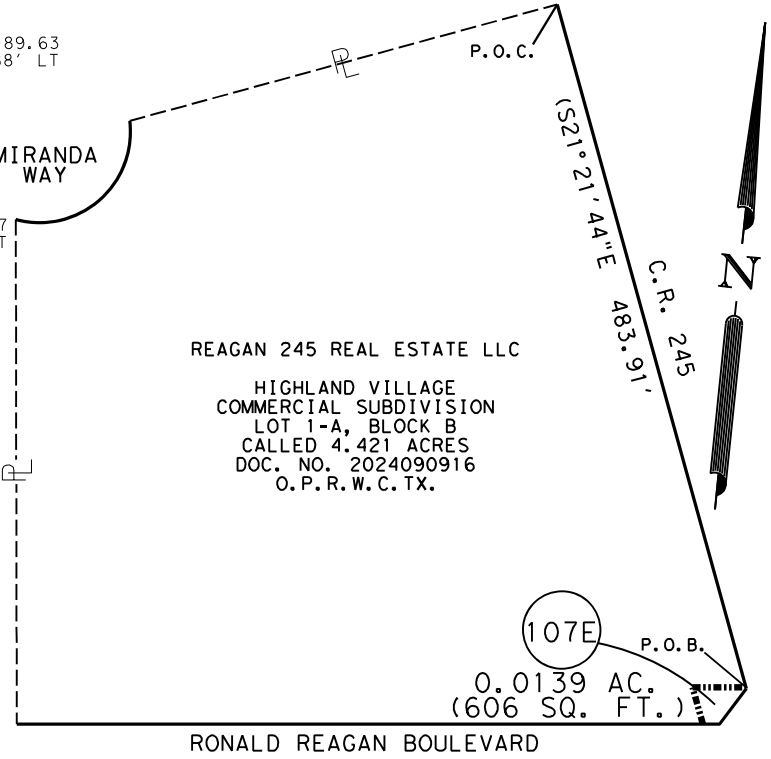
SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

EASEMENT SKETCH
SHOWING PROPERTY OF
REAGAN 245 REAL ESTATE LLC
EASEMENT 107E
0.0139 AC. (606 SQ. FT.)

LEGEND

○	5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II 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
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT-OF-WAY
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
—∿—	DISTANCE N.T.S.
—/—	DEED LINE (COMMON OWNERSHIP)
—℄—	PROPERTY LINE
- - - -	APPROXIMATE SURVEY LINE
- - - -	R.O.W. DEED LINE
———	EXISTING R.O.W. LINE
———	PROPOSED R.O.W. LINE
- - - -	EXISTING EASEMENT LINE
- - - -	PROPOSED EASEMENT LINE
—×—×—	BARBED WIRE FENCE
—▫▫▫—	BRICK FENCE





PARENT TRACT INSET
N.T.S.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S21°21'44"E	0.93'
L2	S31°23'24"W	30.31'
(L2)	(S31°23'34"W)	(30.30')
L3	S84°03'49"W	11.28'
L4	N21°21'44"W	25.93'
L5	N84°03'49"E	36.31'

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT (EPOCH 2010.00). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER SURVEY MATTERS, RECORDED OR UNRECORDED, THAT MAY NOT BE SHOWN.
3. ABSTRACTING AND FIELD SURVEYS WERE PERFORMED FROM SEPTEMBER, 2023 THROUGH MARCH, 2024.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

* AREA CALCULATED BY SAM, LLC

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.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

April 11, 2025
DATE

REF. FIELD NOTE NO. 50698

FILE:\\saminc\AUS\PROJECTS\1019052774P\100\Survey\03Exhibits\Parcels\Parcel 107\RonaldReagan_Parcel

EXISTING	*4.421 AC.	ACQUIRE	0.000 AC.	REMAINING	4.421 AC. LEFT

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

EASEMENT SKETCH
SHOWING PROPERTY OF
REAGAN 245 REAL ESTATE LLC
EASEMENT 107E
0.0139 AC. (606 SQ. FT.)

JOINDER AND CONSENT OF LIENHOLDER TO DRAINAGE EASEMENT

PIONEER FINANCE, INC., a Texas Corporation, as beneficiary of Deed of Trust, dated November 12, 2024, and recorded in Document No. 2024090918 of the Official Public Records of Williamson County, Texas, securing certain promissory note of even date herewith (collectively the "Grantor Security Documents"), that create liens, security interests and other rights and powers that encumber all or parts of the property described in Exhibit "A" executes this Drainage Easement for the limited purpose of (i) consenting to the terms and conditions of the foregoing Drainage Easement and (ii) agreeing that the Grantor Security Documents and the Grantor Liens are and shall be subordinate and inferior to all of the easements, restrictions, terms and provisions of the Drainage Easement, so that no enforcement of the terms of the Grantor Security Documents shall amend, impair or otherwise affect the easements, restrictions, terms or provisions of said Drainage Easement.

PIONEER FINANCE, INC., a Texas Corporation

By:_____

Name:_____

Title:_____

ACKNOWLEDGEMENT

THE STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____, 2025, by _____, the _____ of Pioneer Finance, Inc., in the capacity and for the purposes and consideration recited herein.

_____
Signature

_____
Printed Name

Notary Public, State of _____

EXHIBIT "A"

County: Williamson
Highway: Ronald Reagan Boulevard
Limits: From R.M. 2338 To S.H. 195 (Rattlesnake Road) April 11, 2025
Parcel No.: 107E

PROPERTY DESCRIPTION FOR EASEMENT 107E

DESCRIPTION OF A 0.0139 ACRE (606 SQ. FT.) EASEMENT LOCATED IN THE LEWIS P. DYCHES SURVEY, ABSTRACT NO. 171, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.421 ACRE TRACT, AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM V.W. BARGE III, TRUSTEE OF VWB TRUST TO REAGAN 245 REAL ESTATE LLC, RECORDED IN DOCUMENT NUMBER 2024090916, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), FURTHER DESCRIBED AS LOT 1-A, BLOCK B, HIGHLAND VILLAGE COMMERCIAL SUBDIVISION, AND RECORDED IN DOCUMENT NUMBER 2022045281, O.P.R.W.C.TX.; SAID 0.0139 ACRE (606 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a mag nail found 601.31 feet left of Ronald Reagan Boulevard Engineer's Station (E.C.S.) 969+60.74, on the existing west right-of-way (R.O.W.) line of County Road 245 (C.R. 245), a variable width ROW, recorded in Document Number 9553392, Official Records of Williamson County, Texas (O.R.W.C.TX.), being the northeast corner of said Lot 1-A, Block B, Highland Village Commercial Subdivision;

THENCE, South 21°21'44" East, with the existing west R.O.W. line of said C.R. 245 and the east line of said Lot 1-A, Block B, Highland Village Commercial Subdivision, a distance of **483.91 feet** to a calculated point (Surface Coordinates: N=10,242,078.82, E= 3,101,002.61) 134.88 feet left of Ronald Reagan Boulevard E.C.S. 970+89.63, for the **POINT OF BEGINNING** and northeast corner of the easement described herein;

THENCE, with the existing west R.O.W. line of said C.R. 245, the following two (2) bearings and distances numbered 1-2:

1) **South 21°21'44" East**, a distance of **0.93 feet** to a calculated point 133.98 feet left of Ronald Reagan Boulevard E.C.S 970+89.87, for the east corner of the easement described herein, from which a 1/2-inch iron rod with an orange cap stamped "STEGER BIZZELL" found bears South 41°03'43" West, a distance of 0.62 feet and corner of the easement described herein;

2) **South 31°23'24" West**, a distance of **30.31 feet** to a calculated point 109.88 feet left of Ronald Reagan Boulevard E.C.S 970+71.51 on the north line of Ronald Reagan Boulevard, a variable width ROW as recorded Document Number 2010006962, O.P.R.W.C.TX., for the southeast corner of the easement described herein, from which a 1/2-inch iron rod with an orange cap stamped "STEGER BIZZELL" found bears South 31°23'24" West, a distance of 0.60 feet;

THENCE, South 84°03'49" West, departing the existing west R.O.W. line of said C.R. 245, with the existing north R.O.W. line of said Ronald Reagan Boulevard, a distance of **11.28 feet** to a calculated point 109.87 feet left of Ronald Reagan Boulevard E.C.S. 970+60.23, for the southwest corner of the easement described herein, from which a 1/2-inch iron rod stamped "Tri-Tech Surveying" found bears South 84°03'49" West, a distance of 546.35 feet and South 05°56'11" West, a distance of 0.31 feet;

THENCE, departing the existing north R.O.W. line of said Ronald Reagan Boulevard, over and across said Lot 1-A, Block B, Highland Village Commercial Subdivision, the following two (2) courses and distances numbered 4–5:

3) **North 21°21'44" West**, a distance of **25.93 feet** to a calculated point 134.87 feet left of Ronald Reagan Boulevard E.C.S. 970+53.32, for the northwest corner of the easement described herein, and

(THIS SPACE INTENTIONALLY LEFT BLANK)

4) **North 84°03'49" East**, a distance of **36.31 feet** to the **POINT OF BEGINNING**, and containing 0.0139 acre (606 sq. ft.) of land.

Bearing Basis:
All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American datum of 1983 (NAD 83), 2011 adjustment (epoch 2010.00). All distances and coordinates shown hereon are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

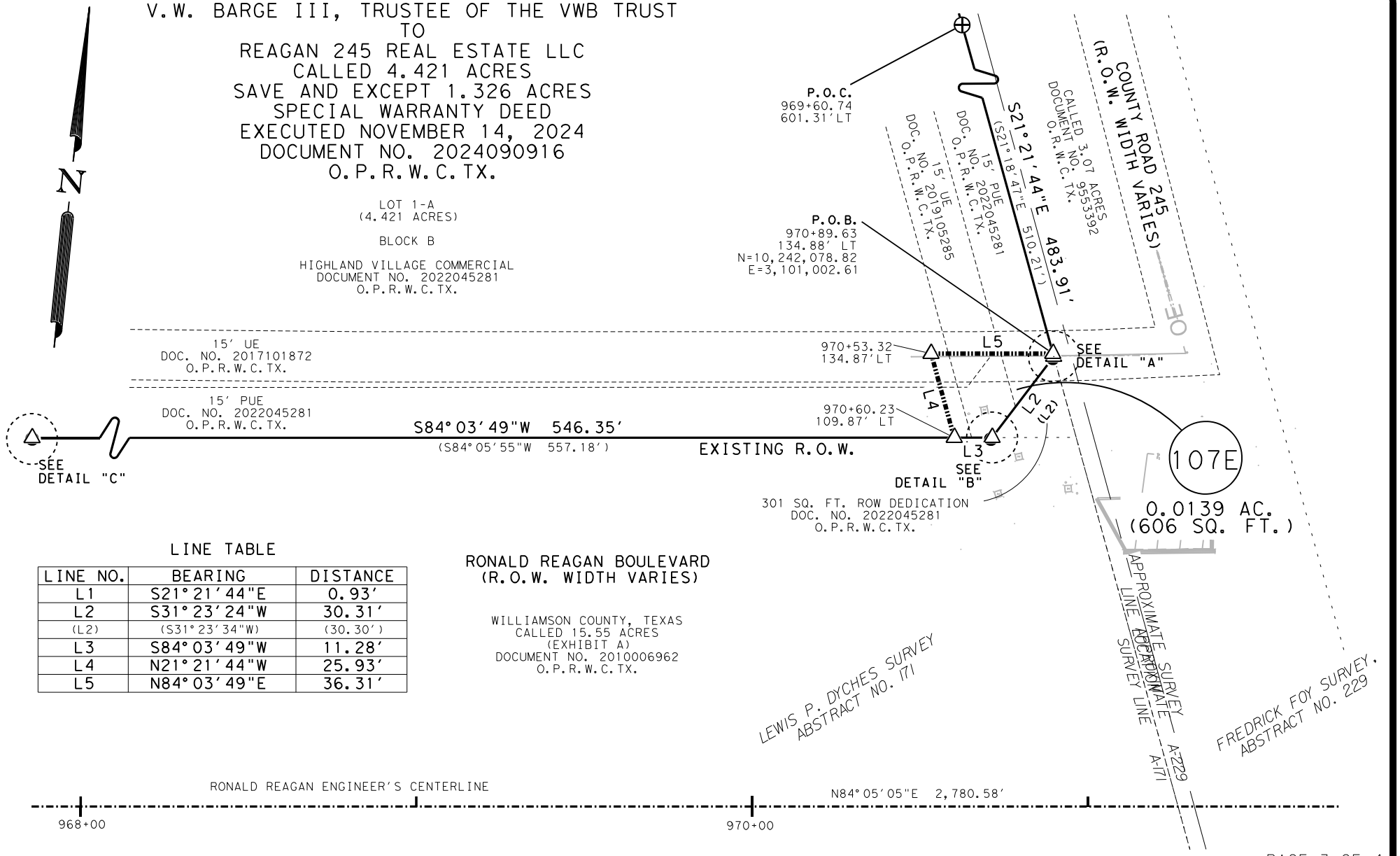
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

April 11, 2025

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S21°21'44"E	0.93'
L2	S31°23'24"W	30.31'
(L2)	(S31°23'34"W)	(30.30')
L3	S84°03'49"W	11.28'
L4	N21°21'44"W	25.93'
L5	N84°03'49"E	36.31'

REF. FIELD NOTE NO. 50698

FILE:\\saminc\AUS\PROJECTS\1019052774P\100\Survey\03Exhibits\Parcels\Parcel 107\RonaldReagan_Parcel

EXISTING	*4.421 AC.	ACQUIRE	0.000 AC.	REMAINING	4.421 AC. LEFT

40 0 20 40

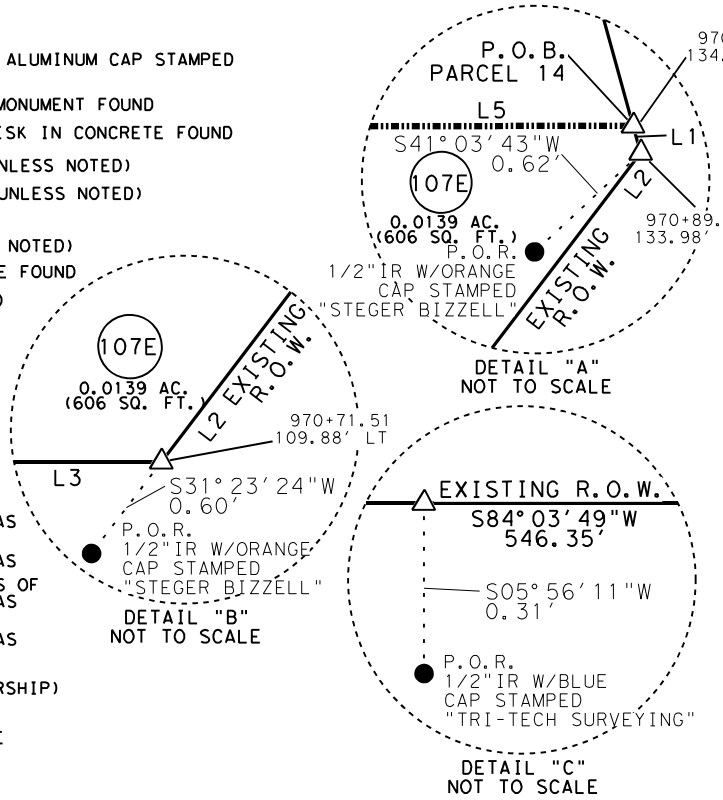
GRAPHIC SCALE
SCALE: 1" = 40'
WILLIAMSON COUNTY, TEXAS

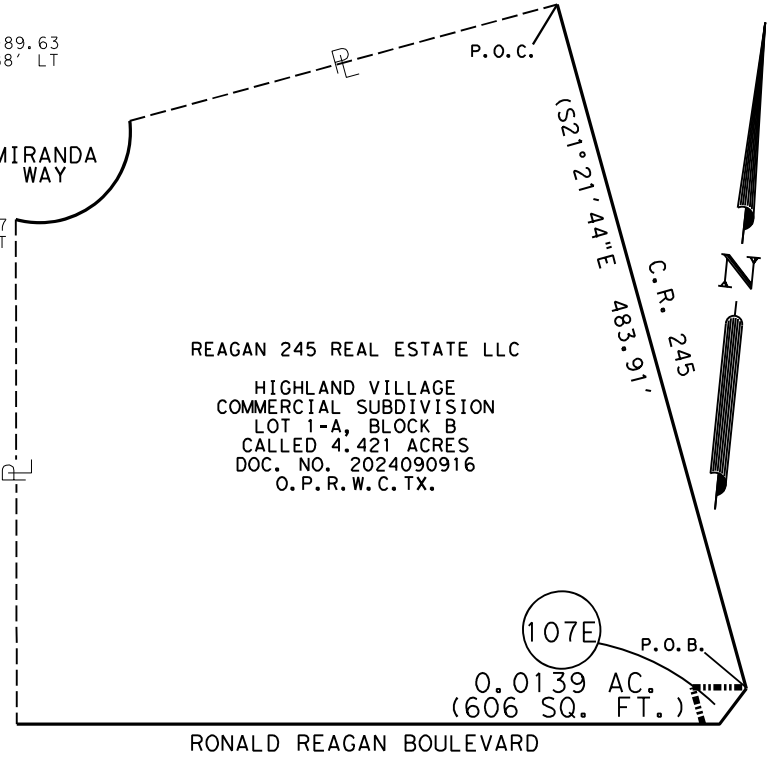
SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

EASEMENT SKETCH
SHOWING PROPERTY OF
REAGAN 245 REAL ESTATE LLC
EASEMENT 107E
0.0139 AC. (606 SQ. FT.)

LEGEND

○	5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II 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
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT-OF-WAY
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
—∿—	DISTANCE N.T.S.
—/—	DEED LINE (COMMON OWNERSHIP)
—℄—	PROPERTY LINE
- - - -	APPROXIMATE SURVEY LINE
- - - -	R.O.W. DEED LINE
———	EXISTING R.O.W. LINE
———	PROPOSED R.O.W. LINE
- - - -	EXISTING EASEMENT LINE
- - - -	PROPOSED EASEMENT LINE
—×—×—	BARBED WIRE FENCE
—▫▫▫—	BRICK FENCE





PARENT TRACT INSET
N.T.S.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S21°21'44"E	0.93'
L2	S31°23'24"W	30.31'
(L2)	(S31°23'34"W)	(30.30')
L3	S84°03'49"W	11.28'
L4	N21°21'44"W	25.93'
L5	N84°03'49"E	36.31'

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT (EPOCH 2010.00). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER SURVEY MATTERS, RECORDED OR UNRECORDED, THAT MAY NOT BE SHOWN.
3. ABSTRACTING AND FIELD SURVEYS WERE PERFORMED FROM SEPTEMBER, 2023 THROUGH MARCH, 2024.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

* AREA CALCULATED BY SAM, LLC

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.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

April 11, 2025
DATE

REF. FIELD NOTE NO. 50698

FILE:\\saminc\AUS\PROJECTS\1019052774P\100\Survey\03Exhibits\Parcels\Parcel 107\RonaldReagan_Parcel

EXISTING	*4.421 AC.	ACQUIRE	0.000 AC.	REMAINING	4.421 AC. LEFT

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

EASEMENT SKETCH
SHOWING PROPERTY OF
REAGAN 245 REAL ESTATE LLC
EASEMENT 107E
0.0139 AC. (606 SQ. FT.)

EXHIBIT D

ITEM NO.	DESC NO.	SPEC NO.	DESCRIPTION	UNIT	QTY	PRICE	AMOUNT
100	7002		PREPARING ROW	STA	4.12	$0.00	$0.00
110	7001		EXCAV (ROADWAY)	CY	181.00	$30.00	$5,430.00
132	7006		EMBANK (FNL)(DC)(TY C)	CY	163.00	$35.00	$5,705.00
247	7178		FL BS (CMP IN PLC)(TY A GR 4)(FNAL POS)	CY	179.00	$55.00	$9,845.00
260	7003		LIME (QUICKLIME (SLURRY))	TON	0.30	$350.00	$105.00
260	7011		LIME TRT (EXIST MATL & NEW BASE)(8")	SY	524.00	$7.00	$3,668.00
292	7017		TACK COAT	GAL	16.00	$5.25	$84.00
310	7013		PRIME COAT(MC-30 OR AE-P)	GAL	47.00	$5.00	$235.00
316	7070		ASPH(AC-15P, HFRS-2P OR CRS-2P)	GAL	75.00	$5.00	$375.00
316	7187		AGGR (TY-D, GR-5)(SAC-B)	CY	2.00	$173.25	$347.00
341	7002		D-GR HMA TY-B SAC-B PG64-22	TON	147.00	$140.00	$20,580.00
341	7058		D-GR HMA TY-D SAC-B PG76-22	TON	44.00	$120.00	$5,280.00
502	6001		BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	1.00	$0.00	$0.00
529	7002		CONC CURB (TY II)	LF	85.00	$35.00	$2,975.00
			Construction				**$54,629.00**
			Design cost (Roadway and Drainage)				**$7,828.00**
			Project Total				**$62,457.00**

Commissioners Court - Regular Session **39.**

Meeting Date: 01/13/2026

Ronald Reagan Segment D Purchase Contract

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a real estate contract with Michael and Christie Mayfield to acquire 0.2085 AC needed as right of way for the Ronald Reagan Segment D project (Parcel 18).

Public Background

Funding Source: TANS P588

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

contract

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:27 AM
Form Started By: Don Childs		Started On: 01/06/2026 09:17 AM
Final Approval Date: 01/07/2026		

REAL ESTATE CONTRACT
Ronald Reagan Boulevard – Segment D

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **MICHAEL MAYFIELD AND CHRISTIE MAYFIELD** (referred to in this Contract as "Seller", whether one or more) and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I
PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

> Fee simple interest in and to all of that certain 0.2085-acre (9,081 square foot) tract of land, out of and situated in the Charles H. Delaney Survey, Abstract No. 181, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 18**);

together with all and singular the rights and appurtenances pertaining to the property, including any right, title, and interest of Seller in and to adjacent streets, alleys, or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements and fixtures situated on and attached to the Property described herein not otherwise retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II
PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the Property described in Exhibit A shall be the sum of THIRTY-NINE THOUSAND ONE HUNDRED FIFTY-THREE and 00/100 Dollars ($39,153.00).

2.02. The Purchase Price for the improvements located within the portion of the Property described in Exhibit "A" shall be the sum of TWENTY-SEVEN THOUSAND ONE HUNDRED TWENTY AND 00/100 Dollars ($27,120.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash or other readily available funds at the Closing.

ARTICLE III
PURCHASER'S OBLIGATIONS

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

ARTICLE IV
REPRESENTATIONS AND WARRANTIES OF SELLER

4.01. Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's knowledge:

(a) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than previously disclosed to Purchaser.

(b) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

4.02. The Property is being conveyed to Purchaser under threat of condemnation.

ARTICLE V
CLOSING

Closing Date

5.01. The Closing shall be held at the office of Texas National Title Company on or before January 25, 2026, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the Contract, or the completion of the erosion control construction obligation in Section (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to the portion of the Property described in Exhibit A, and all free and clear of any and all monetary liens and restrictions, except for the following:

(a) General real estate taxes for the year of closing and subsequent years not yet due and payable.

(b) Any exceptions approved by Purchaser pursuant to Article III hereof; and

(c) Any exceptions approved by Purchaser in writing.

(2) The Deed shall be in the form as shown in Exhibit "B" attached hereto and incorporated herein.

(3) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the permanent interests being conveyed in the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

(a) The boundary and survey exceptions shall be deleted.

(b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable.

(c) The exception as to the lien for taxes shall be limited to the year of closing and shall be endorsed "Not Yet Due and Payable"; and

(d) that other documents required from Seller are prepared at no cost to Seller and do not require Seller to make any additional representations, indemnifications, or promises to Purchaser, the Title Company, or any other person except as otherwise specifically provided in this contract.

(4) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

(a) Pay the cash portion of the Purchase Price and Additional Compensation, if any.

Prorations

5.04. General real estate taxes for the then-current year relating to the portion of the Property conveyed in fee shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing but shall otherwise remain the obligation of Seller to satisfy. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, which directly result from this Contract and conveyance shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

(1) Owner's Title Policy and survey to be paid by Purchaser.

(2) Special Warranty Deed, tax certificates, and title curative matters, if any, paid by Purchaser.

(3) All other closing costs shall be paid by Purchaser.

(4) Attorney's fees paid by each respectively as incurred.

ARTICLE VI
BREACH BY SELLER

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

ARTICLE VII
BREACH BY PURCHASER

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the

Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made, then Seller shall receive the amount of $500 as liquidated damages for any failure by Purchaser.

ARTICLE VIII
MISCELLANEOUS

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09. In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10. This Contract shall be effective as of the date it is approved by the Williamson County Commissioners' court, which date is indicated beneath the County Judge's signature below.

Counterparts

8.11. This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time before January 25, 2026 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed roadway improvement construction project of Purchaser on the Property or other obligations of this Contract, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

[signature page follows]

SELLER:

By: _____
Michael Mayfield

Address: 241 CR 248

Date: 12-30-2025

George Town Tx

By: _____
Christie Mayfield

Date: 12-30-2025

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell
County Judge

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

Date: _____

County: Williamson
Parcel: 18- MICHAEL MAYFIELD & CHRISTIE MAYFIELD
Highway: Ronald Reagan Boulevard

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.2085 OF ONE ACRE (9,081 SQUARE FEET) PARCEL OF LAND SITUATED IN THE CHARLES H. DELANEY SURVEY, ABSTRACT NO. 181 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 4, BLOCK F, WADE CROSSING PHASE 1, A SUBDIVISION OF RECORD IN CABINET T, SLIDE 61-65 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), CONVEYED TO MICHAEL MAYFIELD AND CHRISTIE MAYFIELD IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2007083787 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.2085 OF ONE ACRE (9,081 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar found for an Easterly corner of said Lot 4 and a common Westerly re-entrant corner of Lot 2, Block F, said WADE CROSSING PHASE 1;

THENCE South 19°00'20" East, with the Easterly line of said Lot 4 and the common Westerly line of said Lot 2, a distance of 107.06 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed Northerly Right-of-Way (ROW) line of Ronald Reagan Boulevard, (Grid Coordinates: N=10,241,480.48, E= 3,090,664.85), 144.92 feet Left of Ronald Reagan Baseline Station 864+34.45, for the **POINT OF BEGINNING** of the herein described tract;

1) THENCE **South 19°00'20" East**, continuing with the Easterly line of said Lot 4 and the common Westerly line of said Lot 2, a distance of **30.27** feet to a 1/2-inch rebar found in the existing Northerly ROW line of Ronald Reagan Boulevard (Variable Width ROW), for the Southeasterly corner of said Lot 4 and the common Southwest corner of said Lot 2, 114.84 feet Left of Ronald Reagan Baseline Station 864+31.05;

2) THENCE **South 64°33'40" West**, with the existing Northerly ROW line of said Ronald Reagan Boulevard and the common Southerly line of said Lot 4, a distance of **292.23** feet to a Calculated Point, for the Southwest corner of said Lot 4 and the common Southeast corner of Lot 5, Block F, said WADE CROSSING PHASE 1, 116.25 feet Left of Ronald Reagan Baseline Station 861+40.44;

3) THENCE **North 25°26'20" West**, with the Westerly line of said Lot 4 and the common Easterly line of said Lot 5, a distance of **31.70** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 147.94 feet Left of Ronald Reagan Baseline Station 861+40.87, from which a 1/2-inch rebar found for a Westerly corner of said Lot 4 and the common Easterly reentrant corner of said Lot 5, bears North 25°26'20" East a distance of 154.32 feet;

County: Williamson
Parcel: 18- MICHAEL MAYFIELD & CHRISTIE MAYFIELD
Highway: Ronald Reagan Boulevard

4) **THENCE North 64°52'30" East**, over and across said Lot 4 with the proposed Northerly ROW line of said Ronald Reagan Boulevard, a distance of **295.63** feet to the **POINT OF BEGINNING** and containing 0.2085 of one acre (9,081 Square Feet) of land, more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

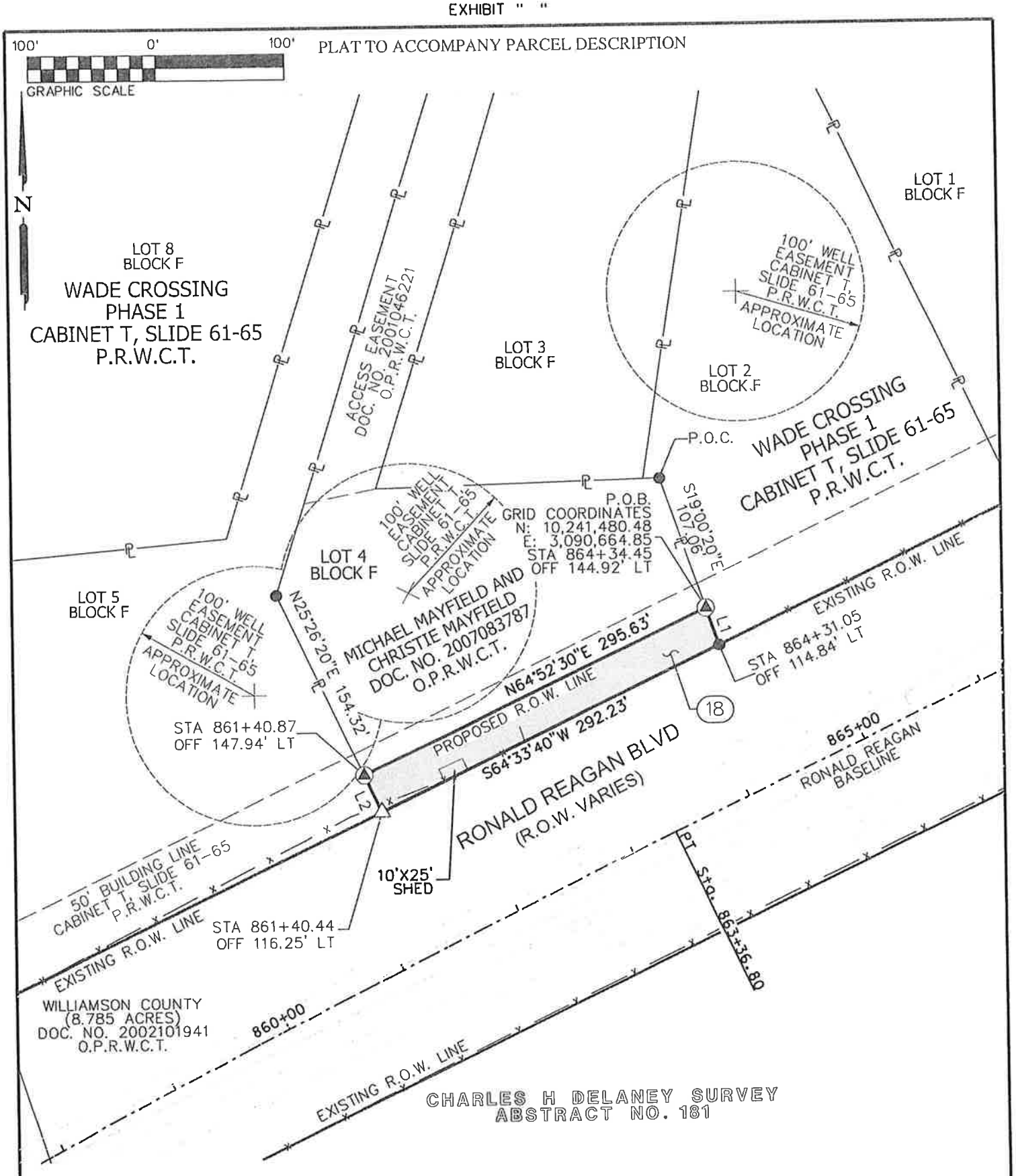
THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

Frank W Funk 08/13/2025

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642

EXHIBIT " "



LSI LANDESIGN SERVICES, INC. ★ 10090 W HIGHWAY 29 LIBERTY HILL, TX 78642 TBPELS FIRM NO. 10001800 512-238-7901	PARCEL PLAT SHOWING PROPERTY OF MICHAEL MAYFIELD AND CHRISTIE MAYFIELD	07/30/2025 PARCEL 18 0.2085 ACRES 9,081 Sq. Ft. SHEET 3 OF 5
	SCALE: 1" = 100' / PROJECT: RONALD REAGAN / COUNTY: WILLIAMSON	

EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	S19° 00'20"E	30.27'
L2	N25° 26'20"W	31.70'

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

LEGEND

△	CALCULATED POINT
▲	1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
●	1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
◉	1/2-INCH REBAR FOUND WITH CAP STAMPED PFLUGEL 5096 (UNLESS OTHERWISE NOTED)
O.P.R.W.C.T	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
( )	RECORD INFORMATION
——℄——	PROPERTY LINE
----------	SURVEY LINE
P.R.W.C.T	PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Frank W Funk 08/13/2025
FRANK W. FUNK DATE
RPLS 6803

STATE OF TEXAS
REGISTERED
FRANK WILLIAM FUNK
6803
PROFESSIONAL
LAND SURVEYOR

CALLED 2.01 ACRES 87555 Sq. Ft.

REMAINDER 1.802 ACRES 78,474 Sq. Ft.

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

MICHAEL MAYFIELD AND CHRISTIE MAYFIELD

08/13/2025

PARCEL 18

0.2085 ACRES
9,081 Sq. Ft.

SHEET 4 OF 5

SCALE	PROJECT	COUNTY
1" = 100'	RONALD REAGAN	WILLIAMSON

EXHIBIT " "

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
GF NO. T-188413
ISSUED: JUNE 27, 2025
EFFECTIVE DATE: JUNE 22, 2025

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: CABINET T, SLIDE 61, PLAT RECORDS; DOCUMENT NO.(S) 2000069177, 2000072285, 2001024394, 2003104699, 2004048568, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

ITEMS 10.3, 10.7 THROUGHT 10.10, 10.13 THROUGH 10.17 ARE NOT A SURVEY MATTER.

10: 1. BUILDING SETBACK LINES AS SHOWN AND/OR DESCRIBED ON PLAT OF RECORDS IN CABINET T, SLIDE 61 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)

2. A 100' WELL EASEMENT RESERVED ACROSS THE SUBJECT PROPERTY, AS SHOWN ON PLAT OF RECORD IN CABINET T, SLIDE 61 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
(APPROXIMATE LOCATION SHOWN HEREON)

4. AN ELECTRIC AND/OR TELEPHONE TRANSMISSION/DISTRIBUTION LINES/SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 643, PAGE 213, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT. OUTSIDE OF SUBJECT TRACT)

5. A WATER LINES EASEMENT GRANTED TO CHISHOLM TRAIL WSC AS DESCRIBED IN VOLUME 837, PAGE 677 CORRECTED IN VOLUME 979, PAGE 295, DEED RECORDS, WILLIAMSON COUNTY, TEXAS; SAID EASEMENT BEING FURTHER ASSIGNED/CONVEYED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT, BY VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT. UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)

6. AN UNDERGROUND WATER DISTRIBUTION LINE/SYSTEM EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 2001028839, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT. UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)

11. ALL TERMS , CONDITIONS AND PROVISIONS OF THAT CERTAIN ROADWAY EASEMENT FOR ACCESS OF RECORD IN DOCUMENT NO. 2001046221 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (SHOWN HEREON)

12. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ROADWAY EASEMENT FOR ACCESS, AND THAT ROAD MAINTENANCE AGREEMENT ATTACHED THERETO, OF RECORD IN DOCUMENT NO. 2001046222 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT. OUTSIDE OF SUBJECT TRACT)

18. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (NOTED HEREON)

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

MICHAEL MAYFIELD AND CHRISTIE MAYFIELD

SCALE	PROJECT	COUNTY
1" = 100'	RONALD REAGAN	WILLIAMSON

08/13/2025

PARCEL 18

0.2085 ACRES
9,081 Sq. Ft.

Exhibit "B"

DEED

Ronald Reagan Boulevard – Segment D

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 **MICHAEL AND CHRISTIE MAYFIELD** 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"):

> Fee simple interest in and to all of that certain 0.2085-acre (9,081 square foot) tract of land, out of and situated in the Charles H. Delaney Survey, Abstract No. 181, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 18**);

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 Ronald Reagan Boulevard.

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.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2025.

[signature page follows]

SELLER:

By: _____
Michael Mayfield

By: _____
Christie Mayfield

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2025 by Michael and Christie Mayfield, in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Sheets & Crossfield, PLLC
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

Commissioners Court - Regular Session **40.**

Meeting Date: 01/13/2026

Corridor I1 Purchase Contract

Submitted For: Don Childs **Submitted By:** Don Childs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a real estate contract, residential leaseback and a farm and grazing lease with Weldon R. Shuffield to acquire 9.391 AC needed as future right of way on the Corridor I1 project.

Public Background

Funding Source: LTP P457

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

contract

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	01/07/2026 08:28 AM
Form Started By: Don Childs		Started On: 01/06/2026 09:41 AM
Final Approval Date: 01/07/2026		

CORR I

REAL ESTATE CONTRACT
Corridor I Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by **WELDON R. SHUFFIELD** (referred to in this Contract as "Seller") and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I
PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

> All of that certain 9.391 Ac out of the Greenup Christian Survey, ABS. No. 142, Williamson County, Texas, more particularly described by metes & bounds in Exhibit "A" attached hereto;

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements situated on and attached to the Property shown in Exhibit "A" not otherwise agreed herein to be retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II
PURCHASE PRICE AND ADDITIONAL COMPENSATION

Purchase Price

2.01. The Purchase Price for the fee simple portion of the Property described in Exhibit "A", shall be the sum of ONE MILLION TWO HUNDRED EIGHTY-EIGHT THOUSAND FIVE HUNDRED SEVENTY-SEVEN and 00/100 Dollars ($1,288,577.00).

2.01.1. The Purchase Price for any improvements on the Property, and any damage or cost to cure the remaining property of Seller described in Exhibit "A" shall be the sum of TWO HUNDRED FOURTEEN THOUSAND and 00/100 Dollars ($214,000.00).

Payment of Purchase Price

2.02. The Purchase shall be payable in cash or other good funds at Closing.

Special Provisions and Additional Compensation

2.03. **Property Leaseback.** As additional consideration for the purchase of the Property, at Closing the parties shall enter into a written (1) Residential Lease agreement and (2) Grazing Lease agreement (the "Leaseback Agreements") wherein Purchaser, as Lessor, shall lease back the Property to Seller, as Lessee, according to the terms in the forms shown in Exhibit "C" attached hereto and incorporated herein.

2.04. **Roadway Construction & Maintenance.** The parties agree that Seller, its successors and/or assigns, shall have no obligation construct any portion of the proposed Corridor I roadway facility upon the Property unless otherwise specifically required by any applicable subdivision development regulations of Williamson County or other regulatory jurisdiction exercising legal authority over the remaining property of Seller (the "*Seller's Other Property*") at the time an application for development is submitted. Seller shall be responsible for construction of any approved driveways/roadways to the proposed Corridor I facility once it is constructed. Seller shall have no obligation for maintenance of the future Corridor I roadway facility, or any portion thereof which connects to Seller's Other Property which are formally accepted by Williamson County or other applicable regulatory jurisdiction.

2.05. **Utilities within the Right of Way Property.** The parties agree that any public utilities as defined by Texas law shall be permitted to locate within the Property according to any applicable Federal, State, and local statutes or Williamson County Right of Way utility permitting requirements in place at the time of application. Private utility providers shall be allowed to cross the Property at an angle not less than forty-five degrees by approved permit but shall not be allowed to run parallel to the proposed roadway facilities along the length of the right of way Property.

2.06. **Public Purpose and Transfer.** The parties agree that the Property shall be used solely for public purposes as defined by Federal and/or State law, and that Purchaser shall only be permitted to transfer or assign the Property or any portion thereof to another entity which possess the right of eminent domain or legal power of condemnation.

2.07. **Intentionally Blank.**

The provisions and agreement terms contained in Sections 2.03-2.06 shall survive the Closing of this transaction and are not merged herein.

ARTICLE III
PURCHASER'S OBLIGATIONS

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the closing.

ARTICLE IV
REPRESENTATIONS AND WARRANTIES OF SELLER

Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's current actual knowledge:

(1) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than as previously disclosed to Purchaser.

(2) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

DS

ARTICLE V
CLOSING

Closing Date

December 19, 2025
January

5.01. The Closing shall be held at the office of Longhorn Title Company on or before ~~January 15, 2026~~, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the Contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to all of the Property described in Exhibit "A" and the subsequent completed survey as set out herein, free and clear of any and all monetary liens and restrictions, except for the following:

(a) General real estate taxes for the year of closing and subsequent years not yet due and payable.

(b) Any exceptions approved by Purchaser pursuant to Article III hereof; and

(c) Any exceptions approved by Purchaser in writing.

(2) The Deed shall be in the form as set out in Exhibit "B" attached hereto.

(3) Deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, issued by Title Company, in Grantee's favor in the full amount of the purchase price, insuring Purchaser's contracted interests in and to the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

(a) The boundary and survey exceptions shall be deleted.

(b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and

(c) The exception as to the lien for taxes shall be limited to the year of Closing and shall be endorsed "Not Yet Due and Payable".

(d) Deliver to Purchaser possession of the Property if not previously done, subject to the terms of the Leaseback Agreement.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

(a) Pay the cash portion of the Purchase Price.

Prorations

5.04. General real estate taxes for the then current year relating to the Property shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be

upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation but shall otherwise be the continuing obligation of Seller to fully satisfy. Agricultural roll-back taxes, if any, which directly result from the completion of this transaction and conveyance shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

(1) Owner's Title Policy and survey to be paid by Purchaser.

(2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.

(3) All other closing costs shall be paid by Purchaser.

(4) Attorney's fees paid by each respectively.

ARTICLE VI
BREACH BY SELLER

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default and as otherwise stated herein, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

ARTICLE VII
BREACH BY PURCHASER

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow

Deposit has been made, then Seller shall receive the amount of $500 as liquidated damages for any failure by Purchaser.

ARTICLE VIII
MISCELLANEOUS

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09. In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10. This Contract shall be effective as of the date it is approved by Williamson County, Texas which date is indicated beneath the County Judge's signature below.

Counterparts

8.11. This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

Purchase of Future Right of Way

8.12. Purchaser acknowledges that it is an entity which possesses the power of condemnation, and that the Property has been identified for the proposed future FM 3405 (Corridor I) right of way on the current Williamson County Long Range Transportation Plan and the current Williamson County Transportation Plan.

[signature pages follow]

SELLER:

By: Patricia Sheffield, POA

Name: WELDON R. SHUFFIELD

Date: 11/16/25

Address: P.O. Box 172
Liberty Hill, Tx.
78642

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell
County Judge

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

Date: _____

Exhibit "A"

County: Williamson
Project: Corridor I1
Tax ID: R103443 & R329637
Parcel: Shuffield 9.391 acre R.O.W. Parcel

METES AND BOUNDS DESCRIPTION

FOR A 9.391 ACRE TRACT OF LAND SITUATED IN THE GREENUP CHRISTIAN SURVEY, ABSTRACT NO. 142, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 35.012 ACRE TRACT OF LAND CONVEYED TO WELDON R. SHUFFIELD, RECORDED IN VOLUME 1365, PAGE 287 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 35.012 ACRE TRACT OF LAND DESCRIBED IN A TRANSFER ON DEATH DEED TO PATRICIA ANN SHUFFIELD, RECORDED IN DOCUMENT NO. 2018078656 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF THE CALLED 0.86 ACRE TRACT OF LAND CONVEYED TO WELDON R. SHUFFIELD, RECORDED IN VOLUME 2028, PAGE 310 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.86 ACRE TRACT OF LAND DESCRIBED IN A TRANSFER ON DEATH DEED TO PATRICIA ANN SHUFFIELD, RECORDED IN DOCUMENT NO. 2018078654 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 9.391 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF JULY 2025, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a nail found on top of a 4" cedar post (Grid Coordinates: N=10229057.33, E=3072379.68) monumenting the southeast corner of the called 1.548 acre tract of land conveyed to Whitetail Construction, Inc., recorded in Document No. 2024039367 of the Official Public Records of Williamson County, Texas and an interior ell corner of said 35.012 acre Shuffield tract;

THENCE, with the east boundary line of said 1.548 acre Whitetail Construction, Inc. tract and a westerly boundary line of said 35.012 acre Shuffield tract, the following two (2) courses and distances:

1. N 08°16'20" W for a distance of 148.87 feet to a 5/8" iron rod found;

2. N 08°08'38" W for a distance of 137.37 feet to a calculated point (Grid Coordinates: N=10229340.60, E=3072338.81) for the southwest corner and **POINT OF BEGINNING** hereof and being 177.00 feet right of Corridor I1 Engineer's Baseline Station 1140+47.48;

THENCE, **N 08°08'38" W** with said east boundary line of the 1.548 acre Whitetail Construction, Inc., tract and said westerly boundary line of said 35.012 acre Shuffield tract, for a distance of **28.37 feet** to a 1/2" iron rod found monumenting the northeast corner of said 1.548 acre Whitetail Construction, Inc., tract and the northwest corner of said 35.012 acre Shuffield tract, same being on the south right-of-way line of FM 3405 (100' right-of-way width), for an angle point hereof and being 150.63 feet right of Corridor

I1 Engineer's Baseline Station 1140+37.00, from which a 1/2" iron rod found monumenting the northwest corner of said 1.548 acre Whitetail Construction, Inc., tract and the northeast corner of the called 18.83 acre tract of land described in a Distribution Deed to Estate Beneficiary, to Leonard Gene Strickland, Jr. and Bryan Wayne Strickland, recorded in Document No. 2019023284 of the Official Public Records of Williamson County, Texas, same being on said south right-of-way line of FM 3405, bears S 70°01'01" W for a distance of 250.57 feet;

THENCE, with the north boundary line of said 35.012 acre Shuffield tract and said south right-of-way line of FM 3405, the following two (2) courses and distances:

1. **N 70°11'39" E** for a distance of **432.56 feet** to a calculated point and being 87.14 feet left of Corridor I1 Engineer's Baseline Station 1143+98.34;

2. **N 69°00'22" E** for a distance of **158.52 feet** to a calculated point for the northwest corner hereof and being 177.00 feet left of Corridor I1 Engineer's Baseline Station 1145+28.93, from which a 1" iron rod found monumenting the beginning of a curve to the right on said north boundary line of the 35.012 acre Shuffield tract and said south right-of-way line of FM 3405, bears N 69°00'22" E for a distance of 416.60 feet;

THENCE, through the interior of said 35.012 acre Shuffield tract, the following four (4) courses and distances:

1. **S 76°27'37" E** for a distance of **183.59 feet** to a calculated point on the beginning of a curve to the right and being 177.00 feet left of Corridor I1 Engineer's Baseline PC Station 1147+12.52;

2. With said curve to the right an arc length of **367.60 feet**, said curve having a radius of **14427.00 feet**, a delta angle of **1°27'36"** and a chord which bears **S 75°43'49" E** for a distance of **367.59 feet** to a calculated point on the end of this curve and being 177.00 feet left of Corridor I1 Engineer's Baseline Station 1150+75.62;

3. **S 67°59'27" E** for a distance of **101.20 feet** to a calculated point on the beginning of a non-tangent curve to the right and being 165.00 feet left of Corridor I1 Engineer's Baseline Station 1151+74.91;

4. With said curve to the right an arc length of **97.47 feet** said curve having a radius of **14415.00 feet**, a delta angle of **0°23'15"** and a chord which bears **S 74°24'27" E** for a distance of **97.47 feet** to a calculated point on the east boundary line of said 35.012 acre Shuffield tract and the west boundary line of the

remnant portion of the called 36.506 acre tract of land (Tract One), conveyed to Vernon Dale Shuffield and Barbara Hancock Shuffield, Trustees of the Shuffield Family Trust, recorded in Document No. 2008036654 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof and being 165.00 feet left of Corridor I1 Engineer's Baseline Station 1152+71.27, from which a 1/2" iron rod found monumenting the southwest corner of the called 2.36 acre tract of land conveyed to Charles R Chapman and Natasha L Chapman, recorded in Document No. 2017086931 of the Official Public Records of Williamson County, Texas and an exterior ell corner of said remnant portion of the 36.506 acre Shuffield tract, same being on said east boundary line of the 35.012 acre Shuffield tract, bears N 02°35'41" E for a distance of 118.37 feet;

THENCE, **S 02°35'41" W** with said east boundary line of the 35.012 acre Shuffield tract and said west boundary line of the remnant portion of the 36.506 acre Shuffield tract for a distance of **221.92** feet to a 1/2" iron rod found on the north corner of said 0.86 acre Shuffield tract and being 50.97 feet right of Corridor I1 Engineer's Baseline Station 1153+22.10;

THENCE, **S 03°23'37" E** with the east boundary line of said 0.86 acre Shuffield tract and said west boundary line of the remnant portion of the 36.506 acre Shuffield tract, for a distance of **323.63 feet** to a calculated point for the southeast corner hereof and being 355.84 feet right of Corridor I1 Engineer's Baseline Station 1154+32.26, from which a 1/2" iron rod found monumenting the southeast corner of said 0.86 acre Shuffield tract, the southwest corner of said remnant portion of the 36.506 acre Shuffield tract, the northeast corner of the called 17.647 acre tract of land described in a Deed of Gift to Weldon R. Shuffield, recorded in Volume 2028, Pag 306 of the Official Records of Williamson County, Texas and the northwest corner of the called 19.368 acre tract of land (Tract 2) conveyed to Vernon Dale Shuffield and Barbara Hancock Shuffield, Trustees of the Shuffield Family Trust, recorded in said Document No. 2008036654, bears S 03°23'37" E for a distance of 528.24 feet;

THENCE, though the interior of said 0.86 acre Shuffield tract and said 35.012 acre Shuffield tract, the following six (6) courses and distances:

1. **N 75°34'24" W** for a distance of **312.37 feet** to a calculated point and being 363.27 feet right of Corridor I1 Engineer's Baseline Station 1151+11.89;

2. **N 14°54'15" E** for a distance of **198.27 feet** to a calculated point and being 165.00 feet right of Corridor I1 Engineer's Baseline Station 1151+11.04;

3. With a curve to the left an arc length of **393.91 feet**, said curve having a radius of **14085.00 feet**, a delta angle of **1°36'08"** and a chord which bears **N 75°39'33" W**

for a distance of **393.89 feet** to a calculated point on the end of this curve and being 165.00 feet right of Corridor I1 Engineer's Baseline PC Station 1147+12.52;

4. **N 76°27'37" W** for a distance of **435.30 feet** to a calculated point and being 165.00 feet right of Corridor I1 Engineer's Baseline Station 1142+77.22;

5. **N 79°53'38" W** for a distance of **200.36 feet** to a calculated point and being 177.00 feet right of Corridor I1 Engineer's Baseline Station 1140+77.22;

6. **N 76°27'37" W** for a distance of **29.74 feet** to the **POINT OF BEGINNING** hereof and containing 9.391 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor or 1.00012.

Date: July 30, 2025

PRELIMINARY FOR REVIEW – NOT TO BE RECORDED

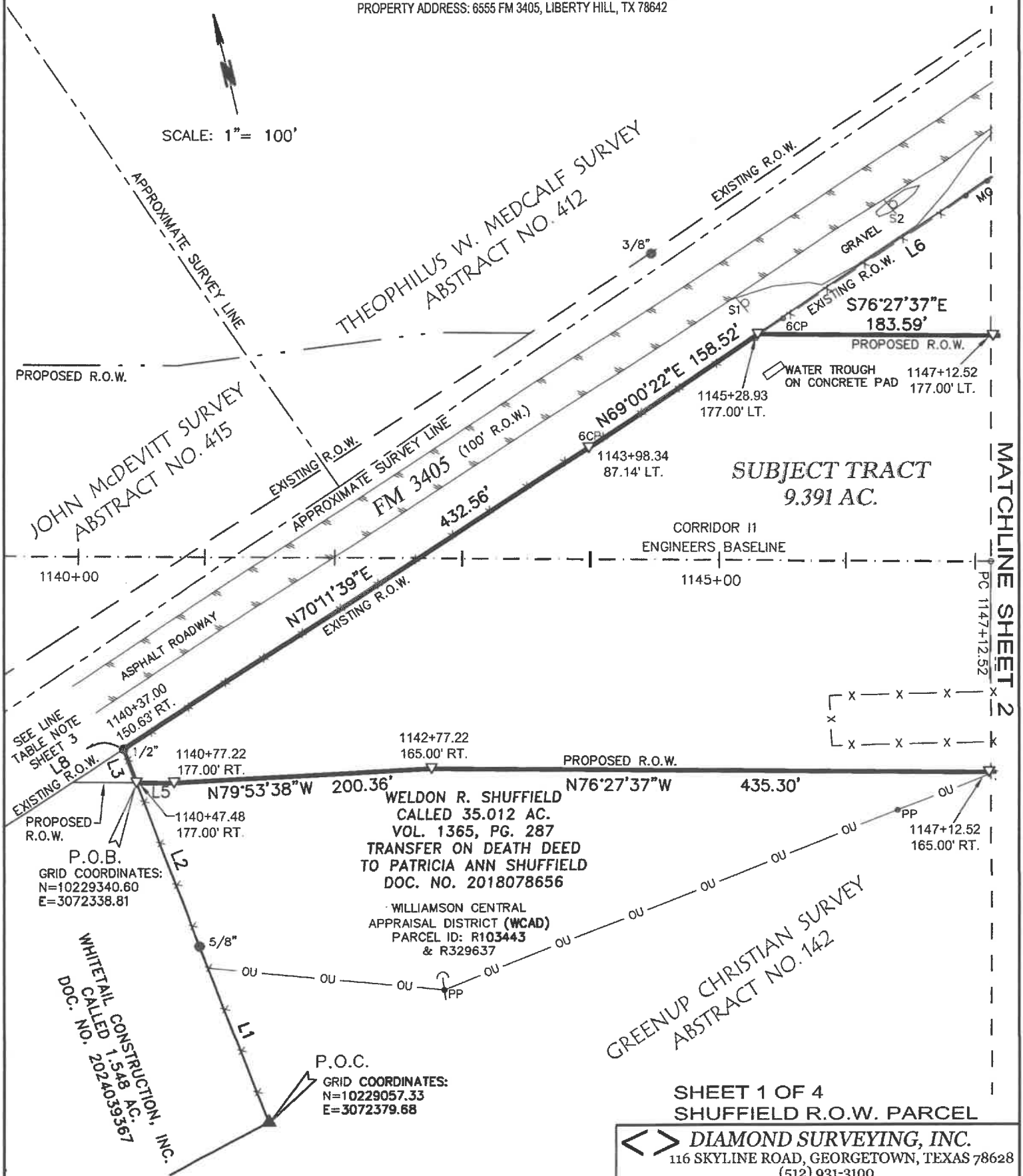
A drawing has been prepared to accompany this metes and bounds description.

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900

Z:\WCRB_2024 WCRB WA-4 ON-CALL ROW TRACTS HNTB 2024-101\2024-101L - CORRIDOR I1 - FM 3405 SHUFFIELD ROW PARCEL 2024-101L\SHUFFIELD ROW PARCEL PRELIMINARY M&B 20250730.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 9.391 ACRE TRACT OF LAND SITUATED IN THE GREENUP CHRISTIAN SURVEY, ABSTRACT NO. 142, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 35.012 ACRE TRACT OF LAND CONVEYED TO WELDON R. SHUFFIELD, RECORDED IN VOLUME 1365, PAGE 287 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 35.012 ACRE TRACT OF LAND DESCRIBED IN A TRANSFER ON DEATH DEED TO PATRICIA ANN SHUFFIELD, RECORDED IN DOCUMENT NO. 2018078656 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THE CALLED 0.86 ACRE TRACT OF LAND CONVEYED TO WELDON R. SHUFFIELD, RECORDED IN VOLUME 2028, PAGE 310 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN A TRANSFER ON DEATH DEED TO PATRICIA ANN SHUFFIELD, RECORDED IN DOCUMENT NO. 2018078654 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PROPERTY ADDRESS: 6555 FM 3405, LIBERTY HILL, TX 78642



SHEET 1 OF 4

SHUFFIELD R.O.W. PARCEL

PRELIMINARY - NOT TO BE RECORDED

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 9.391 ACRE TRACT OF LAND SITUATED IN THE GREENUP CHRISTIAN SURVEY, ABSTRACT NO. 142, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 35.012 ACRE TRACT OF LAND CONVEYED TO WELDON R. SHUFFIELD, RECORDED IN VOLUME 1365, PAGE 287 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 35.012 ACRE TRACT OF LAND DESCRIBED IN A TRANSFER ON DEATH DEED TO PATRICIA ANN SHUFFIELD, RECORDED IN DOCUMENT NO. 2018078656 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THE CALLED 0.86 ACRE TRACT OF LAND CONVEYED TO WELDON R. SHUFFIELD, RECORDED IN VOLUME 2028, PAGE 310 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN A TRANSFER ON DEATH DEED TO PATRICIA ANN SHUFFIELD, RECORDED IN DOCUMENT NO. 2018078654 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PROPERTY ADDRESS: 6555 FM 3405, LIBERTY HILL, TX 78642

(100' R.O.W.)
FM 3405
EXISTING R.O.W.
GREENUP CHRISTIAN SURVEY
ABSTRACT NO. 142
SCALE: 1"= 100'
CHARLES R CHAPMAN AND
NATASHA L CHAPMAN
CALLED 2.36 AC.
DOC. NO. 2017086931
SUBJECT TRACT
9.391 AC.
MATCHLINE SHEET 1
CORRIDOR I1
ENGINEERS BASELINE
PC 1147+12.52
1147+12.52
177.00' LT.
C1
PROPOSED R.O.W.
1150+75.62
177.00' LT.
L4
1151+74.91
165.00' LT.
C2
1152+71.27
165.00' LT.
PROPOSED R.O.W.
N02°35'41"E
118.37'
S02°35'41"W
221.92'
VERNON DALE SHUFFIELD
AND BARBARA
HANCOCK SHUFFIELD,
TRUSTEES OF THE
SHUFFIELD
FAMILY TRUST
REMNANT PORTION OF
TRACT ONE
CALLED 36.506 AC.
DOC. NO. 2008036654
METAL OVERHANG
ON GRAVEL
1150+00
WOOD
DOG HOUSE
ON CONC
SEE BUILDING
DIMENSIONS DETAIL
SHEET 4
15.6'X12.0'
WOOD SHED ON
PIER & BEAM
1153+22.10
50.97' RT.
BERM
BERM TOP
1/2"
S03°23'37"E
PROPOSED R.O.W.
1147+12.52
165.00' RT.
C3
1151+11.04
165.00' RT.
METAL OVERHANG
ON GRAVEL
WELDON R. SHUFFIELD
CALLED 35.012 AC.
VOL. 1365, PG. 287
TRANSFER ON DEATH DEED
TO PATRICIA ANN SHUFFIELD
DOC. NO. 2018078656
WILLIAMSON CENTRAL
APPRAISAL DISTRICT (WCAD)
PARCEL ID: R103443
& R329637
N14°54'15"E
198.27'
PROPOSED R.O.W.
WELDON R. SHUFFIELD
CALLED 0.86 AC.
VOL. 2028, PG. 310
TRANSFER ON DEATH DEED
DOC. NO. 2018078654
323.63'
1151+11.89
363.27' RT.
1154+32.26
355.84' RT.
PROPOSED R.O.W.
N75°34'24"W 312.37'
L7
D1
D2
SHEET 2 OF 4
SHUFFIELD R.O.W. PARCEL

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

PRELIMINARY - NOT TO BE RECORDED

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 9.391 ACRE TRACT OF LAND SITUATED IN THE GREENUP CHRISTIAN SURVEY, ABSTRACT NO. 142, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 35.012 ACRE TRACT OF LAND CONVEYED TO WELDON R. SHUFFIELD, RECORDED IN VOLUME1365,PAGE 287 OF THE OFFICIAL RECORDS OF WILLIAMSONCOUNTY, TEXAS,SAID 35012 ACRE TRACT OF LAND DESCRIBED IN A TRANSFER ON DEATH DEED TO PATRICIA ANN SHUFFIELD,RECORDED IN DOCUMENT NO. 2018078656 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSONCOUNTY,TEXAS,AND A PORTION OF THE CALLED 0.86ACRE TRACT OF LAND CONVEYED TO WELDON R. SHUFFIELD,RECORDED IN VOLUME 2028, PAGE 310 OF THE OFFICIAL RECORDS OF WILLIAMSONCOUNTY, TEXAS,DESCRIBED IN A TRANSFER ON DEATH DEED TO PATRICIA ANN SHUFFIELD, RECORDED IN DOCUMENT NO. 2018078654 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY,TEXAS

PROPERTY ADDRESS: 6555 FM 3405,LIBERTY HILL,TX 78642

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14427.00'	367.60'	1°27'35"	S75°43'49"E	367.59'
C2	14415.00'	97.47'	0°23'15"	S74°24'27"E	97.47'
C3	14085.00'	393.91'	1°36'08"	N75°39'33"W	393.89'

NOTE: LINE TABLE 'LB' FROM SHEET 1 IS A DIRECT TIE TO A 1/2' IRON ROD FOUND MONUMENTING THE NORTH'w'EST CORNER OF THE CALLED 1.548 ACRE TRACT OF LAND CONVEYED TO THE 'w'HITETAIL CONSTRUCTION, INC,, RECORDED IN DOCUMENT NO, 2024039367 OF THE OFFICIAL PUBLIC RECORDS OF 'w'ILLIAMSON COUNTY, TEXAS AND THE NORTHEAST CORNER OF THE CALLED 18,83 ACRE TRACT OF LAND DESCRIBED IN A DISTRIBUTION DEED TO ESTATE BENEFICIARY TO LEONARD GENE STRICKLAND, JR, AND BRYAN 'w'AYNE STRICKLAND, RECORDED IN DOCUMENT NO, 2019023284 OF THE OFFICIAL PUBLIC RECORDS OF 'w'ILLIAMSON COUNTY, TEXAS, SAME *BEING ON THE SOUTHERLY RIGHT-OF-'w'AY LINE* OF FM *3405,*

LEGEND

•	IRON ROD FOUND
.A.	NAIL FOUND ON TOP OF 4" CEDAR POST
'v	CALCULATED POINT
•PP	POWER POLE
•APP	ABANDONED POWER POLE
C–	DOWN GUY
▪KP	ELECTRIC KEY PAD
▪EMEB	ELECTRIC METER AND ELECTRIC BOX
.m	ELECTRIC BOX
	LIGHT POLE
▪Ac	AIR CONDITIONER ON CONCRETE PAD
▪GO	ELECTRIC GATE OPENER
•WV	WATER VALVE
▪WM	WATER METER
•SL	SEPTIC LID
-u-51	SIGN
•PT	PROPANE TANK
•MB	MAIL BOX
.6cp	6" CEDAR POST
.5MP	6" METAL POST
– □ – □ □ □ –	EDGE OF PAVEMENT
-x -x -x -	WIRE FENCE
- ou – ou -	OVERHEAD UTILITY LINE
- - - – - - -	APPROXIMATE SURVEY LINE
– - - –	PROPOSED RIGHT-OF-WAY
- •- •- •- •- •-	ENGINEER'S BASELINE
CONC	CONCRETE
MG	METAL GATE
CLG	CHAIN LINK GATE
SDWK	SIDEWALK
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	N08°16'20"W	148.87'
L2	N08°08'38"W	137.37'
L3	N08°08'38"W	28.37'
L4	S61°59'27"E	101.20'
L5	N76°27'37"W	29.74'
L6	N69°00'22"E	416.60'
L7	S03°23'37"E	528.24'
L8	S70°01'01"W	250.57'

DEED INFORMATION - SEE SHEET 2

DEED OF GIFT
WELDON R. SHUFFIELD
CALLED *17.647* AC.
VOL 2028, PG. 306

Q VERNON DALE SHUFFIELD AND
□ BARBARA HANCOCK SHUFFIELD,
TRUSTEES OF THE
SHUFFIELD FAMILY *TRUST*
CALLED 19.368 ACRES *"TRACT* "2"
DOCUMENT NO. 2008036654

SIGN LEGEND
S1 = ROAD CURVE RIGHT - 50 MPH
S2 = COUNTY ROAD 255

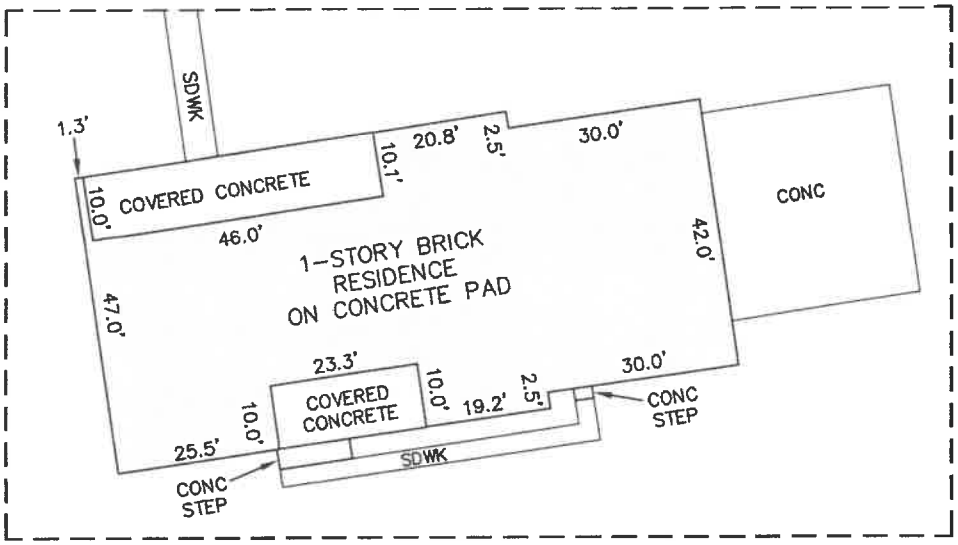
SHEET 3 OF 4
SHUFFIELD R.O.W. PARCEL

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

PRELIMINARY - NOT TO BE RECORDED

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 9.391 ACRE TRACT OF LAND SITUATED IN THE GREENUP CHRISTIAN SURVEY, ABSTRACT NO. 142, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 35.012 ACRE TRACT OF LAND CONVEYED TO WELDON R. SHUFFIELD, RECORDED IN VOLUME 1365, PAGE 287 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 35.012 ACRE TRACT OF LAND DESCRIBED IN A TRANSFER ON DEATH DEED TO PATRICIA ANN SHUFFIELD, RECORDED IN DOCUMENT NO. 2018078656 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THE CALLED 0.86 ACRE TRACT OF LAND CONVEYED TO WELDON R. SHUFFIELD, RECORDED IN VOLUME 2028, PAGE 310 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN A TRANSFER ON DEATH DEED TO PATRICIA ANN SHUFFIELD, RECORDED IN DOCUMENT NO. 2018078654 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

PROPERTY ADDRESS: 6555 FM 3405, LIBERTY HILL, TX 78642



BUILDING DIMENSION DETAIL SEE SHEET 2
(1" = 30')

NOTES:

1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.

2) ALL **DOCUMENTS** LISTED HEREON ARE **RECORDED** IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0275E, FOR WILLIAMSON COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

4) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. THERE MAY BE **EASEMENTS** AND/OR RESTRICTIONS NOT SHOWN HEREON WHICH MAY AFFECT THE SUBJECT TRACT.

5) THE **PROPOSED** RIGHT-OF-WAY LINES AND **ENGINEER'S** BASELINE SHOWN HEREON ARE PER FILE "**RED_I1_ULT_RD_ROW.DGN**", RECEIVED FROM HNTB ON JUNE 23, 2025.

To: **Williamson** County, **exclusively,**

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on July 22, 2025. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1B, CONDITION III STANDARD LAND SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

PRELIMINARY - NOT TO BE RECORDED

JULY 30, 2025

SHANE SHAFER, R.P.L.S. NO. 5281 DATE

SHEET 4 OF 4
SHUFFIELD R.O.W. PARCEL

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

Exhibit "B"

DEED
Corridor I

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 **WELDON R. SHUFFIELD**, 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"):

All of that certain 9.391 Ac out of the Greenup Christian Survey, ABS. No. 142, Williamson County, Texas, more particularly described by metes & bounds in Exhibit "A" attached hereto;

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 Grantee's roadway facilities and related appurtenances.

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.

Grantee acknowledges that it is an entity which possesses the power of condemnation, and that the deed for the Property is being delivered for proposed future Corridor I right of way on the current Williamson County Long Range Transportation Plan and the current Williamson County Transportation Plan.

IN WITNESS WHEREOF, this instrument is executed on this the ___ day of _____, 2025.

[signature page follows]

GRANTOR:

By: _____

Name: Weldon R. Shuffield

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the _____ day of _____, 2025 by Weldon R. Shuffield in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Sheets & Crossfield, PLLC
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:

EXHIBIT "C-1"

RESIDENTIAL LEASE AGREEMENT

By this Residential Lease Agreement ("Lease") between **WILLIAMSON COUNTY, TEXAS**, a political subdivision of the State of Texas and the true and lawful owner of the Premises subject of this Lease, (hereafter called "Landlord"); and **WELDON R. SHUFFIELD,** (hereafter collectively called "Tenant"); Landlord hereby leases to Tenant, and the Tenant hires and takes form the Landlord, the surface of that certain 0.50 acre of land identified as R329637 of the Williamson Central Appraisal district, and improvements consisting of a +/- 2,736 single family residence and porch, garage and carport appurtenances, as depicted in Exhibit "A", with address of 6555 FM 3405, Liberty Hill, Texas 78642 (hereinafter referred to as the "Premises), to be used and occupied solely as a strictly private dwelling for one family only, by the Tenant and the family of the Tenant and not otherwise, according to the following terms and conditions:

1. TERM. The initial term of this Lease shall not exceed SIX (6) months commencing on January 1, 2025 ("Commencement Date") and ending on June 30, 2026, at 11:59 p.m. ("Termination Date").

2. RENT. Tenant agrees to pay, without demand, deduction or offset, to Landlord as rent for the Premises **ONE THOUSAND and no/100 Dollars ($1,000.00) plus FOUR HUNDRED FORTY-FOUR and no/100 Dollars ($444.00) per month,** which is one-twelfth the amount of the estimated annual ad valorum taxes assessed against improvements of the Premises in the preceding calendar year*, ("Initial Base Rent"), on the first (1st) day of each calendar month in advance, beginning on the first (1st) day of January, 2026 at: Williamson County Auditor's Office, Attn: Finance Director, 710 Main Street, Suite 301, Georgetown, Texas 78626 or such other place as Landlord may designate in writing, and which initial monthly payment shall be collected at closing of the sale of the Premises to Landlord.

3. OPTION TO EXTEND OR TERMINATE LEASE. In the event Tenant wishes to extend this lease following the initial term or any extended term thereafter, Tenant shall provide Landlord with a written request to extend the Lease. Following Landlord's receipt of Tenant's extension request, Landlord shall have the option to deny or accept the request, as it deems in the best interest of Williamson County. If the Landlord accepts Tenant's extension request, the extended term shall begin on the expiration of the Initial Lease Term or the then current "Extension Term" of this Lease, as appropriate. All terms, covenants, and provisions of this Lease shall apply to each such Extension Term, except that Landlord shall reserve the right to modify the duration of any Extension Term.

Tenant at its sole option may terminate this Lease at any time by delivering a minimum of thirty (30) days prior written notice of such early termination to Landlord.

4. QUIET ENJOYMENT. Landlord covenants that, on paying the rent and performing the covenants contained in this Lease, Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

5. USE OF PREMISES. The Premises shall be used and occupied by Tenant exclusively as a private single-family residence, and no part of it may be used by Tenant at any time during the term of this Lease or extension of same for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family residence. Tenant shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of and the sidewalks connected to the Premises during the term of this Lease. Tenant and all other persons on the Premises must refrain from conducting themselves in any way that would unduly disturb Tenant's neighbors or constitute a breach of the peace. Tenant may not permit any part of the Premises to be used for: (a) any activity which is a nuisance, offensive, noisy, or dangerous; (b) the repair of any vehicle; (c) any business of any type, including child care; (d) any activity which violates any applicable rules and/or regulations of Landlord; (e) any illegal or unlawful activity; or (f) other activity which will obstruct, interfere with, or infringe on the rights of other persons near the Premises.

6. Tenant hereby acknowledges and agrees that Tenant shall be solely liable for and shall promptly pay all fines, fees or charges assessed against the Tenant and/or the Premises for violations by Tenant of: (a) any laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of and the sidewalks connected to the Premises during the term of this Lease; (b) any illegal or unlawful activity; or (c) other activity which obstructs, interferes with, or infringes on the rights of other persons near the Premises.

7. NUMBER OF OCCUPANTS. Without prior approval and consent from Landlord the Premises may be occupied by no more than 5 persons. Tenant may not permit any guests to stay on or in the Premises longer than fourteen (14) consecutive or non-consecutive days during the term of this Lease or any Extension Term without the prior written consent of the Landlord.

8. Condition of premises. TENANT HEREBY AGREES AND STIPULATES THAT THE PREMISES HAVE BEEN EXAMINED BY TENANT, INCLUDING THE GROUNDS AND ALL BUILDINGS AND IMPROVEMENTS, AND THAT AT THE TIME OF THIS LEASE THEY ARE IN GOOD ORDER AND REPAIR AND IN A SAFE, CLEAN, AND TENANTABLE CONDITION. TENANT ACKNOWLEDGES AND AGREES THAT, OTHER THAN AS MAY BE SPECIFICALLY SET FORTH HEREIN, LANDLORD HAS NOT MADE, DOES STATE LAWS, TO THE FULLEST EXTENT AUTHORIZED BY LAW, SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PREMISES, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE SUITABILITY OF THE PREMISES FOR ITS INTENDED USE, (C) THE COMPLIANCE OF OR BY THE PREMISES OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE AMERICANS WITH DISABILITIES ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, AND THE TEXAS ARCHITECTURAL BARRIERS ACT AND ANY RULES AND REGULATIONS PROMULGATED

THEREUNDER OR IN CONNECTION THEREWITH, (D) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PREMISES, OR (E) ANY OTHER MATTER WITH RESPECT TO THE PREMISES, AND SPECIFICALLY THAT LANDLORD HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PREMISES, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER. TENANT FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PREMISES, TENANT IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PREMISES AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY LANDLORD. TENANT FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PREMISES WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT LANDLORD HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION. TENANT FURTHER ACKNOWLEDGES AND AGREES THAT THE LEASE OF THE PREMISES AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS "WITH ALL FAULTS". TENANT ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE AMOUNT OF THE RENT OF THE PREMISES. THE TERMS OF THIS PARAGRAPH WILL SURVIVE ANY TERMINATION OF THIS LEASE. TENANT ACKNOWLEDGES THAT NO AGREEMENTS HAVE BEEN MADE REGARDING FUTURE REPAIRS UNLESS OTHERWISE SPECIFIED IN THIS LEASE AGREEMENT.

9. ASSIGNMENT AND SUBLETTING. Without the prior written consent of Landlord, Tenant may not assign the Lease or sublet or grant any license to use the Premises or any part of them. A consent by Landlord to one assignment, subletting, or license shall not be considered a consent to any subsequent assignment, subletting, or license. An assignment, subletting, or license without the prior written consent of Landlord or an assignment or subletting by operation of law shall be void and Landlord, at Landlord's option, may immediately terminate this Lease.

10. ALTERATIONS AND IMPROVEMENTS. At its sole cost Tenant may make improvements to and remove the structures or improvements paid for and retained by Tenant pursuant to the terms of that certain prior real estate contract and Deed conveyance between the parties concerning the Premises. Unless otherwise provided by written agreement between Landlord and Tenant, all alterations, changes, and improvements built, constructed, or placed on the Premises by Tenant, with the exception of fixtures removable without damage to the Premises and movable personal property, shall be the property of Tenant and may be elected to be removed by Tenant pursuant to the terms of the prior real estate contract agreement at the expiration or termination of this Lease. Except as permitted by law, this Lease, or pursuant to Landlord's prior written consent, Tenant may not: (a) keep or permit any hazardous material on the Premises, which shall include but not be limited to flammable or explosive materials which might cause fire or extended insurance coverage to be suspended or canceled or any premiums to be increased; (b) dispose of any environmentally detrimental substance (i.e. motor oil or radiator fluid) on the Premises; or (c) cause or allow any mechanic's or materialman's

lien to be filed against any portion of the Premises or Tenant's interest in this Lease.

11. DAMAGE TO PREMISES. If the dwelling structures on the Premises are damaged by casualty loss or are otherwise rendered uninhabitable this Lease shall terminate, and the parties shall have no further obligations to each other under this Agreement.

12. CARE AND MAINTENANCE. By execution of this Lease Tenant acknowledges that the Premises is habitable for occupancy and that Landlord shall not be required to make any repairs or alterations to the Premises prior to the commencement of this agreement.

13. INSURANCE. Landlord shall not carry any type of insurance which would provide coverage for the improvements located on the Premises for which ownership was retained by Tenant pursuant to the terms of the real estate contract between the parties for purchase of the Premises. **Tenant acknowledges, however, that Tenant and Tenant's property will not be covered by any hazard insurance or other form of insurance that may be carried by Landlord.** The Tenant assumes the risk of loss on all contents of the Leased Premises owned by the Tenant and/or personal injuries arise on the Leased Premises and Tenant hereby agrees to obtain any insurance coverage that Tenant desires or deems necessary. Furthermore, Tenant's insurance shall be primary as to any other existing, valid, and collectible insurance Landlord may otherwise be permitted to maintain.

14. UTILITIES. Tenant shall be responsible for arranging and paying for all utility services required on the Premises, including but not limited to electricity, gas, water, wastewater, garbage, telephone, alarm monitoring systems, television, sewer charges, and trash collection. Tenant further agrees to pay all connection fees, service fees, usage fees, and all other costs and fees for all utilities to the Premises. Tenant must, at a minimum, keep the following utilities on at all times during the term of this Lease: gas; electricity; water; wastewater/sewer; and garbage services and collection. If the Tenant fails to keep said utilities on during the term of this Lease or any extension of the term of this Lease, Tenant shall be deemed to be in default of this Lease.

15. MAINTENANCE AND REPAIR. At Tenant's expense, Tenant shall keep and maintain the Premises and appurtenances in good sanitary condition during the term of this Lease and any extension of it. In particular, Tenant shall keep the fixtures in the house or on or about the Premises in good order and repair; keep the furnace and HVAC systems clean and in good working order; promptly dispose of all garbage in appropriate receptacles; supply and change smoke detector batteries; promptly eliminate any dangerous condition on the Premises caused by Tenant or caused by Tenant's family, agent, or visitor; take necessary precautions to prevent broken water pipes due to freezing; replace any lost or misplaced keys; pay any periodic, preventative, or additional extermination costs desired by Tenant; maintain and use reasonable diligence in maintaining the yard and landscape in or on the Premises, which shall include but not be limited to watering, mowing, fertilizing, trimming and controlling all lawn pests on all lawns, shrubbery, bushes, flowers, gardens, trees, rock or other landscaping and foliage on or encroaching on the Premises or any easement appurtenant to the Premises; and keep the walls free from dirt and debris.

16. Tenant shall make all repairs to the Premises and improvements thereon, which shall include but not be limited to the plumbing systems, cooking appliances, cooling system, heating system, sanitary systems, and other electric and gas fixtures which are required to keep the Premises in as good and commercially functional of a condition as existed upon entry, reasonable wear and tear excepted.

17. Tenant agrees that no signs will be placed on or about the Premises by Tenant or at Tenant direction without the prior written consent of Landlord.

18. SECURITY DEVICES AND EXTERIOR DOOR LOCKS. The Texas Property Code requires that the Premises be equipped with certain types of locks and security devices. Said Code will govern the rights and obligations of the parties regarding security devices. **All notices or requests by Tenant for re-keying, changing, installing, repairing, or replacing security devices must be made in writing to the Landlord. All additional security devices or additional re-keying or replacement of security devices desired by Tenant shall be paid by Tenant in advance and may only be installed by Landlord or Landlord's contractors after receiving a written request from Tenant.**

19. SMOKE DETECTORS. The Texas Property Code requires that the Premises be equipped with smoke detectors in certain locations. Said Code will govern the rights and obligations of the parties regarding smoke detectors. **All requests for additional installation, inspection or repair of smoke detectors must be made in writing by Tenant to Landlord. Disconnecting or intentionally damaging a smoke detector or removing a battery without immediately replacing it with a working battery may subject Tenant to civil penalties and liability for damages and attorney fees under the Texas Property Code.**

20. VEHICLES. Tenant may not permit more than 4 vehicles, which shall include but not be limited to automobiles, non-commercial passenger trucks, recreational vehicles, trailers, motorcycles, and boats, on the Premises for more than twenty-four (24) consecutive hours unless authorized in writing by Landlord. Under no circumstances should Tenant Park or drive any vehicle on the Premises' yard and/or landscape. Tenants may not store any vehicles on or adjacent to the Premises or on the street in front of the Premises. Tenant shall under no circumstances permit any type of commercial vehicle to be stored or parked on or adjacent to the Premises or on the street in front of the Premises, other than vehicles present during periods of performing commercial services work at or on the Premises at the request of Tenant or Landlord (including removal of the improvements retained by Tenant). Tenant hereby acknowledges and agrees that Landlord may tow, at Tenant's sole expense, any improperly parked or inoperative vehicle on or adjacent to the Premises in accordance with all applicable state and local laws. For purposes of this provision, an inoperative vehicle shall mean and include a vehicle that is not in good working order and that does not have a current state inspection and registration sticker, as required by law.

21. LANDLORD'S INSPECTION OF AND ACCESS TO PREMISES. Landlord and Landlord's agents may inspect the Premises at reasonable times with advance notice to or permission from the Tenant, which shall not be unreasonably withheld.

22. SUBORDINATION OF LEASE. This Lease and Tenant's interest under it are and will be subordinate to any encumbrances now or hereafter placed on the Premises by Landlord, all advances made under any such encumbrances, the interest payable on any encumbrances, and all renewals or extensions of such encumbrances.

23. LIABILITY. UNLESS CAUSED BY LANDLORD'S NEGLIGENCE, TENANT ACKNOWLEDGES AND AGREES THAT LANDLORD IS NOT LIABLE OR RESPONSIBLE TO TENANT, TENANT'S FAMILY, GUESTS, OCCUPANTS, AND/OR INVITEES FOR ANY DAMAGES, INJURIES, OR LOSSES TO PERSON OR PROPERTY CAUSED BY FIRE, FLOOD, WATER LEAKS, ICE, SNOW, HAIL, WINDS, EXPLOSIONS, SMOKE, INTERRUPTION OF UTILITIES, THEFT, BURGLARY, ROBBERY, ASSAULT, VANDALISM, OTHER PERSONS, THE CONDITION OF THE PREMISES, ENVIRONMENTAL CONTAMINANTS, INCLUDING BUT NOT LIMITED TO CARBON MONOXIDE, ASBESTOS, RADON GAS AND LEAD BASED PAINT, OR OTHER OCCURRENCES OR CASUALTY LOSSES. TENANT HEREBY AGREES TO INDEMNIFY AND HOLD HARMLESS LANDLORD AND THE PREMISES FROM ALL COSTS, LOSSES, DAMAGES, LIABILITIES, EXPENSES, PENALTIES, AND FINES WHATSOEVER THAT MAY ARISE FROM OR BE CLAIMED AGAINST LANDLORD OR THE PREMISES BY ANY PERSON OR PERSONS FOR ANY INJURY TO PERSON OR PROPERTY OR DAMAGE OF WHATEVER KIND OR CHARACTER ARISING FROM THE USE OR OCCUPANCY OF THE PREMISES BY TENANT; FROM ANY NEGLECT OR FAULT OF TENANT OR THE FAMILY, AGENTS, GUESTS OR INVITEES OF TENANT IN USING AND OCCUPYING THE PREMISES; OR FROM ANY FAILURE BY TENANT OR TENANT'S FAMILY, AGENTS, GUESTS OR INVITEES TO COMPLY AND CONFORM WITH ALL LAWS, STATUTES, ORDINANCES, AND REGULATIONS OF ANY GOVERNMENTAL BODY OR SUBDIVISION NOW OR HEREAFTER IN FORCE. IF ANY LAWSUIT OR PROCEEDING SHALL BE BROUGHT AGAINST LANDLORD OR THE PREMISES ON ACCOUNT OF ANY ALLEGED VIOLATIONS OR FAILURE TO COMPLY AND CONFORM OR ON ACCOUNT OF ANY DAMAGE, OMISSION, NEGLECT, OR USE OF THE PREMISES BY TENANT OR TENANT'S FAMILY, AGENTS, GUESTS OR INVITEES, OR ANY OTHER PERSON ON THE PREMISES, TENANT AGREES THAT TENANT OR ANY OTHER PERSON ON THE PREMISES WILL DEFEND IT, PAY WHATEVER JUDGMENTS MAY BE RECOVERED AGAINST LANDLORD OR AGAINST THE PREMISES ON ACCOUNT OF IT, AND PAY FOR ALL ATTORNEYS' FEES IN CONNECTION WITH IT, INCLUDING ATTORNEYS' FEES ON APPEAL.

24. SURRENDER OF PREMISES. On or before the Termination Date of this Lease or any termination date of an Extension Term or any date of termination allowed hereunder, for any improvements which are elected **NOT** to be retained and removed pursuant to the terms of the real estate contract and Deed between the parties for conveyance of the Premises, Tenant shall surrender ("Surrender" shall mean vacating the Premises and returning all keys and access devices to the Landlord) the Premises clean and free of all trash, debris and any personal property or belongings and in as good condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted. If Tenant leaves any personal property or belongings in, on or about the Premises after Tenant surrenders possession of the Premises, all such personal property and/or belongings of Tenant will be forfeited to and become the property of the Landlord. In the event that Tenant forfeits such personal property or belongings pursuant to the terms of this Lease, Tenant hereby acknowledges and agrees that Landlord may dispose of such personal property or belongings of Tenant, without liability to

Landlord, in any manner in which Landlord, in Landlord's sole discretion, deems fit or reasonable.

25. ABANDONMENT. If Tenant abandons the Premises, Tenant will be in default of this Lease. "Abandon" shall mean Tenant is absent from the Premises for Fourteen (14) consecutive days.

26. HOLDOVER. If Tenant fails to vacate the Premises on or before the Termination Date of this Lease or at the end of any Extension Term or on the effective date of any termination allowed hereunder, Tenant will pay rent for the holdover period and **INDEMNIFY** Landlord and/or Landlord's prospective tenants for damages, which shall include but not be limited to lost rents, lodging expenses, and attorney's fees, incurred by them due to Tenant's holdover. In the event of a holdover, Landlord, at Landlord's sole discretion and option, may extend this Lease up to one month by notifying Tenant in writing of its election to extend this Lease one additional month. Rent for any holdover period will be Two (2) times the monthly rent calculated on a daily basis and will be immediately due and payable daily without further notice or demand to Tenant.

27. DEFAULT BY TENANT. Tenant hereby acknowledges and agrees that if Tenant fails to comply with any provision of this Lease, such failure shall be deemed to be a material breach of this Lease. Furthermore, if Tenant fails to comply with any provision of this Lease, other than the covenant to pay rent, or with any present rules and regulations or any that may be hereafter prescribed by Landlord, or if Tenant fails to comply with any duties imposed on Tenant by law, Landlord may immediately terminate the Lease and/or avail itself of any remedies that are available at law or in equity. If Landlord decides that Tenant should be allowed the opportunity to correct the noncompliance, Landlord may deliver a written notice specifying the noncompliance and allowing Seven (7) days within which it may be corrected. If compliance is not made, Landlord may then terminate the Lease and/or avail itself of any remedies that are available at law or in equity.

28. DEFAULT BY LANDLORD. In the event of default by Landlord of any covenant, warranty, term or obligation of this Lease, Landlord's failure to cure same or commence a good faith effort to cure same within Thirty (30) days after written notice thereof by Tenant shall be considered a default and shall entitle Tenant to terminate this Lease. Tenant hereby acknowledges that such right to terminate shall be the sole remedy available in the event Landlord breaches this Lease and fails to cure as set forth in this provision.

29. LANDLORD'S LIEN AND ENFORCEMENT THROUGH SEIZURE. TENANT GRANTS LANDLORD A LIEN FOR UNPAID RENT THAT IS DUE, COVERING ALL NONEXEMPT PROPERTY OF TENANT THAT IS IN THE RESIDENCE. LANDLORD SHALL HAVE THE RIGHT TO SEIZE TENANT'S NONEXEMPT PERSONAL PROPERTY TO SECURE THE PAYMENT OF SUMS DUE UNDER THIS LEASE, IN THE MANNER PROVIDED BY LAW, AND IF LANDLORD SEIZES ANY SUCH PROPERTY, LANDLORD SHALL GIVE NOTICE TO TENANT, AND TENANT MAY OBTAIN THE RETURN OF THE PROPERTY, ALL AS PROVIDED IN SECTION 54.044 OF THE TEXAS PROPERTY CODE. LANDLORD IS ENTITLED TO COLLECT A CHARGE FOR PACKING, REMOVING AND STORING PROPERTY SO SEIZED, AND IF THE PROPERTY IS SOLD, LANDLORD MAY ALSO COLLECT A CHARGE FOR THE COSTS OF SELLING THE

PROPERTY.

30. Tenant designates the following as the person to contact pursuant to Texas Property Code, Section 92.014 (a), in the event of Tenant's death, concerning the Premises:

Name of Designee _____

Address of Designee _____

_____,

_____ _____

Telephone number of designees (_____) _____-_____

and in the event of Tenant's death, Landlord is further authorized to:

a. grants Tenant's designee access to the Premises at a reasonable time and in the presence of Landlord or Landlord's agent.
b. allows Tenant's designee to remove any of Tenant's property found at the Premises; and
c. refund Tenant's security deposit, less lawful deductions, to the designee.

31. REPRESENTATIONS. Tenant's statements and representations in this Lease are material representations relied upon by Landlord. If Tenant makes any misrepresentation in this Lease, Tenant shall be in default and breach of this Lease. Each party hereto states that he or she is of legal age to enter into this Lease. This provision shall survive termination of the Lease.

32. TENANTS' JOINT AND SEVERAL LIABILITY. All Tenants are jointly and severally liable for all provisions of this Lease. Any act or notice to, or refund to, or signature of, any one or more of the Tenants regarding any term of this Lease or any extension of this Lease, or its termination shall be binding on all Tenants executing this Lease.

33. RECOVERY OF COSTS. In any action taken to enforce or interpret this Lease, the prevailing party will be entitled to recover all costs and expenses, including court costs and reasonable attorneys' fees.

34. ELECTION BY LANDLORD NOT EXCLUSIVE. The exercise by Landlord of any right or remedy to collect rent or enforce its rights under this Lease will not be a waiver or preclude the exercise of any other right or remedy afforded Landlord by this Lease agreement or by statute or law. The failure of Landlord in one or more instances to insist on strict performance or observations of one or more of the covenants or conditions of this Lease or to exercise any remedy, privilege, or option conferred by this Lease on or reserved to Landlord shall not

operate or be construed as a relinquishment or future waiver of the covenant or condition or the right to enforce it or to exercise that remedy, privilege, or option; that right shall continue in full force and effect. The receipt by Landlord of rent or any other payment or part of payment required to be made by the Tenant shall not act to waive any other additional rent or payment then due. Even with the knowledge of the breach of any covenant or condition of this Lease, receipt will not operate as or be deemed to be a waiver of this breach, and no waiver by Landlord of any of the provisions of this Lease, or any of Landlord's rights, remedies, privileges, or options under this Lease, will be deemed to have been made unless made by Landlord in writing.

35. VENUE AND GOVERNING LAW. Each party to this Lease hereby agrees and acknowledges that venue and jurisdiction of any suit, right, or cause of action arising out of or in connection with this Lease shall lie exclusively in Williamson County, Texas, and the parties hereto expressly consent and submit to such jurisdiction. Furthermore, except to the extent that this Lease is governed by the laws of the United States, this Lease shall be governed by and construed in accordance with the laws of the State of Texas, excluding, however, its choice of law rules.

36. RELATIONSHIP OF THE PARTIES. In the performance of this Lease, each party shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another. Neither party shall be deemed or construed to be the employees or agents of the other party for any purposes whatsoever. Tenant shall not be provided any form of compensation or any benefits that are provided to employees of Landlord, including, but not limited to health insurance, workers compensation insurance or any other remuneration that is provided to employees of Landlord.

37. SEVERABILITY AND INTERPRETATION CONSISTENT WITH LAW. This Lease is intended to comply with all applicable Texas statutes relative to rental agreements. If any provision of this lease is deemed by a court of competent jurisdiction to violate a Texas statute, the violation is inadvertent. If a provision is found to be violative, the provision shall be considered void and severed from the lease and the balance of the Lease shall remain in full force and effect. Nothing contained in this Lease shall be construed as exculpating the Landlord from liability for the Landlord's failure to perform or Landlord's negligent performance of a duty imposed by law. Also, nothing contained in this Lease shall be construed as releasing either party from its duty to mitigate or minimize the damages to the other party.

38. LANDLORD'S LEASE ADMINISTRATOR AND PROPERTY MANAGER. Dale Butler, Director of Facilities for Williamson County (or his successor, as designated by Landlord), shall serve as the Landlord's lease administrator and property manager. The said lease administrator and property manager shall also serve as liaison between the Williamson County Commissioners' Court and the Tenant.

Landlord's lease administrator and property manager contact information is as follows:

Dale Butler (or successor)
Williamson County Facilities Director
3101 S. E. Inner Loop
Georgetown, Texas 78626
Phone: (512) 943-1609
Fax: (512) 930-3313
Email: facilities@wilco.org

For all requests for services or repairs which Landlord is obligated to provided and perform under this Lease, Tenant shall contact:

Williamson County Facilities
3101 S. E. Inner Loop
Georgetown, Texas 78626
Daytime Phone: (512) 943-1599
After Hours Phone: (512) 943-1389 or
(512) 943-1390
Fax: (512) 930-3313
Email: facilities@wilco.org

NOTICES. Any notice required or permitted under this Lease must be in writing. Any notice required by this Lease will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown below. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

Landlord's Address: Dale Butler (or successor)
Williamson County Facilities Director
3101 S. E. Inner Loop
Georgetown, Texas 78626
Phone: (512) 943-1636
Fax: (512) 930-3313
Email: facilities@wilco.org

Tenant's Address: 6555 FM 3405
Liberty Hill, Texas 78642

39. REPORTS OF ACCIDENTS. Within Twenty Four (24) hours after Tenant becomes aware of the occurrence of any accident or other event which results in, or might result in, injury to the person or property of any person in, on or around the Premises, whether or not it results from or involves any action or failure to act by the Tenant, the Tenant shall send a written report of such accident or other event to the Landlord, setting forth a full and concise statement of the

facts pertaining thereto. The Tenant shall also immediately send the Landlord a copy of any summons, subpoena, notice, or other documents served upon the Tenant or received by it in connection with any matter before any court arising in relation to any injury to the person or property of any person in, on or around the Premises.

40. TIME OF ESSENCE. Time is expressly declared to be of the essence in this Lease.

41. BINDING OF HEIRS AND ASSIGNS. All provisions of this Lease shall extend to and bind not only the parties to this Lease, but to each and every one of the heirs, executors, representatives, successors and assigns of Landlord and Tenant.

42. NO THIRD-PARTY BENEFICIARIES. This Lease is for the sole and exclusive benefit of the Tenant and Landlord, and nothing in this Lease, express or implied, is intended to confer or shall be construed as conferring upon any other person or entity any rights, remedies or any other type or types of benefits.

43. NO WAIVER OF IMMUNITIES. Nothing in this Lease shall be deemed to waive, modify or amend any legal defense available at law or in equity to Landlord, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. Landlord does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

44. FORCE MAJEURE. If the party obligated to perform is prevented from performance by an act of war, order of legal authority, act of God, or other unavoidable cause not attributable to the fault or negligence of said party, the other party shall grant such party relief from the performance of this Lease. The burden of proof for the need for such relief shall rest upon the party obligated to perform. To obtain release based on force majeure, the party obligated to perform shall file a written request with the other party.

45. EXECUTION IN COUNTERPARTS. This Lease may be executed in counterparts, each of which, when executed and delivered, shall be deemed to be an original and all of which together shall constitute one and the same document.

46. BINDING EFFECT. This Lease and its addenda, if any, sets forth all the promises, agreements, conditions, and understandings between Landlord and Tenant relative to the Premises and supersedes any prior understandings or written or oral agreements between the parties with respect to the to the Premises. There are no other promises, agreements, conditions, or understandings, either oral or written, between them. No subsequent alteration, amendment, change, or addition to this Lease will be binding on Landlord or Tenant unless in writing and signed by them and made a part of this Lease by direct reference.

[signature pages follow]

LANDLORD:

WILLIAMSON COUNTY, TEXAS

By: _____
Steve Snell
Williamson County Judge

Date: _____

TENANT:

Patricia Shuffield, POA
Weldon R. Shuffield

Date: 12/16/25

Williamson Central Appraisal District Map
Search
Parcels: R329637
Parcel Identification Number R329637
Owner SHUFFIELD, WELDON R (TOD)
Site Address 6555 FM 3405, LIBERTY HILL, TX 78642
Deed Acres 53.519
Abstract AW0142 - Christian, G. Sur.
Entities CAD,F01,GWI,RFM,SLH
Book
Page
Instrument Number 2018078654
Map Name 1-0945
WCAD Search More info
Zoom to
300ft
-97.868 30.708 Degrees
Residential Lease Premises = (0.50 ac + 2,736 SF residence)
EXHIBIT "A" IDENTIFICATION OF PREMISES

EXHIBIT "C-2"

FARM AND GRAZING LEASE

Corridor I Right of Way

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS GRAZING LEASE (the "Lease") is made and entered into by and between WELDON R. SHUFFIELD, hereinafter referred to as "Lessor", and EYEMAGINE, LLC, hereinafter referred to as "Lessee."

In consideration of the rent and the covenants herein contained on the part of Lessee to be kept and performed, the Lessor does hereby lease, demise and let unto the Lessee, and the Lessee hires and rents the SURFACE ONLY, excluding the minerals, of one tract of land containing approximately **9.391 acres** , more or less, situated in Williamson County, Texas, as described in Exhibit "A" (the "Premises"), subject to the following terms and conditions:

ARTICLE 1: TERM OF LEASE

The total term of this Lease shall be four (4) years, commencing on the 1st day of _____, 2026 (the "Commencement Date") and terminating on the _____, 2030 (the "Termination Date"), unless sooner terminated in accordance with this Lease. The four (4) separate lease periods that make up the total term of this Lease are as follows:

First Lease Period: _____, **2026 to** _____, **2027 (12 months)**

Second Lease Period: _____, **2027 to** _____, **2028 (12 months)**

Third Lease Period: _____, **2028 to** _____, **2029 (12 months)**

Fourth Lease Period: _____, **2029 to** _____, **2030 (12 months)**

ARTICLE 2: RENT; PAYMENT OF RENT

A. **Rent for First Lease Period:** Lessee agrees to pay to Lessor, as rent for the Premises, the sum of $200 for the First Lease Period.

B. **Rent Adjustments Following First Lease Period:** Following the First Lease Period, the rent will increase by $25 for each additional annual Lease Period.

C. **Payment of Rent:** The payment of the total rental amount for each lease period shall be paid in full at the beginning of each lease period.

D. **Place of Payment:** All rental payments must be made payable to Lessor and be hand delivered or mailed to the address provided, in writing, to Lessee by Lessor.

ARTICLE 3: TAXES

Lessee agrees to pay any taxes levied against the crops and personal property and fixtures of Lessee in and about the Premises and any ad valorem taxes assessed against the Premises. If any taxes of Lessee are levied against Lessor or Lessor's property and Lessor pays those taxes, Lessee, on demand, shall reimburse Lessor for all taxes actually paid on Lessee's behalf. **Lessee further agrees to pay, within thirty (30) days of receiving a statement from Lessor, all taxes, assessments and governmental charges of any kind and nature whatsoever levied or assessed against the Lessor's real property (*i.e.* ad valorem taxes) and any such amount shall be deemed to be additional Rent for purposes of this Lease and Lessee's failure to pay such amounts shall constitute a default hereunder.**

ARTICLE 4: SUBORDINATION

This Lease and all rights of Lessee under it are and shall be subject to and subordinate to the rights of any debt holder now or hereafter having a security interest in the Premises or any other encumbrances Lessor desires to place on the property.

ARTICLE 5: USE OF PREMISES

Lessee shall use the Premises solely for the purpose of planting, raising and harvesting crops and/or grazing cattle, together with all other purposes and activities usually and customarily associated with a farming and/or cattle operation in Williamson County, Texas. Lessee agrees to not use the Premises for any purpose other than for planting, raising and harvesting crops, grazing of cattle or to alter the Premises, including clearing new roads, moving existing fences or erecting any new fences, or locating on the Premises any type of permanent or temporary improvement without Lessor's prior written consent. Lessee further agrees to not hunt or fish the Premises or allow anyone else to do so. Lessee may not place any other animal other than cattle on the premises. Thus, there shall be no bison or other form of livestock, including, but not limited to horses; mules; asses; sheep; goats; llamas; alpacas; exotic livestock, including elk and elk hybrids; and hogs kept on the Premises unless otherwise consented to in writing by Lessor in advance.

ARTICLE 6: UTILITIES

Lessee shall pay or cause to be paid all charges for any water, electricity and any other utilities used on the Premises throughout the term of this Lease, including any costs of installation and connection fees.

ARTICLE 7: LESSEE'S COVENANTS

Lessee further covenants and agrees as follows:

A. To pay and provide the Rent for this Lease, as it is set out herein; to use the Premises in a careful and proper manner for the use specifically described herein; to commit or permit no waste or damages to the Premises; to conduct or permit no business or act that is a nuisance or may be in violation of any federal, state, or local law or ordinance; only use the Premises in such a prudent manner so as to preserve and protect the land and soil; to surrender the Premises on expiration or termination of this Lease in at least as good of a condition as the Premises was in on the date prior to Lessee's occupation of the Premises.

B. In relation to cattle operations, use the highest standards of animal husbandry in grazing the Premises, employing the best methods of ranching customarily practiced on in the area.

C. Construct, keep, repair and maintain all fencing, either existing or constructed during the terms of this Lease, in such manner and condition so that such fencing is sufficient and adequate to restrain cattle that Lessee may place upon the Premises.

D. Keep all gates on the Premises closed and locked, ingress to and egress from the Premises being at those places designated by Lessor and provide Lessor with all keys and/or combinations to each gate locking mechanism used by Lessee on the Premises.

E. Lessee assumes the risk of loss on all property and all improvements, including any crops or cattle, which are situated on the Premises. Lessee agrees to maintain at all times during this Lease, the insurance described herein below.

F. Upon termination of this Lease, Lessee agrees that all improvements situated on the Premises, whether such improvements were situated on the Premises prior to this Lease or placed on the Premises during this Lease, shall become the property of Lessor, or, at the option of the Lessor, Lessee, at Lessee's sole expense, shall remove all improvements and debris and restore the surface of the Premises to its original condition provided that Lessee placed such improvements on the Premises during the term of this Lease.

G. To permit Lessor to enter, inspect, and make such repairs to the Premises as Lessor may reasonably desire or show the Premises to prospective purchasers and tenants, at all reasonable times.

H. Lessee agrees that it is solely responsible for making all alterations, additions, or improvements necessary to the Premises to cause the Premises and its intended use to be in compliance with any laws, rules, ordinances, development codes or regulations of any applicable governmental authority, entity, or body, including, without limitation, the Federal Government, the local municipality, the County of Williamson, and the State of Texas and the rules and regulations of the United States Department of Agriculture and the Texas Agriculture Commissioner. The allocation of responsibility to Lessee for compliance with said laws, rules, ordinances, development codes or regulations is a material inducement for the parties to enter into this Lease. The costs incurred in causing the Premises and its intended use to be in compliance with said laws, rules, ordinances, development codes or regulations shall be solely borne by Lessee.

I. In the event this Lease is terminated early by Lessor, whether such termination is for cause or convenience, Lessee shall pay Lessor any and all rents and amounts, on a pro-rata basis, which were incurred and due prior to or as of the date this Lease is terminated. If Lessee has paid any portion of the annual rental amount in advance, Lessor shall return to Lessee, on a pro-rata basis, the proportion of rents that have been prepaid for any unused portion of a lease period.

ARTICLE 8: LESSOR'S COVENANTS

Lessor covenants and agrees to warrant and defend Lessee in the enjoyment and peaceful use and operation of the Premises during the term of this Lease, subject to the termination rights set forth herein.

ARTICLE 9: INDEMNIFICATION & INSURANCE

A. INDEMNIFICATION OF LESSOR: LESSOR SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM ANY USE OF THE PREMISES OR ANY NEARBY PREMISES USED BY LESSEE OR ANY PART THEREOF; OR CAUSED BY ANY DEFECT IN ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENT THEREON; OR IN ANY EQUIPMENT OR OTHER FACILITY THEREIN; OR CAUSED BY OR ARISING FROM ANY ACT OR OMISSION OF LESSEE, OR OF ANY OF LESSEE'S AGENTS, EMPLOYEES, LICENSEES, OR INVITEES, OR BY OR FROM ANY ACCIDENT ON THE LAND OR ANY SURROUNDING PREMISES OR ANY FIRE OR OTHER CASUALTY THEREON, OR OCCASIONED BY THE FAILURE OF LESSEE TO MAINTAIN THE PREMISES IN SAFE CONDITION, OR ARISING FROM ANY OTHER CAUSE WHATSOEVER; AND LESSEE HEREBY WAIVES ON ITS BEHALF ALL CLAIMS AND DEMANDS AGAINST LESSOR FOR ANY SUCH LOSS, DAMAGE, OR INJURY OF LESSEE OR OF LESSEE'S AGENTS, EMPLOYEES, LICENSEES, OR INVITEES, AND HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD LESSOR ENTIRELY FREE AND HARMLESS FROM ALL LIABILITY FOR ANY SUCH LOSS, DAMAGE, OR INJURY OF OTHER PERSONS, AND FROM ALL COSTS AND EXPENSES ARISING THEREFROM. THE TERMS OF THIS INDEMNITY PROVISION SHALL SURVIVE

ANY TERMINATION OF THIS LEASE, HOWEVER, ONCE LESSOR STARTS CONSTRUCTION ON THE ROADWAY, THIS INDEMNIFICATION PROVISION WILL TERMINATE AND LESSEE SHALL NOT INDEMNIFY LESSOR.

B. Insurance: In order to insure the fulfillment of the above referenced indemnity provision, Lessee hereby agrees to maintain, at all times during the Term of this Lease, at Lessee's sole cost, a comprehensive public liability insurance policy protecting Lessor against all claims or demands that may arise or be claimed on account of Lessee's use of the Premises, in an amount of at least $1,000,000.00, per occurrence of accident and/or injury, for injuries to persons and damages to real and/or personal property. Said insurance shall be written by a company or companies acceptable to Lessor, authorized to engage in the business of general liability insurance in the state of Texas, and name Lessor as an additional insured. Furthermore, said insurance shall be primary as to any other existing, valid, and collectible insurance. Lessee shall deliver to Lessor annual certificates demonstrating that said insurance is paid up and copies of the insurance policies issued by the insurance companies.

Lessee shall, upon execution of this Lease, obtain a certified statement by each insurance carrier containing a clause providing that the insurance carrier will give Lessor 30 days' written notice before any cancellation shall be effective. The insurance policies shall be provided by Lessee and shall be for a period of at least one year.

ARTICLE 10: DEFAULTS BY LESSEE

In addition to the remedies specifically set forth herein and those available at law or in equity, if Lessee fails to perform or breaches any term, condition or covenant set forth in this Lease, and this failure or breach continues for ten (10) calendar days after a written notice specifying the required performance has been given to Lessee, Lessee shall be in default and Lessor may:

A. enforce specific performance causing Lessee to strictly comply with and perform such term, condition or covenant; or

B. may, but not be obligated to do so, enter the Premises and perform Lessee's obligations for the account of and at the expense of Lessee. Bills for all amounts paid by Lessor and all losses, costs, and expenses incurred by Lessor in connection with such performance by Lessor pursuant to this clause, including without limitation, all amounts paid and costs and expenses incurred by Lessor for any property, material, labor or services provided, furnished, or rendered or caused to be provided, furnished or rendered by Lessor to Lessee may be sent by Lessor to Lessee monthly or immediately, at Lessor's option, and shall be due and payable by Lessee to

Lessor as additional rent within five (5) calendar days after same is sent to Lessee by Lessor; or

C. terminate this Lease, without liability, by written notice to Lessee, in which event, the Lease hereby created shall terminate on the tenth (10^{th}) day after such notice is given (the "Termination Date") and Lessee shall within such ten (10) day period vacate the Premises and surrender them to Lessor in the state required under this Lease, with Lessor having the right to reenter and repossess the Premises discharged of this Lease and to expel all occupants and to remove all property therefrom.

Upon the occurrence of any default, Lessor may enter and take possession of the Premises by self-help, by picking or changing locks if necessary, and may lock out Lessee or any other person who may be occupying the Premises, until the default is cured, without being liable for damages.

ARTICLE 11: DEFAULTS BY LESSOR

Defaults by Lessor are failing, within thirty (30) calendar days after receiving written notice from Lessee, to comply with any term, condition or covenant set forth in this Lease. In the event that Lessor fails to cure its default within the said thirty (30) calendar days, Lessee may, as Lessee's sole remedy, terminate this Lease.

ARTICLE 12: VOLUNTARY TERMINATION

Lessor or Lessee may terminate this Lease, without cause or liability, upon giving one-hundred eighty (180) calendar days written notice to the other party. Upon the termination of this Lease, Lessee will surrender the Premises peaceably to the Lessor and pay Lessor all rental amounts owing as of the date of termination, on a pro-rata basis, and any other amounts that may be due hereunder as of the date of termination. In the event that Lessor exercises its right to terminate this Lease pursuant to this provision, Lessor shall be obligated to reimburse Lessee, on a pro-rata basis, the proportion of rents, if any, that have been prepaid for any unused portion of a lease period.

ARTICLE 13: INSOLVENCY, BANKRUPTCY, ETC., OF LESSEE

If Lessee is declared insolvent or adjudicated a bankrupt; if Lessee makes an assignment for the benefit of creditors; or if a receiver is appointed for Lessee, Lessor, without prejudice to its rights hereunder and at its option, may terminate this Lease and retake possession of the premises immediately and without notice to Lessee or any assignee, transferee, trustee, or any other person or persons, using force if necessary.

ARTICLE 14: LESSOR TO HAVE LIEN

Lessor will have a lien against all goods, equipment and other personal property, other than cattle or grazing livestock, of Lessee brought, stored, or kept on the Premises during the term of this Lease, in the aggregate amount of all rent, consideration, damages, and other sums that may at any time be owed by Lessee to Lessor under this Lease. In the event of any default by Lessee, Lessor may foreclose the lien in the same manner that a mortgage would be foreclosed.

ARTICLE 15: RIGHT TO SELL OR TRANSFER

It is understood and agreed that Lessor shall have the right to sell, assign or otherwise transfer its right, title and interest in the Premises, in whole or in part, at any time during the term of this Lease. If during the term of this Lease, the Premises are assigned or sold by Lessor to a third party, the Lessor or its successor may terminate this Lease by providing Lessee with its election to terminate and, in such event, Lessee shall vacate the Premises no later than one hundred eighty (180) calendar days from the date in which Lessor gives Lessee notice of its election to terminate.

ARTICLE 16: ELECTION BY LESSOR NOT EXCLUSIVE

The exercise by Lessor of any right or remedy to collect rent or enforce its rights under this Lease will not be a waiver or preclude the exercise of any other right or remedy afforded Lessor by this Lease or by statute or law. The failure of Lessor in one or more instances to insist on strict performance or observations of one or more of the covenants or conditions of this Lease or to exercise any remedy, privilege, or option conferred by this Lease on or reserved to Lessor shall not operate or be construed as a relinquishment or future waiver of the covenant or condition or the right to enforce it or to exercise that remedy, privilege, or option; that right shall continue in full force and effect. The receipt by Lessor of rent or any other payment or part of payment required to be made by Lessee shall not act to waive any other additional consideration, rent or payment then due. Even with the knowledge of the breach of any covenant or condition of this Lease, receipt will not operate as or be deemed to be a waiver of this breach, and no waiver by Lessor of any of the provisions of this Lease, or any of Lessor's rights, remedies, privileges, or options under this Lease, will be deemed to have been made unless made by Lessor in writing.

ARTICLE 17: LIMITATIONS OF WARRANTIES

LESSEE ACKNOWLEDGES AND AGREES THAT, OTHER THAN AS MAY BE SPECIFICALLY SET FORTH HEREIN, LESSOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY

REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE LEASED PREMISES, INCLUDING, WITHOUT LIMITATION, STRUCTURES, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE LEASED PREMISES, (C) THE SUITABILITY OF THE LEASED PREMISES FOR ANY AND ALL ACTIVITIES AND USES WHICH LESSEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE LEASED PREMISES OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT, THE AMERICANS WITH DISABILITIES ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, AND THE TEXAS ARCHITECTURAL BARRIERS ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE LEASED PREMISES, OR (F) ANY OTHER MATTER WITH RESPECT TO THE LEASED PREMISES, AND SPECIFICALLY THAT LESSOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE LEASED PREMISES, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER. LESSEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE LEASED PREMISES, LESSEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE LEASED PREMISES AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY LESSOR. LESSEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE LEASED PREMISES WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT LESSOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION.

LESSEE FURTHER ACKNOWLEDGES AND AGREES THAT THE LEASE OF THE LEASED PREMISES AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS "WITH ALL FAULTS". LESSEE ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE AMOUNT OF THE RENT AND CONSIDERATION TO BE PAID AND TENDERED FOR LESSEE'S USE OF THE LEASED PREMISES. THE TERMS OF THIS PARAGRAPH WILL SURVIVE ANY TERMINATION OF THIS LEASE.

ARTICLE 18: MISCELLANEOUS PROVISIONS

A. Gender, Number and Headings. Words of any gender used in this Lease shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires. The headings and section numbers are for convenience only and shall not be considered in interpreting or construing this Lease. The captions and paragraphs or letters appearing in this Lease

are inserted only as a matter of convenience and in no way define, limit, construe, or describe the scope or intent of the sections or articles of this Lease or affect this Lease in any way.

B. Place of Performance. This Lease shall be interpreted according to the laws of the State of Texas and shall be performed in Williamson County, Texas, and exclusive jurisdiction and venue shall lie in Williamson County, Texas.

C. Terms Inclusive. As used herein, the terms "Lessor" and "Lessee" include the plural whenever the context requires or admits.

D. Severability. If any provision of this Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Lease will be construed as if not containing the particular invalid or unenforceable provision or provisions, and the rights and obligation of the parties shall be construed and enforced in accordance therewith. The parties acknowledge that if any provision of this Lease is determined to be invalid or unenforceable, it is the desire and intention of each that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, give effect to the intent of this Lease and be deemed to be validated and enforceable.

E. Governmental Immunity. Nothing in this Lease shall be deemed to waive, modify or amend any legal defense available at law or in equity to Lessor nor to create any legal rights or claim on behalf of any third party. Lessor does not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

F. No Assignment or Lease by Lessee. Lessee may not sell or assign any interest granted herein or lease the Premises or any portion of the same or any portion of any improvement erected on said premises at any time without the prior written authorization and approval of Lessor.

G. Successors and Assigns. This Lease shall be binding upon and inure to the benefit of parties hereto and their respective successors and assigns.

H. No Indemnification by Lessor. Lessee acknowledges and agrees that Lessor, that Lessor is not agreeing to indemnify or hold harmless any other party, including but not limited to Lessee; therefore, all references of any kind, if any, to Lessor indemnifying, holding or saving harmless any other party, including but not limited to Lessee, for any reason whatsoever are hereby deemed void and deleted.

I. NOTICES. Any notice to be given hereunder shall be in writing and may be affected by personal delivery or in writing by certified mail, return receipt requested, addressed to the proper party, at the following address:

LESSOR: Williamson County Auditor
710 Main Street, Suite 101 Georgetown, Texas 78626

LESSEE: Weldon R. Shuffield
At the address set forth on the signature page below.

J. Compliance with All Statutes and Regulations. Lessee, at its expense, shall ensure compliance with any and all State, Federal, City and Lessor (and any other such regulatory body as may exercise jurisdiction over Lessee and/or the Premises) laws, ordinances, regulations, or rules regarding the erection or installment of any improvements and all permitted activities upon the Premises.

K. Day. Unless otherwise specifically set forth in this Lease, a reference to a "day" shall mean a calendar day and not a business day.

L. Entire Agreement. This Lease and its addenda, if any, sets forth all the promises, agreements, conditions, and understandings between Lessor and Lessee relative to the Premises and supersedes any prior understandings or written or oral agreements between the parties with respect to the to the Premises. There are no other promises, agreements, conditions, or understandings, either oral or written, between them. No subsequent alteration, amendment, change, or addition to this Lease will be binding on Lessor or Lessee unless in writing and signed by them and made a part of this Lease by direct reference.

EXECUTED to be effective this _____ day of _____, 202___.

[signature page follows]

Lessor:

Williamson County, Texas

By: _____

Printed Name: Steve Snell, County Judge
Address: 710 Main Street, Georgetown, Texas 78626

Lessee:

PS Patricia Shuffield, POA
Welson R. Shuffield
Weldon

Address: P.O. Box 172
Liberty Hill, Tx 78642

Exhibit “A”