NOTICE TO THE PUBLIC
WILLIAMSON COUNTY COMMISSIONERS COURT
Commissioners Courtroom
710 S. Main Street, Georgetown
March 24, 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.

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.

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.

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 3 –37)

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

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM	0100-0570-004850	Corrections/Radio Fee	$1502.88
TO	0100-0540-004850	EMS/Radio Fee	$1502.88

4. Discuss, consider, and take appropriate action on a line item transfer for Regional Animal Shelter Fund.

Fiscal Impact

From/To	Acct No.	Description	Amount
To	0546.0546.001100	Salary	$29,966.26
To	0546.0546.001109	Cell Phone Stipend	$15.00
To	0546.0546.002010	FICA	$2,278.21
To	0546.0546.002020	Retirement	$4,496.06
To	0546.0546.002030	Insurance	$5,710.21
From	0546.0546.003670	Use of Donations	$42,465.74

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

6. Discuss, consider, and take appropriate action on approving property tax collections for the month of February 2026 for the Williamson County Tax Assessor/Collector.

7. Discuss, consider and take appropriate action to approve the Tax Collection Agreement between the Williamson County Municipal Utility District No 49 and the County of Williamson, Texas.

8. Discuss, consider, and take appropriate action to approve Justice of the Peace Precinct 2 February 2026 Monthly Report in compliance with Code of Criminal Procedure 103.005.

9. Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 3, February 2026 Monthly Report in compliance with Code of Criminal Procedure § 103.005.

10. Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 4, February 2026 Monthly Report in compliance with Code of Crim. P. § 103.005.

11. Discuss, consider and take any necessary action to approve an Order for Interment by cremation of the deceased (Allan Roy Matthews) who passed away in Williamson County, Texas, where the County has discretion to inter, pursuant to Tex. Health & Safety Code § 711.002(e), and authorize Beck Funeral Home to move forward with interment.

12. Discuss, consider and take any necessary action to approve an Order for Interment by cremation of the deceased (Charles Lawrence Farrell) who passed away in Williamson County, Texas, where the County has discretion to inter, pursuant to Tex. Health & Safety Code § 711.002(e), and authorize Beck Funeral Home to move forward with interment.

13. Discuss, consider and take any necessary action to approve an Order for Interment by cremation of the deceased (Robert Dennis Jansen) who passed away in Williamson County, Texas, where the County has discretion to inter, pursuant to Tex. Health & Safety Code § 711.002(e), and authorize Beck Funeral Home to move forward with interment.

14. Discuss, consider, and take appropriate action on approving a 2013 Park Bond transfer to move $91,814.98 from the Interpretive Center to the new project River Ranch Interpretive Center Roof Repair.

15. Discuss, consider, and take appropriate action on approving a 2019 Park Bond transfer to move $70,780.83 from River Ranch County Park to River Ranch Interpretive Center Roof Repair.

16. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to formally close IFB #25IFB74 and re-advertise and receive sealed responses for Hay Lease for Berry Springs Park and Preserve for the Parks and Recreation Department, under new IFB #26IFB32.

17. Discuss, consider, and take appropriate action on a Roadway Access Easement between Williamson County, as grantor, and the City of Cedar Park, as grantee, relating to an easement at Champion Park.

18. Discuss, consider and take appropriate action regarding approval and receipt of Vehicle Reimbursement Agreement with First United Methodist Church Round Rock for off duty contracting of County Sheriff Deputies to be effective March 24, 2026.

19. Discuss, consider and take appropriate action regarding approval and receipt of a vehicle reimbursement agreement with Camp of Lamps LLC for the Rosedale bike ride for off-duty contracting of County Sheriff's Deputies to be effective March 28, 2026.

20. Discuss, consider, and take appropriate action on approving the county Vehicle Use Policy.

21. Discuss, consider, and take appropriate action to approve the Goods and Services Agreement #2026-175 with IES Communications LLC for structured cabling work at the new Williamson County Administration Building, in the amount of $20,171.19, purchased with DIR Cooperative Contract #DIR-CPO-4813, and authorizing the approval of the Agreement.

22. Receive and acknowledge approval of Change Order No. 1 from Bartlett Cocke General Contractors, LLC, for the Expo West Arena project for deduction from the original GMP amount, which was approved by Williamson County Project Manager, Angel Gomez, pursuant to the Commissioners Court's prior delegation of change order approval authority pursuant to Loc. Gov't Code Sec. 262.031.

23. Discuss, consider, and take appropriate action on awarding RFSQ #25RFSQ7 to DBR Engineering Consultants, Inc. for Williamson County Historic Courthouse Facility Assessment the not-to-exceed amount of Seventy-Five Thousand Six Hundred Twenty-Six Dollars and 50/100 ($75,626.50) and authorize execution of the agreement.

24. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and for contractors to provide Competitive Sealed Proposals for the Cedar Park Annex under RFCSP #26RFCSP30 — and approving, in the public interest, assigning the price criteria a weighted value of not less than 36.9 percent of the total weighted value of all selection criteria.

25. Discuss, consider, and take appropriate action on approval of the preliminary plat for the Orchard Ridge Subdivision – Precinct 2.

26. Discuss, consider, and take appropriate action on approval of the preliminary plat for the Granger Ranch Subdivision – Precinct 4.

27. Consider and take appropriate action on a Work Authorization with LJA Engineering, Inc. for on-call traffic engineering services.

28. This item amends Work Authorization No. 1 under the Professional Services Agreement with Cobb Fendley & Associates, Inc. for Utility Coordination and Utility Engineering Services. The supplemental work authorization adjusts funding associated with previously approved services. No changes are being made to the overall contract term.

29. Consider and take appropriate action on Supplemental No. 1 to Work Authorization No. 3 with Rifeline, LLC, for Public Involvement Services.

30. This item amends Work Authorization No. 2 under the Professional Services Agreement with Cobb Fendley & Associates, Inc. for Utility Coordination and Utility Engineering Services. The supplemental work authorization adjusts funding associated with previously approved services. No changes are being made to the overall contract term.

31. Approve Supplemental Work Authorization No. 2 to Work Authorization No. 1 with KC Engineering, Inc. for the On-Call Design Engineering Services for Small Drainage and Small Roadway Projects contract.

32. This item amends Work Authorization No. 5 under the Professional Services Agreement with Cobb Fendley & Associates, Inc. for Utility Coordination and Utility Engineering Services. The supplemental work authorization adjusts funding associated with previously approved services. No changes are being made to the overall contract term.

33. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed responses for IFB Portland Cement, under IFB #26IFB35.

34. Discuss, consider, and take appropriate action on Supplemental No. 1 to Work Authorization No. 2 to the Chandler Corridor Segment 1 contract, dated September 29, 2022, between Williamson County and GFT Infrastructure, Inc. relating to the LTP/Corridor Program.

35. Discuss, consider, and take appropriate action on Supplemental No. 4 to Work Authorization No. 1 to the Salt Lake, Brook and Front Street contract, dated March 19, 2024, between Williamson County and IEA, Inc. relating to the 2023 Road Bond Program.

36. Discuss, consider, and take appropriate action on Supplemental No. 5 to Work Authorization No. 1 to the CR 458 contract, dated March 19, 2024, between Williamson County and Lockwood, Andrews & Newman, Inc. relating to the 2023 Road Bond Program.

37. Discuss, consider, and take appropriate action on Supplemental No. 5 to Work Authorization No. 1 to the Ronald Reagan, Segment D2 contract, dated March 19, 2024, between Williamson County and American Structurepoint, Inc. relating to the Road Bond Program.

REGULAR AGENDA

38. Discuss, consider, and take appropriate action on an Assignment of Commercial Contract – Unimproved Property between Scott Stribling, as Assignor, and County of Williamson, as Assignee, relating to the assignment of that certain Commercial Contract – Unimproved Property, bearing the effective date of March 9, 2026, between Scott Stribling, referred to therein as Buyer, and Lera B Hughes Properties, LP, referred to therein as Seller, relating to the purchase of approximately 248 acres of real property (WCAD R038820, R519352, R432645 & R519356) located in Georgetown, Williamson County, Texas; and authorize the County Judge to execute the Assignment of Commercial Contract – Unimproved Property and all other documents and instruments that may be necessary to close the transaction and convey the real property to the County of Williamson.

39. Discuss, consider and take appropriate action to extend the Lease Agreement with Williamson County Crisis Center (D/B/A Hope Alliance) for the lease of a County building used for a public purpose as a temporary auxiliary emergency shelter, with the extension being for a period from March 31, 2026, and ending on April 1, 2027.

40. Discuss, consider and take appropriate action authorizing the Williamson County Sheriff's Office to accept funding through the Office of the Governor's (OOG) FY2026 Bullet-Resistant Components for Law Enforcement Vehicles grant.

41. Discuss, consider and take appropriate action on an Agreement to participate in the State DNA Rapid DNA Program and the National DNA Index System and authorize the Williamson County Sheriff to execute the Agreement.

42. Discuss, consider and take appropriate action to authorize the Williamson County Sheriff's Office to apply for the Firehouse Subs Public Safety Foundation grant.

43. Discuss, consider, and take appropriate action to approve the Contract for Goods #2026-163 between Netsync Network Solutions and Williamson County for the annual renewal of Cisco SmartNet hardware support and Cisco DNA Software Licenses through DIR Cooperative Contract #DIR-CPO-5347 in the total amount of $241,900.44, and authorizing the execution of the agreement.

44. Discuss, consider, and take appropriate action awarding RFP #26RFP10 Flooring Installation and Repair Services to Ace Floor Solutions, LLC in the not-to-exceed amount of $500,000.00 per fiscal year and authorize execution of the agreement.

45. Discuss, consider, and take appropriate action awarding RFP #26RFP10 Flooring Installation and Repair Services Backup Contract to Fanar 1 Enterprise, LLC in the not to exceed amount of $500,000.00 per fiscal year and authorize execution of the agreement.

46. Discuss, consider, and take appropriate action on approving the Agreement for Construction Services No. 2026-186 between Williamson County and J.T. Vaughn Construction, LLC for the Jail North MDF Fan Coil Unit (FCU) Upgrade in the not-to-exceed amount of One Hundred Eighty-Eight Thousand Three Hundred Forty-Six and No/100 Dollars ($188,346.00) pursuant to OMNIA Cooperative Contract #R241607 and authorize execution of the agreement.

47. Receive the March 2026 Road Construction Summary Report and PowerPoint Presentation.

48. Discuss, consider, and take appropriate action on the adoption of the Williamson County Atlas 14 Floodplain Mapping Study.

49. Discuss, consider, and take appropriate action on approving Renewal #2 (FINAL) for contract #24IFB50 General Roadway Cast-In-Place Concrete between Williamson County and RHB Construction, Inc., for the Road and Bridge Department, and authorize the execution of the agreement.

50. Discuss, consider, and take appropriate action regarding the Consent to Contract Assignment for Agreement No. 2451 for Williamson County, as previously approved by Commissioners Court on November 28, 2025, Agenda Item #54, authorizing Binkley & Barfield as Assignor to assign and transfer all interests, rights, and obligations under the agreement to DCCM Infrastructure as Assignee, for Road Bond/HNTB services, and authorize the execution of the document.

51. Discuss, consider and take appropriate action accepting a deed and Temporary Construction Easement from Timothy and Patricia Tarbell for 0.1983 AC needed on the Skyview Dr. project (Parcel 1).

52. Discuss, consider and take appropriate action on a letter agreement with Juan Ramon Palma Rodriguez to acquire 0.0199 AC needed as right of way on the Salt Lake, Brook and Front St. project (Parcel 2).

53. Discuss, consider and take appropriate action on a letter agreement with Bartlett Crossing, LLC to acquire 0.0484 AC needed as right of way on the Salt Lake, Brook and Front St. project (Parcel 3).

54. Discuss, consider and take appropriate action on a letter agreement with Norberta Ortiz Corona and Jonathan A. Lopez Ortiz to acquire 0.0298 AC needed as right of way on the Salt Lake, Brook and Front St. project (Parcel 7).

55. Discuss, consider and take appropriate action on an Agreed Final Judgment and Rule 11 settlement Agreement with Kathy L. Boyer to acquire 1.237 AC needed as right of way on the CR 255 project (Parcel 9).

56. Discuss, consider and take appropriate action on a real estate contract with Shirley M. Flippin to acquire 0.0968 AC and 0.046 AC needed as right of way on the Corridor A-2 project (Parcels 15 & 17).

57. Discuss, consider and take appropriate action on a real estate contract with Ricardo and Michelle Marie Hernandez to acquire 0.0112 AC needed as right of way on the Corridor A-2 project (parcel 16).

58. Discuss, consider and take appropriate action on a real estate contract with Texas Materials Group, Inc. to acquire 0.6617 AC needed as right of way on the Ronald Reagan Segment C project. (Parcel 28)

59. Discuss, consider and take appropriate action accepting a donation of 2.897 AC from Fiji Laguna Azure, LLC as right of way needed on the E. Wilco Highway segment 5 project. (Parcel 99)

60. Discuss, consider and take appropriate action on the sale of property located at 1400 Inner Loop in Georgetown, Texas and owned by Williamson County to LCRA for an electric line easement for a total purchase price of $156,022 and authorize the County Judge to execute all documents and instruments necessary to complete the transaction.

61. Discuss, consider and take appropriate action on a side letter agreement with Atmos Energy for an above-ground facility on parkland property owned by Williamson County.

62. Discuss, consider and take appropriate action on a resolution determining the necessity and authorizing the use of eminent domain to condemn 119.7018 acres needed as right of way and 3.5988 acres needed as utility easements from 13 separate landowners listed in Exhibit "A" of the resolution and required for the construction of the East Wilco Highway Segment 5 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)."

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

a. Discuss potential acquisition of real property tract(s) for the future location of the Williamson County Justice Complex
b. Discuss potential sale of approximately 98 acres located at Blue Springs Boulevard/Blue Ridge Drive, Georgetown, Texas.
c. Discuss potential sale or lease of property located at 747 County Road 138, Hutto, Texas.

64. 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. Legal matters pertaining to the terms, conditions, scope of services and subconsultants of the Agreement for Program Management Services between Williamson County and Kitchell/CEM, Inc. for the Justice Complex Planning & Development Project.
b. Legal matters relating competitive bidding requirements under the County Purchasing Act (Chapter 262, Local Government Code).
c. Legal matters relating to Job Order Contracting pursuant to Texas Government Code Chapter 2269.

65. Comments from Commissioners.

66. **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 18th day of March 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 **3.**

Meeting Date: 03/24/2026

Line Item Transfer

Submitted By: Ashlie Holladay, Budget Office

Department: Budget Office

Agenda Category: Consent

Information

Agenda Item

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

Public Background

Each year, the radio shop takes a snapshot of the radio inventory as it is assigned to departments. This is what is used to determine budgets for radio fees. Sometimes these radio counts can change from the initial count, causing the radio fee line to have excess or a deficit. The EMS radio fee line is short by three radios. We are proposing to move this money from the Jail Radio Fee line or object code 004850 since it has a small surplus.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM	0100-0570-004850	Corrections/Radio Fee	$1502.88
TO	0100-0540-004850	EMS/Radio Fee	$1502.88

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/04/2026 12:42 PM
Form Started By: Ashlie Holladay		Started On: 03/04/2026 11:13 AM
Final Approval Date: 03/04/2026		

Commissioners Court - Regular Session **4.**

Meeting Date: 03/24/2026

Line Item Transfer for Regional Animal Shelter

Submitted For: Ganae Hempe **Submitted By:** Ganae Hempe, County Auditor

Department: County Auditor

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for Regional Animal Shelter Fund.

Public Background

The shelter requests to cover a position from donations. We request to move funds from 003670, Use of Donations, in order to cover salary and payroll related costs.

Fiscal Impact

From/To	Acct No.	Description	Amount
To	0546.0546.001100	Salary	$29,966.26
To	0546.0546.001109	Cell Phone Stipend	$15.00
To	0546.0546.002010	FICA	$2,278.21
To	0546.0546.002020	Retirement	$4,496.06
To	0546.0546.002030	Insurance	$5,710.21
From	0546.0546.003670	Use of Donations	$42,465.74

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	03/16/2026 05:10 PM
Budget Office	Saira Hernandez	03/17/2026 10:07 AM
Form Started By: Ganae Hempe		Started On: 03/16/2026 01:20 PM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **5.**

Meeting Date: 03/24/2026

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

Position Changes

Form Review

Inbox	Reviewed By	Date
Human Resources (Originator)	Allen Frederick	03/17/2026 02:06 PM
County Judge Exec Asst.	Delia Colon	03/17/2026 02:53 PM
Form Started By: Kayla Marek		Started On: 03/17/2026 12:02 PM
Final Approval Date: 03/17/2026		

Department	Position	Emp Num	Current Annual Salary	Merit Amt	Merit%	New Annual Salary	Lump-sum Merit	Pay Proposal Reason	Effective Date of Change
County Clerk	Deputy County Clerk.0657.001100.	17376	$45,461.30	$454.60	1.00	$45,915.90	-	MERIT	27-Mar-26
County Clerk Judicial	Deputy County Clerk.0672.001100.	17733	$47,200.00	$1,416.00	3.00	$48,616.01	-	MERIT	27-Mar-26
County Clerk Records	Deputy County Clerk.0684.001100.	17187	$44,638.86	$361.15	0.81	$45,000.01	-	MERIT	27-Mar-26
District Attorney	Division Admin Manager.2150.001100.	01221	$106,888.08	$1,499.94	1.40	$108,388.02	-	MERIT	27-Mar-26
District Attorney	Chief Investigator.0055.001100.	04232	$145,291.64	$1,093.82	0.75	$146,385.46	-	MERIT	27-Mar-26
District Attorney	DA Evidence Coordinator.1850.001100.	14931	$90,626.53	$600.00	0.66	$91,226.53	-	MERIT	27-Mar-26
District Attorney	Victim Assistance Coord.0073.001100.	13054	$61,505.99	$1,845.19	3.00	$63,351.18	-	MERIT	27-Mar-26
District Attorney	Chief Office Administrator.0053.001100.	14078	$82,331.34	$1,199.90	1.46	$83,531.24	-	MERIT	27-Mar-26

				(TO)	(FROM)
entity	**fund**	**dept**	**object**	**dr**	**cr**
01	0100	0440	001100	6,238.85	
01	0100	0440	001130		6,238.85
01	0385	0385	001100	361.15	
01	0385	0385	001130		361.15
01	0100	0403	001100	454.60	
01	0100	0403	002010	34.78	
01	0100	0403	002020	69.38	
01	0100	0404	001100	1,416.00	
01	0100	0404	002010	108.32	
01	0100	0404	002020	216.12	
01	0100	8002	001130		1,870.60
01	0100	8002	002010		143.10
01	0100	8002	002020		285.50

Department Number and Name	PCN	EE ID	Current Annual Salary	*New Annual Salary	Current Position Budget Amount	*New Position Budget Amount	Reduction to Position Budget	Increase to Position Budget	Change notes	Earliest Oracle Effective Date
0503 Information Services	0968	Vacant	N/A	N/A	N/A	N/A	N/A	N/A	Reclass: Title & Grade Change from IT Engineer III (B.39) to IT Manager II (B.41). No fiscal impact.	3/27/2026
0576 Juvenile Services	2256	16646	N/A	N/A	N/A	N/A	N/A	N/A	Reclass: Title & Grade Change only; from Nurse (B.23) to Nurse Aide (B.21) to align with licensure requirements. No fiscal impact.	3/27/2026
0576 Juvenile Services	1169	15833	N/A	N/A	N/A	N/A	N/A	N/A	Reclass: Title & Grade Change only; from Nurse (B.23) to Nurse Aide (B.21) to align with licensure requirements. No fiscal impact.	3/27/2026
0573 Juvenile Grant	1141	15471	$76,091.34	$76,091.34	$92,073.20	$81,807.06	$10,266.14	N/A	Reallocation of position budget to facilitate reclass as allowed by policy. Surplus salary from PCN 1141 to PCN 1042.	3/27/2026
0573 Juvenile Grant	1042	Vacant	N/A	N/A	$55,269.80	$65,535.94	N/A	$10,266.14	Reclass: Title & Grade Change from Juvenile Supervision Officer II (B.24) to Facility Supervisor (B.26). Reallocation of position budget to facilitate reclass as allowed by policy. Surplus salary from PCN 1141 to PCN 1042.	3/27/2026
0210 Unified Road Systems	1584	Vacant	N/A	N/A	$73,828.60	$62,356.61	$11,471.99	N/A	Reallocation of position budget to facilitate external hire as allowed by policy. Surplus salary from PCN 1584 & 1587 to PCN 1590	4/10/2026

Department Number and Name	PCN	EE ID	Current Annual Salary	*New Annual Salary	Current Position Budget Amount	*New Position Budget Amount	Reduction to Position Budget	Increase to Position Budget	Change notes	Earliest Oracle Effective Date
0210 Unified Road Systems	1587	Vacant	N/A	N/A	$72,590.31	$68,586.01	$4,004.30	N/A	Reallocation of position budget to facilitate external hire as allowed by policy. Surplus salary from PCN 1584 & 1587 to PCN 1590	4/10/2026
0210 Unified Road Systems	1590	Vacant	N/A	N/A	$103,174.51	$118,650.80	N/A	$15,476.29	Reallocation of position budget to facilitate external hire as allowed by policy. Surplus salary from PCN 1584 & 1587 to PCN 1590	4/10/2026
0210 Unified Road Systems	1587	Vacant	N/A	N/A	$68,586.01	$62,356.61	$6,229.40	N/A	Reallocation of position budget to facilitate external hire as allowed by policy. Surplus salary from PCN 1587, 1535 & 1995 to PCN 1494	4/10/2026
0210 Unified Road Systems	1535	Vacant	N/A	N/A	$47,452.66	$46,375.27	$1,077.39	N/A	Reallocation of position budget to facilitate external hire as allowed by policy. Surplus salary from PCN 1587, 1535 & 1995 to PCN 1494	4/10/2026
0210 Unified Road Systems	1995	Vacant	N/A	N/A	$48,392.32	$46,375.27	$2,017.05	N/A	Reallocation of position budget to facilitate external hire as allowed by policy. Surplus salary from PCN 1587, 1535 & 1995 to PCN 1494	4/10/2026
0210 Unified Road Systems	1494	Vacant	N/A	N/A	$93,480.61	$102,804.45	N/A	$9,323.84	Reallocation of position budget to facilitate external hire as allowed by policy. Surplus salary from PCN 1587, 1535 & 1995 to PCN 1494	4/10/2026

***Amount may vary slightly due to Oracle rounding**

Commissioners Court - Regular Session **6.**

Meeting Date: 03/24/2026

Property Tax Collections – February 2026

Submitted For: Larry Gaddes

Submitted By: Rebecca Bruton, County Tax Assessor Collector

Department: County Tax Assessor Collector

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving property tax collections for the month of February 2026 for the Williamson County Tax Assessor/Collector.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

020126-022826 GWI-RFM

020126-022826 GWI-RFM graph

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/13/2026 04:27 PM
Form Started By: Rebecca Bruton		Started On: 03/13/2026 04:09 PM
Final Approval Date: 03/13/2026		

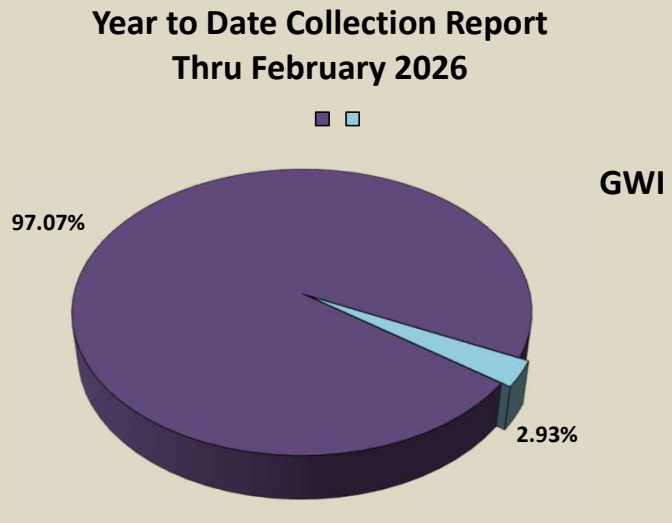
YEAR TO DATE - COLLECTION REPORT
Williamson County - GWI/RFM Property Taxes
February 28, 2026

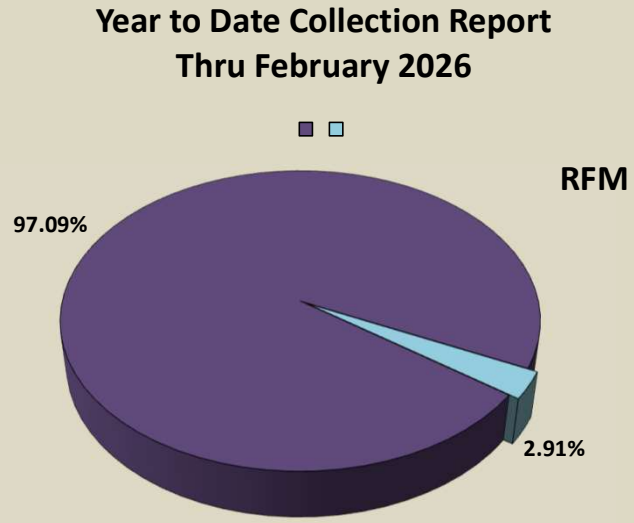
Williamson County General Fund	Tax Roll	Adjustments	Adjusted Tax Roll	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2025	$516,616,223.79	($1,169,857.86)	$515,446,365.93	$5,771,679.87	$366,610.77	$122.09	$15,123,653.12	$500,322,712.81	97.07%	97.14%	97.12%
2024 & Prior	$4,018,041.75	($1,890,090.66)	$2,127,951.09	($112,173.88)	$29,252.61	$148.70	$2,958,415.87	($830,464.78)	-39.03%	-28.89%	
Rollbacks	$531,939.22	$152,634.59	$684,573.81	$40,862.94	$2,860.39	$0.00	$168,756.45	$515,817.36	75.35%	75.77%	
Total All	$521,166,204.76	($2,907,313.93)	$518,258,890.83	$5,700,368.93	$398,723.77	$270.79	$18,250,825.44	$500,008,065.39	96.48%	96.59%	

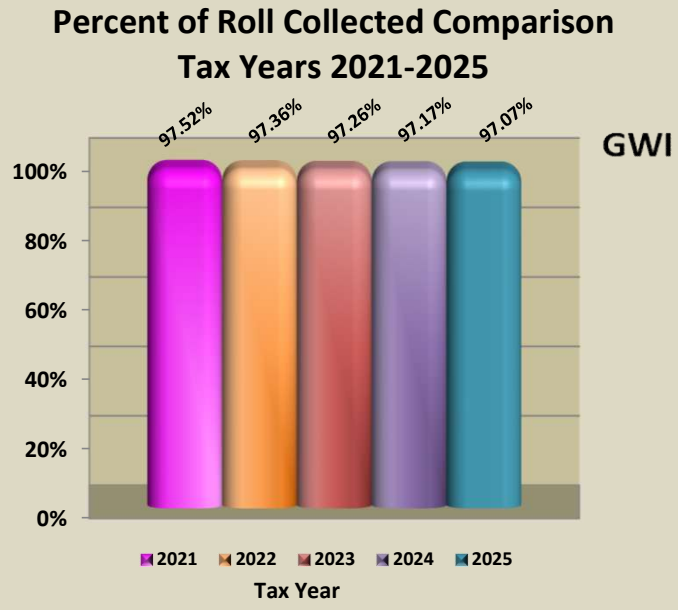
Williamson County RFM	Tax Roll	Adjustments	Adjusted Tax Roll	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2025	$63,704,185.47	($91,345.49)	$63,612,839.98	$715,478.13	$44,670.33	$9.32	$1,854,221.60	$61,758,618.38	97.09%	97.16%	97.15%
2024 & Prior	$462,677.64	($220,227.91)	$242,449.73	($9,080.31)	$3,471.14	$18.53	$331,212.70	($88,762.97)	-36.61%	-26.14%	
Rollbacks	$59,202.33	$18,396.12	$77,598.45	$4,609.34	$322.65	$0.00	$19,721.00	$57,877.45	74.59%	75.00%	
Total All	$64,226,065.44	($293,177.28)	$63,932,888.16	$711,007.16	$48,464.12	$27.85	$2,205,155.30	$61,727,732.86	96.55%	96.66%	

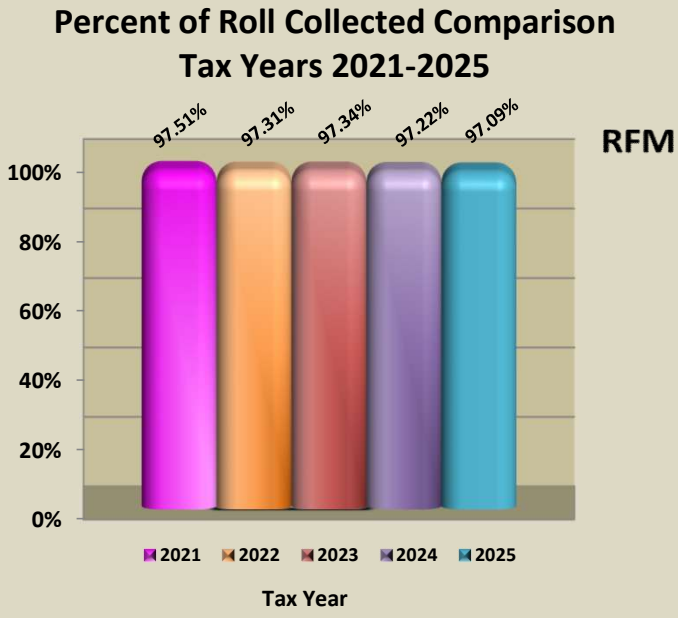
2025 COMBINED MONTHLY BREAKDOWN

Oct-25	$580,320,409.26	$478.75	$580,320,888.01	$12,976,822.91	$0.00	$136.19	$567,343,928.91	$12,976,959.10
Nov-25	$580,320,888.01	$440,637.77	$580,761,525.78	$23,800,222.13	$0.00	$337.61	$543,984,006.94	$36,777,518.84
Dec-25	$580,761,525.78	-$604,262.35	$580,157,263.43	$272,306,491.99	$0.00	$267.59	$271,072,985.01	$309,084,278.42
Jan-26	$580,157,263.42	-643,110.04	$579,514,153.38	$246,585,279.12	-$14.23	-$75,515.76	$23,920,111.61	$555,594,041.78
Feb-26	$579,514,153.38	-$454,947.48	$579,059,205.90	$6,487,158.00	$411,281.10	$131.41	$16,977,874.72	$562,081,331.19


Year to Date Collection Report
Thru February 2026
GWI
97.07%
2.93%


Year to Date Collection Report
Thru February 2026
RFM
97.09%
2.91%


Percent of Roll Collected Comparison
Tax Years 2021-2025
GWI
97.52%
97.36%
97.26%
97.17%
97.07%
100%
80%
60%
40%
20%
0%
2021
2022
2023
2024
2025
Tax Year


Percent of Roll Collected Comparison
Tax Years 2021-2025
RFM
97.51%
97.31%
97.34%
97.22%
97.09%
100%
80%
60%
40%
20%
0%
2021
2022
2023
2024
2025
Tax Year

Commissioners Court - Regular Session **7.**

Meeting Date: 03/24/2026

Tax Collection Agreement

Submitted For: Larry Gaddes

Submitted By: Mary Greenway, County Tax Assessor Collector

Department: County Tax Assessor Collector

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action to approve the Tax Collection Agreement between the Williamson County Municipal Utility District No 49 and the County of Williamson, Texas.

Public Background

Under provisions of Texas Government Code Section 791.001 and Texas Property Tax Code Section 6.21, the County, through its Tax Assessor/Collector, shall serve as the Tax Collector for the Jurisdiction for ad valorem tax purposes for those properties stated in the Tax Collection Agreement. The original documents for the Tax Collection Agreement with the taxing unit require the County Judge's and the County Tax Assessor/Collector's signatures. Please return all signed original documents to the Tax Assessor/Collector's office for further distribution.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Tax Collection Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/10/2026 12:11 PM
Form Started By: Mary Greenway		Started On: 02/02/2026 03:10 PM
Final Approval Date: 03/10/2026		

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

TAX COLLECTION AGREEMENT

WHEREAS the Williamson County Municipal Utility District #49 and the County of Williamson, Texas, have the power and authority with reference to the terms of TEX. GOV'T. CODE ANN. §§ 791.001 et seq., and TEX. PROP. TAX CODE ANN. §§ 6.21 et seq., as amended, to authorize the County of Williamson, Texas, through its duly elected Tax Assessor/Collector to act as the Tax Collector for the above-named Jurisdiction for those properties within Williamson County.

NOW, THEREFORE, for the consideration hereinafter expressed and the mutual condition hereof, it is mutually agreed by and between the Williamson County Municipal Utility District #49 a political subdivision duly organized and existing under the laws of the State of Texas, hereinafter referred to as the Jurisdiction, and the County of Williamson, Texas, hereinafter referred to as the County, as follows:

1. A. Under the provisions of TEX. GOV'T. CODE ANN. §§ 791.001 et seq., and TEX. PROP. TAX CODE ANN. §§ 6.21 et seq., as amended, the County, through its Tax Assessor/Collector, shall serve as Tax Collector for the Jurisdiction for ad valorem tax purposes for those properties in Williamson County only in the year this document is executed and subsequent years pursuant to the terms herein provided. The County agrees to perform for the Jurisdiction all necessary duties authorized, and the Jurisdiction does hereby expressly authorize the County, through its Tax Assessor/Collector, to do and perform all acts necessary and proper to collect property taxes which are levied by the Jurisdiction.

B. The Jurisdiction shall be responsible for complying with all the statutory requirements for the annual setting of a tax rate as specified in Chapter 26 of the Texas Property Tax Code and/or Section 49.236 of the Texas Water Code. The County assumes no responsibility for the performance of any of the statutory requirements for setting rates for the Jurisdiction.

C. Any information required to be posted on a website of the Jurisdiction per Chapter 26 of the Property Tax Code shall be the responsibility of the Jurisdiction. The Jurisdiction shall provide the County information as necessary to timely comply with the requirements specified by Chapters 26.16 and 26.17 of the Texas Property Tax Code.

2. A. The County agrees to prepare and mail all tax statements, provide monthly collection reports to the Jurisdiction, prepare tax certificates, develop and maintain both current and delinquent tax rolls for the Jurisdiction, meet the requirements of the Property Tax Code, as amended, and to develop and maintain such other records and forms as are necessary or required by law or state rules and regulations related to the collection of the taxes levied by the Jurisdiction.

The County undertakes and agrees to make available to the Jurisdiction full information about the tax collection operation of the County and to promptly furnish written reports reasonably necessary to keep the Jurisdiction advised of all financial information affecting the Jurisdiction.

B. The Jurisdiction authorizes the County to approve on behalf of the Jurisdiction all refunds pursuant to TEX. PROP. TAX CODE ANN. § 31.11. Refunds may be made from tax collections otherwise due to the Jurisdiction, or, if there are not sufficient current collections to make the refund, the Jurisdiction shall, at the request of the Tax Assessor/Collector, promptly return to the County

sufficient money to pay the refund. The County shall report to the Jurisdiction all refunds made on behalf of the Jurisdiction.

Likewise, in the event that a tax payment is made by check or other medium that is later dishonored, the County shall withhold the dishonored amount previously distributed to the Jurisdiction from tax collection otherwise due to be distributed to the Jurisdiction. If there is not sufficient current collection to amount to the revenue lost due to the dishonored instrument, the Jurisdiction shall promptly refund to the County sufficient sums upon request by the Tax Assessor/Collector.

C. To enable the County to effectively serve all the taxing units which contract with the County for the collection of taxes, **the Jurisdiction must set its annual tax rates not later than the 15th day of September of each year**. In the absence of this requirement being met, the Jurisdiction shall bear all expenses of the County and its agents of expenditures made by such for the purpose of sending the tax statements in a separate notice or billing. By executing this Agreement, the Jurisdiction does accept such provisions and expressly agrees to meet solely any and all expenses that might be incurred as a result of not timely communicating to the County its tax rate via a duly executed order or ordinance, failing to comply with statutory requirements regarding truth-in-taxation, or a successful rollback election and causing the County to not meet its required obligations and duties to all other parties on whose behalf it also collects tax funds.

3. The Jurisdiction hereby agrees and expressly authorizes the County to contract on the Jurisdiction's behalf with private legal counsel for the collection of delinquent property taxes. The Jurisdiction further agrees that such fee, as is allowed by law and provided in the contract with private legal counsel, will be paid from the delinquent taxes, penalty, and interest collected for Jurisdiction by such private legal counsel.

4. For each tax year, the Jurisdiction shall pay to the County for collection services an amount or amounts per each parcel of taxable property, or account, including accounts on personal property, taxable by the Jurisdiction. The number of accounts taxable by the Jurisdiction shall be determined as of the certification of the Jurisdiction's appraisal roll of the year for which payment is due. The amounts to be paid per account shall be as determined by the County's Tax Assessor/Collector annually. The Tax Assessor/Collector shall notify the Jurisdiction of the charge per parcel on or about May 1. If no notice of charges per parcel is given by the Tax Assessor/Collector, charges per parcel for the prior year shall remain effective. The fee shall be payable in a lump sum annually by December 31 and may be withheld by the Tax Assessor/Collector from the distribution otherwise due the Jurisdiction.

5. The County shall cooperate with, and respond to the inquiries of, any independent certified public accountants employed by the Jurisdiction to conduct an annual financial audit of the Jurisdiction as such inquiries are related to the collection of taxes as provided for by this contract.

6. The County agrees to obtain a surety bond for the County's Tax Assessor/Collector to assure proper performance of the tax-collecting function provided in this contract. Such bond shall be payable to the County in the sum of $100,000.00 unless state statutes require a larger sum and shall be executed by a solvent surety company.

7. The County agrees to make payments of taxes collected into such depositories as are selected by the Jurisdiction. Such payments shall be made every day on which both the County's tax office and Jurisdiction's depository are open for business.

8. This contract shall continue until terminated by the parties. Either party may terminate this contract by giving written notice of its intent to the other party on or before April 1, to be effective the following July 1 of the same calendar year. Upon such a termination, the Jurisdiction shall assume all its tax collection responsibilities for all tax years.

9. If this contract should terminate for any reason, including but not limited to termination because of agreement of both parties and termination by judicial decree, the tax records shall be returned to Jurisdiction.

10. This agreement supersedes any and all agreements and contracts by and between the Jurisdiction and Williamson County relative to the collection of taxes.

11. This contract is to be interpreted under the laws of the State of Texas. Venue for any litigation arising regarding this contract shall lie in Williamson County, Texas.

IN WITNESS WHEREFORE, these presents are executed by the authority of the governing bodies of the respective parties hereto.

Executed _____, 2026.

COUNTY OF WILLIAMSON

_____
Steven Snell, County Judge
County of Williamson

_____
Larry Gaddes, Tax Assessor/Collector,
County of Williamson

_____, President
Williamson County Municipal Utility District #49

RESOLUTION

AUTHORIZING AGREEMENT WITH THE COUNTY OF WILLIAMSON FOR COLLECTION OF TAXES

WHEREAS, the Williamson County Municipal Utility District #49 desires to levy an ad valorem tax in each fiscal year; and

WHEREAS, The County of Williamson, Texas, provides ad valorem tax collection services; and

WHEREAS, the Williamson County Municipal Utility District #49 finds it to be in the public interest to authorize a contract with The County of Williamson, Texas for collection of ad valorem taxes;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE Williamson County Municipal Utility District #49 THAT:

The President of Williamson County Municipal Utility District #49 is hereby authorized and directed to enter into a contract on behalf of the District with The County of Williamson, Texas, in the form and according to the terms in the attached Exhibit A.

The foregoing resolution was moved and seconded and finally adopted by majority vote at a regular meeting of the Board of Directors on the 7 day of January, 2026.

Walter Duke, President
Williamson County Municipal Utility District #49

AUTHORIZING CONTRACT FOR COLLECTION OF AD VALOREM TAXES

WHEREAS, the County of Williamson performs tax collection for the several taxing entities of Williamson County; and

WHEREAS, the Commissioners Court of the County of Williamson finds it to be in the public interest to enter into a contract with Williamson County Municipal Utility District #49 for the collection of ad valorem taxes;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF THE COUNTY OF WILLIAMSON THAT:

The County Judge and Tax Assessor/Collector are hereby authorized and directed to enter into a contract with Williamson County Municipal Utility District #49 in the form attached hereto as Exhibit A for the collection of ad valorem taxes.

The foregoing resolution was moved and seconded and adopted by majority vote at a meeting of the Commissioners Court of the County of Williamson on the ____ day of _____, 2026.

_____

Steven Snell, County Judge

County of Williamson

Commissioners Court - Regular Session **8.**

Meeting Date: 03/24/2026

February Monthly Report

Submitted For: Angela Williams **Submitted By:** Melissa East, J.P. Pct. #2

Department: J.P. Pct. #2

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action to approve Justice of the Peace Precinct 2 February 2026 Monthly Report in compliance with Code of Criminal Procedure 103.005.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

2026 February CCP 103 Report

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/05/2026 10:16 AM
Form Started By: Melissa East		Started On: 03/05/2026 10:03 AM
Final Approval Date: 03/05/2026		

Affidavit

IN COMPLIANCE WITH ARTICLE 103
CODE OF CRIMINAL PROCEDURE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Angela Williams, Justice of the Peace, Precinct 2, Williamson County, who on her oath, stated that the attached report of monies collected is a true and correct report for the month of FEBRUARY 2026.

ANGELA WILLIAMS
JUSTICE OF THE PEACE
WILLIAMSON COUNTY PRECINCT 2

JUSTICE COURT ★ PRECINCT 2 ★ WILLIAMSON COUNTY, TEXAS

On this 4th day of March 2026, to certify which witness my hand and seal of office.

Notary Public
in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
MELISSA EAST
My Notary ID # 128012229
Expires December 8, 2029

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Deposit Date: **2/1/2026 - 2/28/2026** Case Categories: **Criminal; Civil**
Locations: **JP2**

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-207017 - Collections Agency Fee	L-004-2-01-0100-0000-207017: 01-0100-0000-207017 - Collections Agency Fee	1,329.80
01-0100-0000-207034 - JP2 Cash Bonds	L-004-2-01-0100-0000-207034: 01-0100-0000-207034 - JP2 Cash Bonds	500.00
01-0100-0000-341200 - Sheriff Fees (WILCO)	L-004-2-01-0100-0000-341200: 01-0100-0000-341200 - Sheriff Fees (WILCO)	155.00
01-0100-0000-341802 - FEES OF OFFICE, JP PCT-2	L-004-2-01-0100-0000-341802: 01-0100-0000-341802 - FEES OF OFFICE, JP PCT #2	15,740.66
01-0100-0000-341902 - CIVIL FEES/OFFICE, CONST 2	L-004-2-01-0100-0000-341902: 01-0100-0000-341902 - Fees of Office, Const. PCT #2	9,480.00
01-0100-0000-341912 - CRIMINAL FEES/OFFICE, CONST 2	L-004-2-01-0100-0000-341912: 01-0100-0000-341912 - Fees of Office, Crim. Const PCT #2	546.83
01-0100-0000-341914 - CRIMINAL FEES/OFFICE, CONST 4	L-004-2-01-0100-0000-341914: 01-0100-0000-341914 - Fees of Office, Crim. Const PCT #4	206.11
01-0100-0000-342860 -Time Payment Fee County 2.50	L-004-2-01-0100-0000-342860: 01-0100-0000-342860 - Time Payment Fee County 2.50	507.96
01-0100-0000-351302 - FINES, JP PCT-2	L-004-2-01-0100-0000-351302: 01-0100-0000-351302 - FINES, JP PCT #2	19,867.20
01-0100-0000-365103 Language Access Fund	L-004-2-01-0100-0000-365103: Language Access Fund	1,521.00
99-9999-9999-000003 - LOCAL Consolidated CC-Misd C	L-004-2-99-9999-9999-000003: 99-9999-9999-000003 - LOCAL Consolidated CC - Misd C	3,123.85
	0100 - General Fund Total:	**52,978.41**
0361 - JP Security Fund		
01-0361-0000-341152 - JP 2 SECURITY FEES	L-004-2-01-0361-0000-341152: 01-0361-0000-341152 - JP 2 SECURITY FEES	8.00
	0361 - JP Security Fund Total:	**8.00**
0368 - JP-2 Truancy Program Fund		
01-0368-0000-342190 - Youth Diversion Program (HB 3186)	L-004-2-01-0368-0000-342190: 01-0368-0000-342190 - Youth Diversion Program (HB 3186)	150.00
01-0368-0000-370000 - JP-2 Truancy Program Fees	L-004-2-01-0368-0000-370000: 01-0368-0000-370000 - JP-2 Truancy Program Fee	10.00
	0368 - JP-2 Truancy Program Fund Total:	**160.00**
0370 - Alternate Dispute Resolution Fund		
01-0370-0000-341170 - Alternate Dispute Resolution Fees	L-004-2-01-0370-0000-341170: 01-0370-0000-341170 - Alternate Dispute Resolution Fees	2,535.00
	0370 - Alternate Dispute Resolution Fund Total:	**2,535.00**
0372 - Justice Court Technology Fund		
01-0372-0000-341142 - JP 2 TECHNOLOGY FEES	L-004-2-01-0372-0000-341142: 01-0372-0000-341142 - JP #2 TECHNOLOGY FEES	8.00
	0372 - Justice Court Technology Fund Total:	**8.00**

Payment Report - G/L and Fund Summary

Deposit Date: **2/1/2026 - 2/28/2026** Case Categories: **Criminal; Civil**
Locations: **JP2**

G/L Account	G/L Account Number	Fee Totals
0399 - State Agency Fund		
01-0399-0000-208032 - JP 2 Truancy Prev/Diversion - State	L-004-2-01-0399-0000-208032: 01-0399-0000-208032 - JP 2 Truancy Prev/Diversion - State	4.00
01-0399-0000-208160 - CCC FEES DUE TO STATE COMP	L-004-2-01-0399-0000-208160: 01-0399-0000-208160 - Consolidated Court Costs	80.00
01-0399-0000-208165 - CCC 01.2020 Fee's Due to State	L-004-2-01-0399-0000-208165: 01-0399-0000-208165 - State Con Court Cost LGC 133.102(a)(3)	13,772.14
01-0399-0000-208181 - State Consolidated Fee	L-004-0399-0000-208181: State Consolidated Fee	651.00
01-0399-0000-208235 - JURY SERVICE FEES DUE TO STATE	L-004-2-01-0399-0000-208235: 01-0399-0000-208235 - Jury Service Fee	8.00
01-0399-0000-208352 - CRIMINAL JUDICIAL SUPPORT DUE	L-004-2-01-0399-0000-208352: 01-0399-0000-208352 - Support of the Judiciary Fund	12.00
01-0399-0000-208400 - DPS ARREST FEES DUE TO STATE	L-004-2-01-0399-0000-208400: 01-0399-0000-208400 - Texas Highway Patrol Arrest Fees	535.64
01-0399-0000-208415 - MOVING VIOLATION FEE DUE TO ST	L-004-2-01-0399-0000-208415: 01-0399-0000-208415 - Moving Violation Fee Due to State	0.20
01-0399-0000-208425 - ST TRAFFIC FEES DUE TO STATE	L-004-2-01-0399-0000-208425: 01-0399-0000-208425 - State Traffic Fee	30.00
01-0399-0000-208426 - State Traffic Fine Due to State 2020	L-004-2-01-0399-0000-208426: 01-0399-0000-208426 - State Traffic Fine Due To State	5,226.61
01-0399-0000-208703 - INDIGENT DEF FEES - DUE TO ST	L-004-2-01-0399-0000-208703: 01-0399-0000-208703 - Indigent Defense Fee	4.00
01-0399-0000-208720 - SEATBELT FINES	L-004-2-01-0399-0000-208720: 01-0399-0000-208720 - Seatbelt Fines	50.00
	0399 - State Agency Fund Total:	**20,373.59**
JP BOND		
01-0100-0000-207034 - JP2 Bond Liability Account	L-004-2-02-00002: JP2 Registry Bond Account Liability	589.80
	JP BOND Total:	**589.80**
	Fee Totals for All Funds:	**76,652.80**

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Deposit Date: **2/1/2026 - 2/28/2026** Case Categories: **Criminal; Civil**
Locations: **JP2**

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)	206.11	48	0.00	0	0.00	0	206.11	48
2020AFDPS	Arrest Fee - DPS CCP 102.011.(a)(1), 102.011(e)	535.17	113	0.00	0	(4.53)	1	530.64	114
2020AFSO	Arrest Fee - Sheriff's Office 102.011(a)(1), 102.011(e)	321.26	67	10.00	2	0.00	0	331.26	69
2020AHLHIS	Arrest Fee - Liberty Hill ISD CCP 102.011(a)(1), 102.011(e)	34.06	7	0.00	0	0.00	0	34.06	7
2020CCC	State Cons Court Cost LGC 133.102(a)(3)	13,704.29	238	124.00	2	(56.15)	1	13,772.14	241
2020CDF	Compliance Dismissal Fine	520.00	52	0.00	0	0.00	0	520.00	52
2020DSCM	Driving Safety Course Mandatory CCP 45. 0511(f)(1)	527.81	54	0.00	0	(9.06)	1	518.75	55
2020LCCC-C	LOCAL Consolidated Court Cost LGC 134.103(a)	3,108.53	239	28.00	2	(12.68)	1	3,123.85	242
2020LTF	Local Traffic Fine (TC 542.403)	316.31	108	0.00	0	(2.72)	1	313.59	109
2020STF	State Traffic Fine (TC 542.4031)	5,271.89	108	0.00	0	(45.28)	1	5,226.61	109
2020TPF	Time Payment Fee CCP 102.030	521.54	49	0.00	0	(13.58)	1	507.96	50
2020WFC2	Warrant Fee - Const Pct 2 CCP 102.011(a)(2), 102.011(e)	396.83	14	100.00	2	0.00	0	496.83	16
2020WFWCSO	Warrant Fee Sheriff's Office CCP 102.011(a)(2). 102.011(e)	150.00	3	0.00	0	0.00	0	150.00	3
AB	Abstract	5.00	1	0.00	0	0.00	0	5.00	1
AFDPS	Arrest Fee - DPS (CCP 102.011)	5.00	1	0.00	0	0.00	0	5.00	1
AFSO	Arrest Fee - Sheriff's Office (CCP 102.011)	5.00	1	0.00	0	0.00	0	5.00	1
CB	Cash Bond	1,169.60	4	0.00	0	(579.80)	3	589.80	7
CC	Certified Copies	4.00	1	0.00	0	0.00	0	4.00	1
CCB	Civil Cash Bond	500.00	1	0.00	0	0.00	0	500.00	1
CCC	Consolidated Court Costs [Loc. Gov't Code, 133.102]	80.00	2	0.00	0	0.00	0	80.00	2
CCOP	Civil Copies	133.00	52	0.00	0	0.00	0	133.00	52
CERT	Certified Copy	2.00	1	0.00	0	0.00	0	2.00	1
CFINE	County Fine	19,648.20	162	219.00	2	0.00	0	19,867.20	164
CHS	Courthouse Security Fee (CCP 102.017)	6.00	2	0.00	0	0.00	0	6.00	2
CHSJC	JP Security Fee (CCP 102.017)	2.00	2	0.00	0	0.00	0	2.00	2
COLLFEE	Collection Agency Fee	1,232.00	17	97.80	1	0.00	0	1,329.80	18
CONT2	Constable Service Fee Pct #2	7,280.00	73	0.00	0	0.00	0	7,280.00	73
COPIES	Copies	8.00	1	0.00	0	0.00	0	8.00	1

Payment Report - Fee Code Summary

Deposit Date: **2/1/2026 - 2/28/2026** Case Categories: **Criminal; Civil**
Locations: **JP2**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
CSFF	Child Safety Fee (CCP 102.014(d))	51.00	3	0.00	0	0.00	0	51.00	3
DDF	Deferred Disposition Fee	1,059.00	21	1.00	1	0.00	0	1,060.00	22
FNTC1	Child Safety Seat Fine Trauma Center	50.00	1	0.00	0	0.00	0	50.00	1
IDF	Indigent Defense Fee (LGC 133.107)	4.00	2	0.00	0	0.00	0	4.00	2
JCTF	Justice Court Technology Fee (CCP 102.0173)	8.00	2	0.00	0	0.00	0	8.00	2
JFR	Jury Reimbursement Fee (CCP 102.0045)	8.00	2	0.00	0	0.00	0	8.00	2
JTP	Juvenile Truancy Program (CCP 102.0174)	10.00	2	0.00	0	0.00	0	10.00	2
JTPDC	Juvenile Truancy Prev/Diversion Due to County (CCP 102.015)	2.00	2	0.00	0	0.00	0	2.00	2
JTPDS	Juvenile Truancy Prev/Diversion Due to State (CCP 102.015)	2.00	2	0.00	0	0.00	0	2.00	2
JURY	Jury Fee	22.00	1	0.00	0	0.00	0	22.00	1
JUSFC	Judicial Support Fund - County (LGC 133.105)	1.20	2	0.00	0	0.00	0	1.20	2
JUSFS	Judicial Support Fund - State (LGC 133.105)	10.80	2	0.00	0	0.00	0	10.80	2
MVF	Moving Violation Fee (CCP 102.022)	0.20	2	0.00	0	0.00	0	0.20	2
SB41CDRF	County Dispute Resolution fund - LGC 135.157	2,535.00	507	0.00	0	0.00	0	2,535.00	507
SB41JCSF	Justice Court Support Fund	12,675.00	507	0.00	0	0.00	0	12,675.00	507
SB41LAF	Language Access Fund - LGC 135.155	1,521.00	507	0.00	0	0.00	0	1,521.00	507
SB41SCF	State Consolidated Fee	651.00	31	0.00	0	0.00	0	651.00	31
STF	State Traffic Fee (TC 542.4031)	30.00	1	0.00	0	0.00	0	30.00	1
UFA	Uniform Traffic Act (TC 542.403)	3.00	1	0.00	0	0.00	0	3.00	1
WARC2	Warrant Fee - Constable Pct. 2	50.00	1	0.00	0	0.00	0	50.00	1
WEXEC	Writ of Execution	10.00	2	0.00	0	0.00	0	10.00	2
WPOSS	Writ of Possession	50.00	10	0.00	0	0.00	0	50.00	10
WSF2	Constable #2 - Writ Service Fee	2,200.00	11	0.00	0	0.00	0	2,200.00	11
YDP	Youth Diversion Administrative Fee ($50)	150.00	3	0.00	0	0.00	0	150.00	3

Fee Code Summary Totals	Gross		Positive Adjustments		Negative Adjustments		Net	
	Amount	Number	Amount	Number	Amount	Number	Amount	Number
	76,796.80	3,046	579.80	12	(723.80)	10	76,652.80	3,068

Commissioners Court - Regular Session **9.**

Meeting Date: 03/24/2026

Justice of the Peace 3 FEBRUARY 2026 Monthly Report

Submitted For: Evelyn McLean **Submitted By:** Mary Alcala, J.P. Pct. #3

Department: J.P. Pct. #3

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 3, February 2026 Monthly Report in compliance with Code of Criminal Procedure § 103.005.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

February 2026 - CCP 103

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/10/2026 06:30 PM
Form Started By: Mary Alcala		Started On: 03/10/2026 01:43 PM
Final Approval Date: 03/10/2026		

IN COMPLIANCE WITH ARTICLE 103
CODE OF CRIMINAL PROCEDURE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Evelyn McLean, Justice of the Peace, Precinct 3, Williamson County, who, on her oath, stated that the attached report of money collected is a true and correct report for the month of February 2026.

EVELYN McLEAN
JUSTICE OF THE PEACE
PRECINCT THREE

On this 4th day of March 2026, to certify which witness my hand and seal of office.

NOTARY PUBLIC
in and for the State of Texas

MARY ALCALA
Notary Public, State of Texas
Comm. Expires 04-21-2029
Notary ID 133030414

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Transaction Date: **2/1/2026 - 2/28/2026** Case Categories: **Criminal**
Locations: **JP3**

Payment Type: **Cash Bond Deposit; E-Filing Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-207017 - Collections Agency Fee	L-004-3-01-0100-0000-207017: 01-0100-0000-207017 - Collections Agency Fee	7,886.04
01-0100-0000-209600 - FINES DUE TO TX PARKS WILDLIFE	L-004-3-01-0100-0000-209600: 01-0100-0000-209600 - FINES DUE TO TX PARKS WILDLIFE	346.04
01-0100-0000-209700 - JP COURTS-REFUNDS	L-004-3-01-0100-0000-209700: 01-0100-0000-209700 - JP COURTS-REFUNDS	0.00
01-0100-0000-341200 - Sheriff Fees (WILCO)	L-004-3-01-0100-0000-341200: 01-0100-0000-341200 - Sheriff Fees (WILCO)	73.72
01-0100-0000-341803 - FEES OF OFFICE, JP PCT-3	L-004-3-01-0100-0000-341803: 01-0100-0000-341803 - FEES OF OFFICE, JP PCT #3	8,747.09
01-0100-0000-341913 - CRIMINAL FEES/OFFICE, CONST 3	L-004-3-01-0100-0000-341913: 01-0100-0000-341913 - Fees of Office, Crim. Const PCT #3	395.64
01-0100-0000-351303 - FINES, JP PCT-3	L-004-3-01-0100-0000-351303: 01-0100-0000-351303 - FINES, JP PCT #3	83,665.21
01-0100-0000-370500 - Miscellaneous Revenue	L-004-3-01-0100-0000-370500: 01-0100-0000-370500 - Miscellaneous Revenue	2.00
	0100 - General Fund Total:	**101,115.74**
0361 - JP Security Fund		
01-0361-0000-341153 - JP 3 SECURITY FEES	L-004-3-01-0361-0000-341153: 01-0361-0000-341153 - JP 3 SECURITY FEES	73.11
	0361 - JP Security Fund Total:	**73.11**
0365 - Child Safety Fund		
01-0365-0000-341161 - JP CHILD SAFETY FEE	L-004-3-01-0365-0000-341161: 01-0365-0000-341161 - JP CHILD SAFETY FEE	7.39
	0365 - Child Safety Fund Total:	**7.39**
0367 - JP-3 Truancy Program Fund		
01-0367-0000-370000 - JP-3 Truancy Program Fees	L-004-3-01-0367-0000-370000: 01-0367-0000-370000 - JP-3 Truancy Program Fee	86.38
	0367 - JP-3 Truancy Program Fund Total:	**86.38**
0372 - Justice Court Technology Fund		
01-0372-0000-341143 - JP 3 TECHNOLOGY FEES	L-004-3-01-0372-0000-341143: 01-0372-0000-341143 - JP #3 TECHNOLOGY FEES	73.10
	0372 - Justice Court Technology Fund Total:	**73.10**

Payment Report - G/L and Fund Summary

Transaction Date: **2/1/2026 - 2/28/2026** Case Categories: **Criminal**
Locations: **JP3**

Payment Type: **Cash Bond Deposit; E-Filing Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0399 - State Agency Fund		
01-0399-0000-208033 - JP 3 Truancy Prev/Diversion - State	L-004-3-01-0399-0000-208033: 01-0399-0000-208033 - JP 3 Truancy Prev/Diversion - State	32.60
01-0399-0000-208160 - CCC FEES DUE TO STATE COMP	L-004-3-01-0399-0000-208160: 01-0399-0000-208160 - Consolidated Court Costs	731.21
01-0399-0000-208235 - JURY SERVICE FEES DUE TO STATE	L-004-3-01-0399-0000-208235: 01-0399-0000-208235 - Jury Service Fee	73.12
01-0399-0000-208352 - CRIMINAL JUDICIAL SUPPORT DUE	L-004-3-01-0399-0000-208352: 01-0399-0000-208352 - Support of the Judiciary Fund	109.68
01-0399-0000-208400 - DPS ARREST FEES DUE TO STATE	L-004-3-01-0399-0000-208400: 01-0399-0000-208400 - Texas Highway Patrol Arrest Fees	110.45
01-0399-0000-208415 - MOVING VIOLATION FEE DUE TO ST	L-004-3-01-0399-0000-208415: 01-0399-0000-208415 - Moving Violation Fee Due to State	1.25
01-0399-0000-208425 - ST TRAFFIC FEES DUE TO STATE	L-004-3-01-0399-0000-208425: 01-0399-0000-208425 - State Traffic Fee	244.84
01-0399-0000-208703 - INDIGENT DEF FEES - DUE TO ST	L-004-3-01-0399-0000-208703: 01-0399-0000-208703 - Indigent Defense Fee	36.55
01-0399-0000-208720 - SEATBELT FINES	L-004-3-01-0399-0000-208720: 01-0399-0000-208720 - Seatbelt Fines	236.92
01-0399-0000-208750 - TLFTA FEES DUE TO STATE COMP	L-004-3-01-0399-0000-208750: 01-0399-0000-208750 - Traffic Law Failure To Appear	312.51
01-0399-0000-208850 - WEIGHT VIOLATION FINES DUE TO	L-004-3-01-0399-0000-208850: 01-0399-0000-208850 - Weight Violation Fines	4,595.07
01-0399-0000-208860 - TIME PYMT FEES DUE TO STATE	L-004-3-01-0399-0000-208860: 01-0399-0000-208860 - Time Payment	2.39
	0399 - State Agency Fund Total:	**6,486.59**
	Fee Totals for All Funds:	**107,842.31**

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Transaction Date: **2/1/2026 - 2/28/2026** Case Categories: **Criminal**
Locations: **JP3**

Payment Type: **Cash Bond Deposit; E-Filing Payment; ...**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
AFDPS	Arrest Fee - DPS (CCP 102.011)	60.45	17	0.00	0	0.00	0	60.45	17
AFSO	Arrest Fee - Sheriff's Office (CCP 102.011)	30.96	7	0.00	0	0.00	0	30.96	7
CCC	Consolidated Court Costs [Loc. Gov't Code, 133.102]	731.21	24	0.00	0	0.00	0	731.21	24
CFINE	County Fine	83,665.21	733	0.00	0	0.00	0	83,665.21	733
CHS	Courthouse Security Fee (CCP 102.017)	54.84	24	0.00	0	0.00	0	54.84	24
CHSJC	JP Security Fee (CCP 102.017)	18.27	24	0.00	0	0.00	0	18.27	24
CJS	Criminal Judicial Support Fee (LGC 103.105)	0.60	1	0.00	0	0.00	0	0.60	1
COLLFEE	Collection Agency Fee	7,886.04	125	0.00	0	0.00	0	7,886.04	125
COPIES	Certified Copies	2.57	2	0.00	0	0.00	0	2.57	2
CRFEEOVER	Criminal Overpayment Fee	0.00	2	0.00	0	0.00	0	0.00	2
CSSF	Child Safety School Fee (CCP 102.014(c))	7.39	1	0.00	0	0.00	0	7.39	1
DDF	Deferred Disposition Fee	8,717.04	76	0.00	0	0.00	0	8,717.04	76
FNTC1	Child Safety Seat Fine Trauma Center	236.92	4	0.00	0	0.00	0	236.92	4
IDF	Indigent Defense Fee (LGC 133.107)	36.55	24	0.00	0	0.00	0	36.55	24
JCTF	Justice Court Technology Fee (CCP 102.0173)	73.10	24	0.00	0	0.00	0	73.10	24
JFR	Jury Reimbursement Fee (CCP 102.0045)	73.12	24	0.00	0	0.00	0	73.12	24
JTP	Juvenile Truancy Program (CCP 102.0174)	86.38	23	0.00	0	0.00	0	86.38	23
JTPDC	Juvenile Truancy Prev/Diversion Due to County (CCP 102.015)	16.30	22	0.00	0	0.00	0	16.30	22
JTPDS	Juvenile Truancy Prev/Diversion Due to State (CCP 102.015)	16.30	22	0.00	0	0.00	0	16.30	22
JUSFC	Judicial Support Fund - County (LGC 133.105)	10.37	23	0.00	0	0.00	0	10.37	23
JUSFS	Judicial Support Fund - State (LGC 133.105)	98.71	24	0.00	0	0.00	0	98.71	24
LT10	Overpayments < $10	2.00	2	0.00	0	0.00	0	2.00	2
MVF	Moving Violation Fee (CCP 102.022)	1.25	16	0.00	0	0.00	0	1.25	16
OMNI	OMNI Fee	62.49	13	0.00	0	0.00	0	62.49	13
OMNIC	OMNI Fee - County	41.68	13	0.00	0	0.00	0	41.68	13
OMNIS	OMNI Fee - State	208.34	13	0.00	0	0.00	0	208.34	13
SFC3	Service/Arrest Fee - Const. 3	49.25	11	0.00	0	0.00	0	49.25	11
SFMCWV	State Fine - Motor Carrier Weight Violation	4,595.07	23	0.00	0	0.00	0	4,595.07	23
STF	State Traffic Fee (TC 542.4031)	244.84	11	0.00	0	0.00	0	244.84	11
TPS	Time Payment Fee - State	2.39	1	0.00	0	0.00	0	2.39	1

Payment Report - Fee Code Summary

Transaction Date: **2/1/2026 - 2/28/2026** Case Categories: **Criminal**
Locations: **JP3**

Payment Type: **Cash Bond Deposit; E-Filing Payment; ...**

Fee Code Summary									
Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
TPWF	Texas P&W Fine	346.04	7	0.00	0	0.00	0	346.04	7
UFA	Uniform Traffic Act (TC 542.403)	27.48	12	0.00	0	0.00	0	27.48	12
WARC3	Warrant Fee - Constable Pct. 3	346.39	7	0.00	0	0.00	0	346.39	7
WCSO	Williamson County Sheriff	42.76	1	0.00	0	0.00	0	42.76	1
WFDPS	Warrant Fee - DPS	50.00	1	0.00	0	0.00	0	50.00	1
Fee Code Summary Totals		Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
		107,842.31	1,357	0.00	0	0.00	0	107,842.31	1,357

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Transaction Date: **2/1/2026 - 2/28/2026** Case Categories: **Civil**
Locations: **JP3**

Payment Type: **Cash Bond Deposit; E-Filing Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-341803 - FEES OF OFFICE, JP PCT-3	L-004-3-01-0100-0000-341803: 01-0100-0000-341803 - FEES OF OFFICE, JP PCT #3	122.25
01-0100-0000-341903 - CIVIL FEES/OFFICE, CONST 3	L-004-3-01-0100-0000-341903: 01-0100-0000-341903 - Fees of Office, Const. PCT #3	12,120.00
	0100 - General Fund Total:	**12,242.25**
	Fee Totals for All Funds:	**12,242.25**

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Transaction Date: **2/1/2026 - 2/28/2026** Case Categories: **Civil**
Locations: **JP3**

Payment Type: **Cash Bond Deposit; E-Filing Payment; ...**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
CCOP	Civil Copies	53.25	17	0.00	0	0.00	0	53.25	17
CONT3	Constable Service Fee Pct #3	11,120.00	102	0.00	0	0.00	0	11,120.00	102
JURY	Jury Fee	44.00	2	0.00	0	0.00	0	44.00	2
WEXEC	Writ of Execution	5.00	1	0.00	0	0.00	0	5.00	1
WPOSS	Writ of Possession	20.00	4	0.00	0	0.00	0	20.00	4
WSF3	Constable #3 - Writ Service Fee	1,000.00	5	0.00	0	0.00	0	1,000.00	5
Fee Code Summary Totals		**Gross**		**Positive Adjustments**		**Negative Adjustments**		**Net**	
		Amount	**Number**	**Amount**	**Number**	**Amount**	**Number**	**Amount**	**Number**
		12,242.25	131	0.00	0	0.00	0	12,242.25	131

Commissioners Court - Regular Session **10.**

Meeting Date: 03/24/2026

Justice of the Peace 4 February 2026 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, February 2026 Monthly Report in compliance with Code of Crim. P. § 103.005.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

JP4 EOM FEB 2026

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/10/2026 06:32 PM
Form Started By: Veronica Bolander		Started On: 03/10/2026 06:25 PM
Final Approval Date: 03/10/2026		

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 February 2026.

RHONDA REDDEN
JUSTICE OF THE PEACE
PRECINCT FOUR

This 10th day of March 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: **2/1/2026 - 2/28/2026** Case Categories: **Civil; Criminal**
Locations: **JP4** Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Final Totals		Fee Totals	Transaction Totals
Total Payments		**128,522.55**	**128,522.55**
Total Adjustments Impacting Payments		**(144.00)**	**(144.00)**
Final Fee Code Totals		**128,378.55**	**128,378.55**
Tender Method Summary			
Tender Types	Cash	4,985.56	4,985.56
	Cashier's Check	134.00	134.00
	Certified Payments Credit Card	53,063.39	53,063.39
	Check	4,066.00	4,066.00
	Credit Card	30,830.90	30,830.90
	E-File Credit Card	34,008.50	34,008.50
	Money Order	1,434.20	1,434.20

Detailed report is available through the Auditor's Office.

Payment Report - G/L and Fund Summary

Deposit Date: **2/1/2026 - 2/28/2026** 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	1,550.00
01-0100-0000-207017 - Collections Agency Fee	L-004-4-01-0100-0000-207017: 01-0100-0000-207017 - Collections Agency Fee	4,015.03
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	630.70
01-0100-0000-209700 - JP COURTS-REFUNDS	L-004-4-01-0100-0000-209700: 01-0100-0000-209700 - JP Courts Refunds	47.67
01-0100-0000-341200 - Sheriff Fees (WILCO)	L-004-4-01-0100-0000-341200: 01-0100-0000-341200 - Sheriff Fees (WILCO)	104.77
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	21,271.18
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	18,320.00
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	1,465.87
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	883.84
01-0100-0000-351304 - FINES, JP PCT-4	L-004-4-01-0100-0000-351304: 01-0100-0000-351304 - FINES, JP PCT #4	42,091.82
01-0100-0000-365103 Language Access Fund	L-004-4-01-0100-0000-365103: 01-0100-0000-365103 - Language Access Fund	1,998.00
01-0100-0000-370500 - Miscellaneous Revenue	L-004-4-01-0100-0000-370500: 01-0100-0000-370500 - Miscellaneous Revenue	3.00
01-0100-0454-004002 - JP4 Juror Payments	L-004-4-01-0100-0454-004002: 01-0100-0454-004002 - JP4 Juror Payments	190.00
01-0399-0000-208354 - Judicial/Court Train Fee Due to State	L-004-4-01-0399-0000-208354: 01-0399-0000-208354 - Judicial/Court Train Fee Due to State	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	4,434.01
	0100 - General Fund Total:	**97,010.89**
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	26.47
	0361 - JP Security Fund Total:	**26.47**
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	82.87
	0365 - Child Safety Fund Total:	**82.87**
0369 - JP-4 Truancy Program Fund		
01-0369-0000-341917 - JP4 Truant Conduct (HB 2398)	L-004-4-01-0369-0000-341917: 01-0369-0000-341917 - JP4 Truant Conduct (HB 2398)	200.00
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)	100.00
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	33.08
	0369 - JP-4 Truancy Program Fund Total:	**333.08**

Payment Report - G/L and Fund Summary

Deposit Date: **2/1/2026 - 2/28/2026** Case Categories: **Civil; Criminal**
Locations: **JP4** Payment Type: **Cash Bond Deposit; Counter Payment; ...**

G/L Account	G/L Account Number	Fee Totals
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	3,330.00
	0370 - Alternate Dispute Resolution Fund Total:	**3,330.00**
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	26.47
	0372 - Justice Court Technology Fund Total:	**26.47**
0399 - State Agency Fund		
01-0399-0000-208022 - Justice Courts Civil Electronic Filing	L-004-4-01-0399-0000-208022: 01-0399-0000-208022 - JP Ct. Civil Electronic Filing Fee	10.00
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	13.23
01-0399-0000-208160 - CCC FEES DUE TO STATE COMP	L-004-4-01-0399-0000-208160: 01-0399-0000-208160 - Consolidated Court Costs	264.70
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	19,450.44
01-0399-0000-208181 - State Consolidated Fee	L-004-4-01-0399-0000-208181: 01-0399-0000-208181 - State Consolidated Fee	693.00
01-0399-0000-208235 - JURY SERVICE FEES DUE TO STATE	L-004-4-01-0399-0000-208235: 01-0399-0000-208235 - Jury Service Fee	26.47
01-0399-0000-208352 - CRIMINAL JUDICIAL SUPPORT DUE	L-004-4-01-0399-0000-208352: 01-0399-0000-208352 - Support of the Judiciary Fund	39.70
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	478.44
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	0.25
01-0399-0000-208425 - ST TRAFFIC FEES DUE TO STATE	L-004-4-01-0399-0000-208425: 01-0399-0000-208425 - State Traffic Fee	71.88
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	5,642.16
01-0399-0000-208703 - INDIGENT DEF FEES - DUE TO ST	L-004-4-01-0399-0000-208703: 01-0399-0000-208703 - Indigent Defense Fee	13.23
01-0399-0000-208822 - JP CIVIL LEGAL FEE FOR INDIGEN	L-004-4-01-0399-0000-208822: 01-0399-0000-208822 - JP Civil Legal Fee for Indigent	6.00
01-0399-0000-208850 - WEIGHT VIOLATION FINES DUE TO	L-004-4-01-0399-0000-208850: 01-0399-0000-208850 - Weight Violation Fines	856.73
01-0399-0000-208860 - TIME PYMT FEES DUE TO STATE	L-004-4-01-0399-0000-208860: 01-0399-0000-208860 - Time Payment	2.54
	0399 - State Agency Fund Total:	**27,568.77**
	Fee Totals for All Funds:	**128,378.55**

Payment Report - Fee Code Summary

Deposit Date: **2/1/2026 - 2/28/2026** 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)	60.68	13	0.00	0	0.00	0	60.68	13
2020AFDPS	Arrest Fee - DPS CCP 102.011.(a)(1), 102.011(e)	422.93	95	0.00	0	0.00	0	422.93	95
2020AFJISD	Arrest Fee - Jarrell ISD PD CCP 102.011(a)(1), 102.011(e)	12.09	5	0.00	0	0.00	0	12.09	5
2020AFPW	Arrest Fee - TX P&W CCP 102.011(a)(1), 102.011(e)	50.00	11	0.00	0	0.00	0	50.00	11
2020AFSO	Arrest Fee - Sheriff's Office 102.011(a)(1), 102.011(e)	1,034.49	255	0.00	0	(5.00)	1	1,029.49	256
2020CCC	State Cons Court Cost LGC 133.102(a)(3)	19,512.44	378	0.00	0	(62.00)	1	19,450.44	379
2020CDF	Compliance Dismissal Fine	110.00	11	0.00	0	0.00	0	110.00	11
2020COM	Commitment Fee	5.00	1	0.00	0	0.00	0	5.00	1
2020DSCM	Driving Safety Course Mandatory CCP 45.0511(f)(1)	302.87	34	0.00	0	(10.00)	1	292.87	35
2020LCCC-C	LOCAL Consolidated Court Cost LGC 134.103(a)	4,448.01	381	0.00	0	(14.00)	1	4,434.01	382
2020LTF	Local Traffic Fine (TC 542.403)	341.57	136	0.00	0	(3.00)	1	338.57	137
2020REL	Release Fee	5.00	1	0.00	0	0.00	0	5.00	1
2020STF	State Traffic Fine (TC 542.4031)	5,692.16	136	0.00	0	(50.00)	1	5,642.16	137
2020TCAF	Teen Court Admin Fee CCP45.052(e),FC 54.032(g)	20.00	2	0.00	0	0.00	0	20.00	2
2020TPF	Time Payment Fee CCP 102.030	883.84	98	0.00	0	0.00	0	883.84	98
2020WFC4	Warrant Fee - Const Pct 4 CCP 102.011(a)(2), 102.011(e)	1,031.35	30	0.00	0	0.00	0	1,031.35	30
2020WFGTPD	Warrant Fee Georgetown 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)	104.77	3	0.00	0	0.00	0	104.77	3
AB	Abstract	60.00	2	0.00	0	0.00	0	60.00	2
AFCA4	Arrest/Service Fee - Const. Pct. 4	3.40	1	0.00	0	0.00	0	3.40	1
AFDPS	Arrest Fee - DPS (CCP 102.011)	5.51	2	0.00	0	0.00	0	5.51	2
AFHISD	Hutto ISD PD - JP4 Conversion	10.00	2	0.00	0	0.00	0	10.00	2
AFSO	Arrest Fee - Sheriff's Office (CCP 102.011)	16.47	5	0.00	0	0.00	0	16.47	5
CB	Cash Bond	1,550.00	4	0.00	0	0.00	0	1,550.00	4
CCC	Consolidated Court Costs [Loc. Gov't Code, 133.102]	264.70	10	0.00	0	0.00	0	264.70	10
CCOP	Civil Copies	53.50	36	0.00	0	0.00	0	53.50	36

Payment Report - Fee Code Summary

Deposit Date: **2/1/2026 - 2/28/2026** 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
CERT	Certified Copy	12.50	4	0.00	0	0.00	0	12.50	4
CFINE	County Fine	41,312.82	317	779.00	8	0.00	0	42,091.82	325
CHS	Courthouse Security Fee (CCP 102.017)	19.85	10	0.00	0	0.00	0	19.85	10
CHSJC	JP Security Fee (CCP 102.017)	6.62	10	0.00	0	0.00	0	6.62	10
CJS	Criminal Judicial Support Fee (LGC 103.105)	39.70	10	0.00	0	0.00	0	39.70	10
COLLFEE	Collection Agency Fee	4,015.03	43	0.00	0	0.00	0	4,015.03	43
CONT4	Constable Service Fee Pct #4	13,520.00	139	0.00	0	0.00	0	13,520.00	139
CSFF	Child Safety Fee (CCP 102.014(d))	20.00	1	0.00	0	0.00	0	20.00	1
CSSF	Child Safety School Fee (CCP 102.014(c))	82.87	5	0.00	0	0.00	0	82.87	5
DDF	Deferred Disposition Fee	3,125.50	46	0.00	0	(779.00)	8	2,346.50	54
EFF	Electronic Filing Fee	10.00	1	0.00	0	0.00	0	10.00	1
IDF	Indigent Defense Fee (LGC 133.107)	13.23	10	0.00	0	0.00	0	13.23	10
ISF	Indigent Legal Services Fee	6.00	1	0.00	0	0.00	0	6.00	1
JCTF	Judicial/Court Training Fee Due to State	5.00	1	0.00	0	0.00	0	5.00	1
JCTF	Justice Court Technology Fee (CCP 102.0173)	26.47	10	0.00	0	0.00	0	26.47	10
JFR	Jury Reimbursement Fee (CCP 102.0045)	26.47	10	0.00	0	0.00	0	26.47	10
JFTA	Jury Failure To Appear	190.00	1	0.00	0	0.00	0	190.00	1
JTP	Juvenile Truancy Program (CCP 102.0174)	33.08	10	0.00	0	0.00	0	33.08	10
JURY	Jury Fee	22.00	1	0.00	0	0.00	0	22.00	1
LT10	Overpayments < $10	3.00	1	0.00	0	0.00	0	3.00	1
MVF	Moving Violation Fee (CCP 102.022)	0.25	5	0.00	0	0.00	0	0.25	5
OPAY	Over Payments > $10	0.00	0	144.00	1	(144.00)	1	0.00	2
SB41CDRF	County Dispute Resolution fund - LGC 135.157	3,330.00	666	0.00	0	0.00	0	3,330.00	666
SB41JCSF	Justice Court Support Fund	16,650.00	666	0.00	0	0.00	0	16,650.00	666
SB41LAF	Language Access Fund - LGC 135.155	1,998.00	666	0.00	0	0.00	0	1,998.00	666
SB41SCF	State Consolidated Fee	693.00	33	0.00	0	0.00	0	693.00	33
SCH	School District Fine	47.67	2	0.00	0	0.00	0	47.67	2
SFC4	Service/Arrest Fee - Const. 4	10.00	2	0.00	0	0.00	0	10.00	2
SFMCWV	State Fine - Motor Carrier Weight Violation	856.73	7	0.00	0	0.00	0	856.73	7
STF	State Traffic Fee (TC 542.4031)	71.88	5	0.00	0	0.00	0	71.88	5
TCC	Truancy Court Cost (HB2398)	200.00	4	0.00	0	0.00	0	200.00	4
TFC	Traffic	7.19	5	0.00	0	0.00	0	7.19	5

Payment Report - Fee Code Summary

Deposit Date: **2/1/2026 - 2/28/2026** 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
TP	Time Payment Fee	2.54	1	0.00	0	0.00	0	2.54	1
TPDF	Truancy Prevention and Diversion Fund - JP4 eDoc Conversion	13.23	10	0.00	0	0.00	0	13.23	10
TPWF	Texas P&W Fine	630.70	10	0.00	0	0.00	0	630.70	10
TRANS	Transcript	10.00	1	0.00	0	0.00	0	10.00	1
WARC4	Warrant Fee - Constable Pct. 4	360.44	8	0.00	0	0.00	0	360.44	8
WEXEC	Writ of Execution	15.00	3	0.00	0	0.00	0	15.00	3
WF	Warrant Fee	50.00	1	0.00	0	0.00	0	50.00	1
WPOSS	Writ of Possession	110.00	22	0.00	0	0.00	0	110.00	22
WREEN	Writ of Re-entry	25.00	1	0.00	0	0.00	0	25.00	1
WSF4	Constable #4 - Writ Service Fee	4,800.00	24	0.00	0	0.00	0	4,800.00	24
YDP	Youth Diversion Administrative Fee ($50)	100.00	2	0.00	0	0.00	0	100.00	2

Fee Code Summary Totals	Gross		Positive Adjustments		Negative Adjustments		Net	
	Amount	Number	Amount	Number	Amount	Number	Amount	Number
	128,522.55	4,428	923.00	9	(1,067.00)	15	128,378.55	4,452

Justice of the Peace 4
Consolidated Court Cost Calculation Sheet

Deposit Date: 02/01/2026-02/28/2026

	DR	CR	GL Code	GL Description	ALLOCATION %
Local CCC-Class C		$4,434.01	99-9999-9999-000003	Local CCC-Class C Due to County	
Court Security Fee	$1,551.90		01.0361.0000.341154	COURTHOUSE SECURITY FEES	35.000000%
Local Truancy Prevention & Diversion Fund Fee	$1,583.58		01.0369.0000.370000	Local Truancy Prevention & Diversion Fund Fee	35.714300%
Justice Court Technology Fund	$1,266.86		01.0372.0000.341144	Justice Court Technology Fund	28.571400%
County Jury Fund Fee	$31.67		01.0100.0000.342853	County Jury Fund Fee	0.714300%
Percentage Distribution Total:	$4,434.01	$4,434.01			100.000000%
Collected	$4,434.01				

Commissioners Court - Regular Session **11.**

Meeting Date: 03/24/2026

Indigent/Abandoned Burial

Submitted For: Steven Snell **Submitted By:** Andrea Schiele, County Judge

Department: County Judge

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take any necessary action to approve an Order for Interment by cremation of the deceased (Allan Roy Matthews) who passed away in Williamson County, Texas, where the County has discretion to inter, pursuant to Tex. Health & Safety Code § 711.002(e), and authorize Beck Funeral Home to move forward with interment.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Order for Interment

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst. (Originator)	Delia Colon	03/06/2026 04:08 PM
Form Started By: Andrea Schiele		Started On: 03/06/2026 03:55 PM
Final Approval Date: 03/06/2026		

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

ORDER OF COMMISSIONERS COURT
OF WILLIAMSON COUNTY, TEXAS
AUTHORIZING INTERMENT
OF DECEDENT'S REMAINS
(Allan Roy Matthews)

Pursuant to the Laws and Rules of the State of Texas, the Texas Health & Safety Code, Chapter 711, Section 711.002(e), and the common law granting the County authority to regulate the public health and safety, the Commissioners Court of Williamson County finds that:

Allan Roy Matthews (SSN xxx-xx-9426) passed away on December 26, 2025, at the age of 78, at a rehabilitation facility located in Williamson County, Texas.

The Court also finds that there has been an investigation to obtain information regarding next of kin and the ability to pay for interment expense. However, all attempts to contact any known next of kin of the deceased's family have failed to identify any responsible or known next of kin with the ability to pay for necessary expenses. In the facts presented in this case, the deceased's body has either become abandoned or those with the ability to pay are unable to do so.

The Court finds that this case involves either an abandoned body or is qualified for indigent burial; therefore, the duty to cover the costs of interment

falls to Williamson County.

IT IS THEREFORE ORDERED THAT the deceased body shall be interred (*i.e.,* permanent disposition of remains by entombment, burial, or placement in a niche).

IT IS FURTHER ORDERED THAT costs of cremation of the deceased be paid by Williamson County, Texas in accordance with its policies and regulations and that Beck Funeral Home is granted authority to cremate the deceased.

Signed and entered this 24th day of March 2026.

_____
Hon. Steve Snell
Williamson County Judge

Commissioners Court - Regular Session **12.**

Meeting Date: 03/24/2026

Indigent/Abandoned Burial

Submitted For: Steven Snell **Submitted By:** Andrea Schiele, County Judge

Department: County Judge

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take any necessary action to approve an Order for Interment by cremation of the deceased (Charles Lawrence Farrell)
who passed away in Williamson County, Texas, where the County has discretion to inter,
pursuant to Tex. Health & Safety Code § 711.002(e), and authorize Beck Funeral Home
to move forward with interment.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Order for Interment

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst. (Originator)	Delia Colon	03/10/2026 08:51 AM
Form Started By: Andrea Schiele		Started On: 03/10/2026 08:42 AM
Final Approval Date: 03/10/2026		

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

ORDER OF COMMISSIONERS COURT
OF WILLIAMSON COUNTY, TEXAS
AUTHORIZING INTERMENT
OF DECEDENT'S REMAINS
(Charles Lawrence Farrell)

Pursuant to the Laws and Rules of the State of Texas, the Texas Health & Safety Code, Chapter 711, Section 711.002(e), and the common law granting the County authority to regulate the public health and safety, the Commissioners Court of Williamson County finds that:

Charles Lawrence Farrell (SSN xxx-xx-7081) passed away on July 23, 2025, at the age of 69, at a Cedar Park Regional Medical Center located in Williamson County, Texas.

The Court also finds that there has been an investigation to obtain information regarding next of kin and the ability to pay for interment expense. However, all attempts to contact any known next of kin of the deceased's family have failed to identify any responsible or known next of kin with the ability to pay for necessary expenses. In the facts presented in this case, the deceased's body has either become abandoned or those with the ability to pay are unable to do so.

The Court finds that this case involves either an abandoned body or is qualified for indigent burial; therefore, the duty to cover the costs of interment

falls to Williamson County.

IT IS THEREFORE ORDERED THAT the deceased body shall be interred (*i.e.,* permanent disposition of remains by entombment, burial, or placement in a niche).

IT IS FURTHER ORDERED THAT costs of cremation of the deceased be paid by Williamson County, Texas in accordance with its policies and regulations and that Beck Funeral Home is granted authority to cremate the deceased.

Signed and entered this 24th day of March 2026.

_____
Hon. Steve Snell
Williamson County Judge

Commissioners Court - Regular Session **13.**

Meeting Date: 03/24/2026

Indigent/Abandoned Burial

Submitted For: Steven Snell **Submitted By:** Andrea Schiele, County Judge

Department: County Judge

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take any necessary action to approve an Order for Interment by cremation of the deceased (Robert Dennis Jansen) who passed away in Williamson County, Texas, where the County has discretion to inter, pursuant to Tex. Health & Safety Code § 711.002(e), and authorize Beck Funeral Home to move forward with interment.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Order for Interment

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst. (Originator)	Delia Colon	03/10/2026 06:30 PM
Form Started By: Andrea Schiele		Started On: 03/10/2026 04:20 PM
Final Approval Date: 03/10/2026		

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

ORDER OF COMMISSIONERS COURT
OF WILLIAMSON COUNTY, TEXAS
AUTHORIZING INTERMENT
OF DECEDENT'S REMAINS
(Robert Dennis Jensen)

Pursuant to the Laws and Rules of the State of Texas, the Texas Health & Safety Code, Chapter 711, Section 711.002(e), and the common law granting the County authority to regulate the public health and safety, the Commissioners Court of Williamson County finds that:

Robert Dennis Jensen (SSN xxx-xx-0263) passed away on February 16, 2026, at the age of 83, at Ascension Seton located in Williamson County, Texas.

The Court also finds that there has been an investigation to obtain information regarding next of kin and the ability to pay for interment expense. However, all attempts to contact any known next of kin of the deceased's family have failed to identify any responsible or known next of kin with the ability to pay for necessary expenses. In the facts presented in this case, the deceased's body has either become abandoned or those with the ability to pay are unable to do so.

The Court finds that this case involves either an abandoned body or is qualified for indigent burial; therefore, the duty to cover the costs of interment falls to Williamson County.

IT IS THEREFORE ORDERED THAT the deceased body shall be interred (*i.e.,* permanent disposition of remains by entombment, burial, or placement in a niche).

IT IS FURTHER ORDERED THAT costs of cremation of the deceased be paid by Williamson County, Texas in accordance with its policies and regulations and that Beck Funeral Home is granted authority to cremate the deceased.

Signed and entered this 24th day of March 2026.

_____
Hon. Steve Snell
Williamson County Judge

Commissioners Court - Regular Session **14.**

Meeting Date: 03/24/2026

2013 Park Bond Transfer

Submitted By: Karen Knightstep, County Auditor

Department: County Auditor

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving a 2013 Park Bond transfer to move $91,814.98 from the Interpretive Center to the new project River Ranch Interpretive Center Roof Repair.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:12 AM
Form Started By: Karen Knightstep		Started On: 03/17/2026 08:36 AM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **15.**

Meeting Date: 03/24/2026

2019 Park Bond Transfer

Submitted By: Karen Knightstep, County Auditor

Department: County Auditor

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving a 2019 Park Bond transfer to move $70,780.83 from River Ranch County Park to River Ranch Interpretive Center Roof Repair.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:14 AM
Form Started By: Karen Knightstep		Started On: 03/17/2026 09:11 AM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **16.**

Meeting Date: 03/24/2026

Authorize formally closing IFB #25IFB74 for Hay Lease for Berry Springs Park and Preserve and re-issuing under IFB #26IFB32 for the Parks and Recreation Department

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

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to formally close IFB #25IFB74 and re-advertise and receive sealed responses for Hay Lease for Berry Springs Park and Preserve for the Parks and Recreation Department, under new IFB #26IFB32.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/17/2026 09:56 AM
Form Started By: Johnny Grimaldo		Started On: 03/12/2026 01:08 PM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **17.**

Meeting Date: 03/24/2026

easement for traffic signal at Champion Park entrance

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 Roadway Access Easement between Williamson County, as grantor, and the City of Cedar Park, as grantee, relating to an easement at Champion Park.

Public Background

The Roadway Access Easement is needed for two signal pole structures due to the limited road right of way and location of the power lines. The safest location for the traveling public is behind the existing power lines, which place the pole structures into the proposed easement. The easement will also accommodate future widening of Brushy Creek Road and the possibility of a dedicated right-turn deceleration lane into the park driveway. The work associated with the easement will also include installation of an underground electrical conduit between the poles and two electrical ground boxes (the conduit will be bored beneath the driveway to avoid driveway closure).

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Roadway Access Easement Champion Park

BCR & Ranch Trails Signal Layout

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/09/2026 02:54 PM
Form Started By: TW Dieckmann		Started On: 03/09/2026 02:22 PM
Final Approval Date: 03/09/2026		

ROADWAY ACCESS EASEMENT

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

WILLIAMSON COUNTY, TEXAS ("**Grantor**"), the owner of that certain real property known as approximately 32.703 acres out of the John H. Dillard Survey, Abstract No, 179, Williamson County, Texas, as more fully described in that Deed Without Warranty recorded as document No. 2011066293 in the Real Property Records of Williamson County, Texas ("the Property"), in consideration of the covenants, agreements and conditions set forth herein, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has GRANTED and CONVEYED and by these presents does GRANT and CONVEY unto **CITY OF CEDAR PARK, TEXAS**, a municipal corporation, situated in Williamson County, Texas ("**Grantee**") a Roadway Access Easement (the "**Easement**") in, under, over, upon and across that portion of Grantor's Property (the "**Easement Tract**") described on **Exhibit A** and depicted on **Exhibit B**, attached hereto and incorporated herein, which shall include the right to enter, improve, and use the Easement Tract, including, but not limited to vehicular and pedestrian access and the right to construct, operate, repair, replace, and maintain adjacent roadways and rights-of-way and related traffic signal improvements (the "**Easement Purpose**").

TO HAVE AND TO HOLD the same perpetually unto Grantee and Grantee's successors and assigns, together with the right and privilege to enter and use all or part of the Easement Tract, at any and all times for the Easement Purpose. Grantor hereby covenants and binds Grantor and Grantor's successors and assigns to WARRANT and FOREVER DEFEND all and singular the Easement unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantee shall not be responsible for or required to repair, replace, restore, or otherwise provide compensation for any damage to the servient estate or any improvements thereto which are in direct conflict with the construction and operation of Grantee's proposed facilities within the Easement, arising from the exercise of rights and privileges herein by Grantee or Grantee's agents, successors, or assigns. Grantee shall otherwise restore the surface of the Easement Tract as closely as commercially possible to the condition existing immediately prior to construction, reconstruction, repair or maintenance of any Grantee facilities thereon.

Any facilities placed upon the Easement Tract by Grantee shall be owned and maintained solely by Grantee at its own cost unless otherwise agreed between the parties in writing.

At no time during Grantee's use of the Easement Tract shall Grantor, its agents, assigns, or the public, be denied reasonable ingress and egress to the remaining property of Grantor for its current or proposed uses unless agreed in advance, which consent shall not be unreasonably withheld, conditioned or delayed.

Grantor reserves all rights to enter, improve, and use the Easement Tract, including, but not limited to, the right to place, construct, operate, repair, replace and maintain driveways, curbs, fences, landscaping and utility and drainage lines and facilities in, over, under and across the Easement Tract and to grant public and/or private easements for such purposes, but in no event shall Grantor use the Easement Tract in any manner which materially interferes with or is inconsistent with the rights granted hereunder. Grantor further covenants not to convey any other easement or rights which materially conflict with the rights and privileges granted herein without the prior consent of Grantee, which shall not be unreasonably conditioned, delayed or withheld.

The Easement and rights and obligations set forth in this access easement are covenants running with the land, shall bind and inure to the benefit of Grantor, Grantee, their respective successors and assigns, and any owner of any interest in the Easement Tract or servient estate.

EXECUTED to be EFFECTIVE as of _____, 20__.

WILLIAMSON COUNTY, TEXAS

By: _____
Steve Snell, County Judge

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 20__, by Steve Snell, County Judge of Williamson County, Texas.

_____
Notary Public, State of Texas

ACCEPTED:

CITY OF CEDAR PARK, TEXAS

_____
Eric Rauschuber, Director of Public Works and Utilities

Date: _____

After Recording, Return to:

City of Cedar Park
Attn: Stephen Hanuscin, Assistant Director of Public Works – Field Operations
2401 Brushy Creek Loop
Cedar Park, Texas 78613

EXHIBIT "A"

County: Williamson
Roadway: Brushy Creek
Location: Brushy Creek Road at Ranch Trails

February 18, 2026

PROPOSED ROADWAY ACCESS EASEMENT DESCRIPTION

DESCRIPTION OF A 0.0964 ACRE (4,200 SQ. FT.) EASEMENT LOCATED IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 32.703 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO WILLIAMSON COUNTY, RECORDED OCTOBER 3, 2011 IN DOCUMENT NO. 2011066293 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.0964 ACRE (4,200 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 60D Nail found on the existing south right-of-way (R.O.W.) line of a Brushy Creek Road, a variable width R.O.W., no record information found, same being the north line of said 32.703 acre tract, from which a 60D nail with shiner found on said common line bears North 72°56'08" East, a distance of 152.53 feet;

THENCE South 81°19'12" West, with the existing south R.O.W. line of said Brushy Creek Road and the north line of said 32.703 acre tract, a distance of 349.19 feet to a calculated point (Surface Coordinates: N=10,160,583.44, E=3,107,408.90) for the northeast corner and **POINT OF BEGINNING** of the easement described herein;

THENCE, departing the existing south R.O.W. line of said Brushy Creek Road and the north line of said 32.703 acre tract, over and across said 32.703 acre tract, the following three (3) courses and distances numbered 1 - 3;

1) **South 08°40'48" East**, a distance of **35.00 feet** to a calculated point for the southeast corner of the easement described herein;

2) **South 81°19'12" West**, a distance of **120.00 feet** to a calculated point for the southwest corner of the easement described herein, and

3) **North 08°40'48" West**, a distance of **35.00 feet** to a calculated point, being on the existing south R.O.W. line of said Brushy Creek Road and the north line of said 32.703 acre tract, for the northwest corner of the easement described herein, from which a 1/2-inch iron rod with cap stamped "WALLACE GROUP" found bears South 81°19'12" West, a distance of 352.53 feet to the northwest corner of said 32.703 acre tract and South 20°55'47" East, a distance of 56.46 feet;

(THIS SPACE INTENTIONALLY LEFT BLANK.)

4) THENCE, North 81°19'12" East, along the existing south R.O.W. line of said Brushy Creek Road and the north line of said 32.703 acre tract, a distance of **120.00 feet** to the **POINT OF BEGINNING**, and containing 0.0964 acres (4,200 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

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.

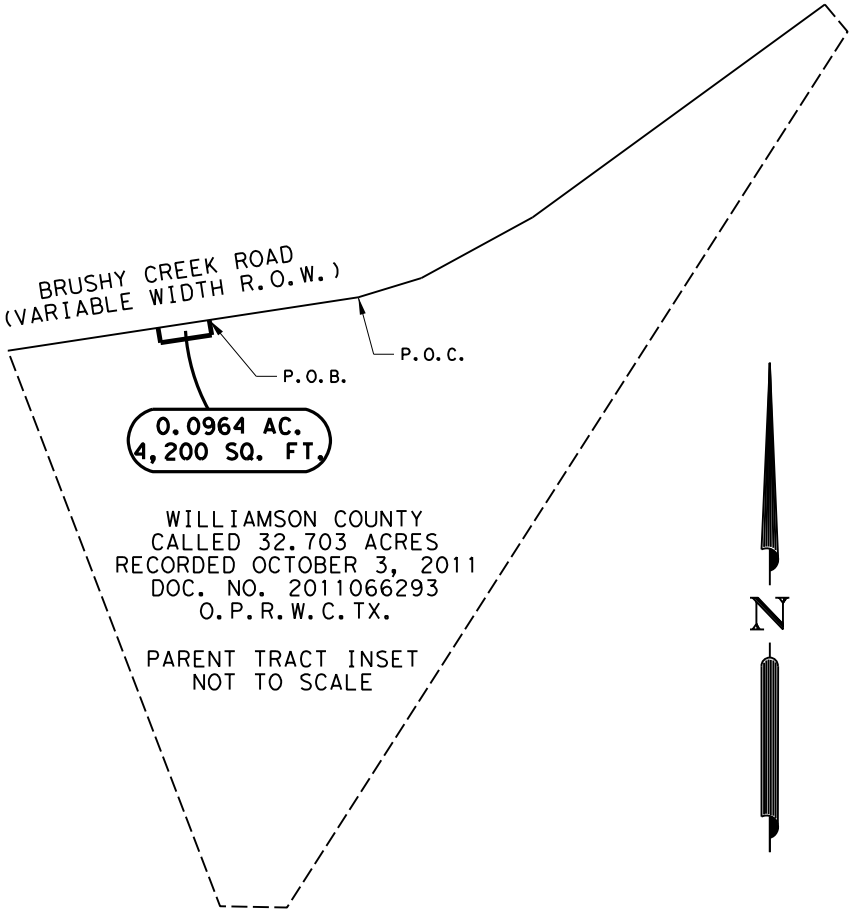
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 2/18/2026
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

LEGEND

⊕	NAIL FOUND (AS NOTED)
●	IRON ROD FOUND (AS NOTED)
△	CALCULATED POINT
( )	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.H.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.H.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
—∿—	DISTANCE NOT TO SCALE
– – – –	PROPERTY LINE
———	EXISTING RIGHT-OF-WAY
▬▪▬▪▬	PARCEL LIMITS



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203). 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 WITHOUT THE BENEFIT OF TITLE REPORT. 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.

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

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

2/18/2026
DATE

REF. FIELD NOTE NO. 51666

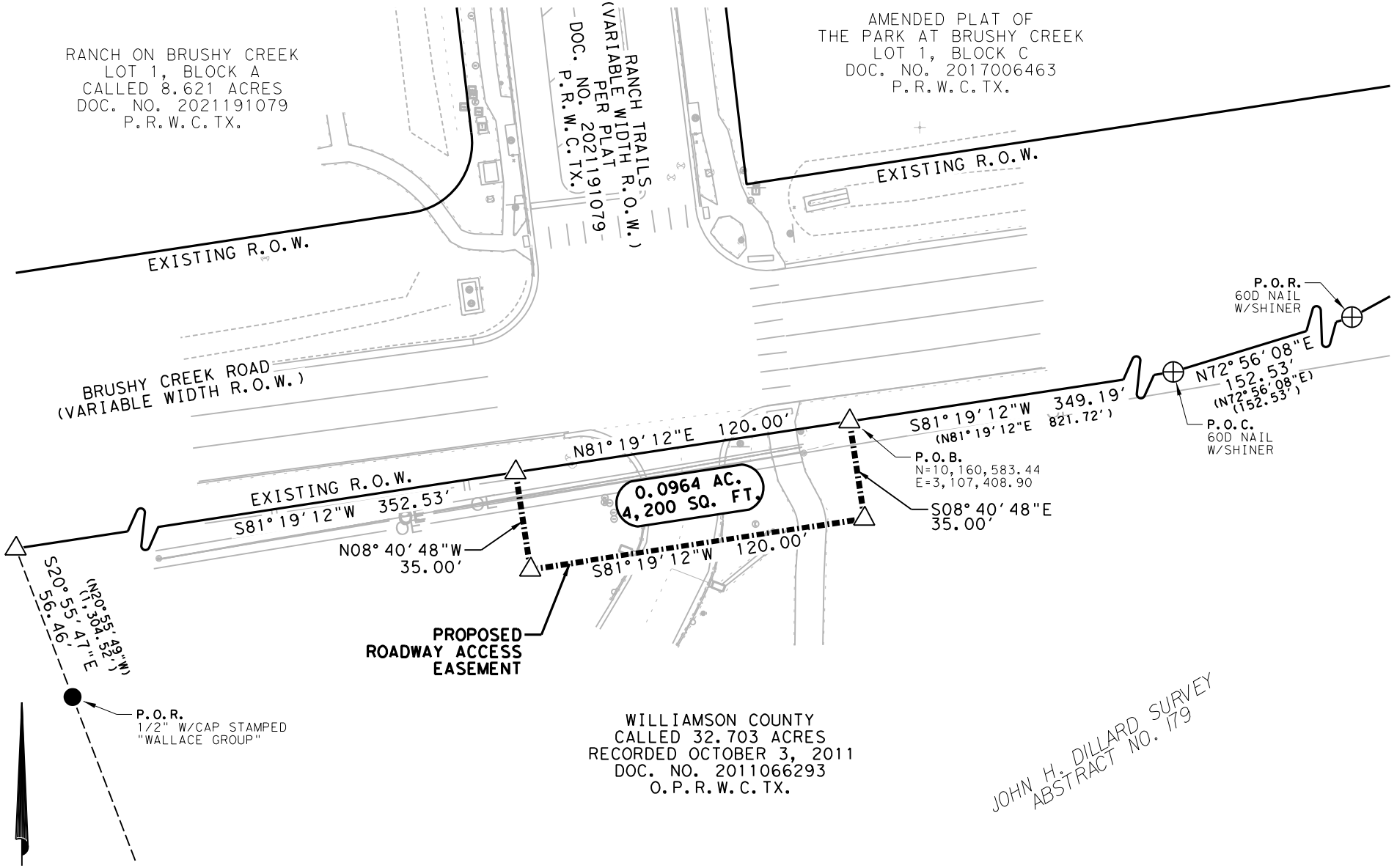
FILE:\\saminc\aus\PROJECTS\1025097321\100\Survey\03Exhibits\Brushy@Ranch\BrushyCreek@RanchTrails_Esm

EXISTING	32.703 AC.	ACQUIRE	0.000 AC.	REMAINING	32.703 AC.

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
WILLIAMSON COUNTY
ROADWAY ACCESS EASEMENT
0.0964 AC. (4,200 SQ. FT.)

EXHIBIT "B"



50 0 25 50

GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

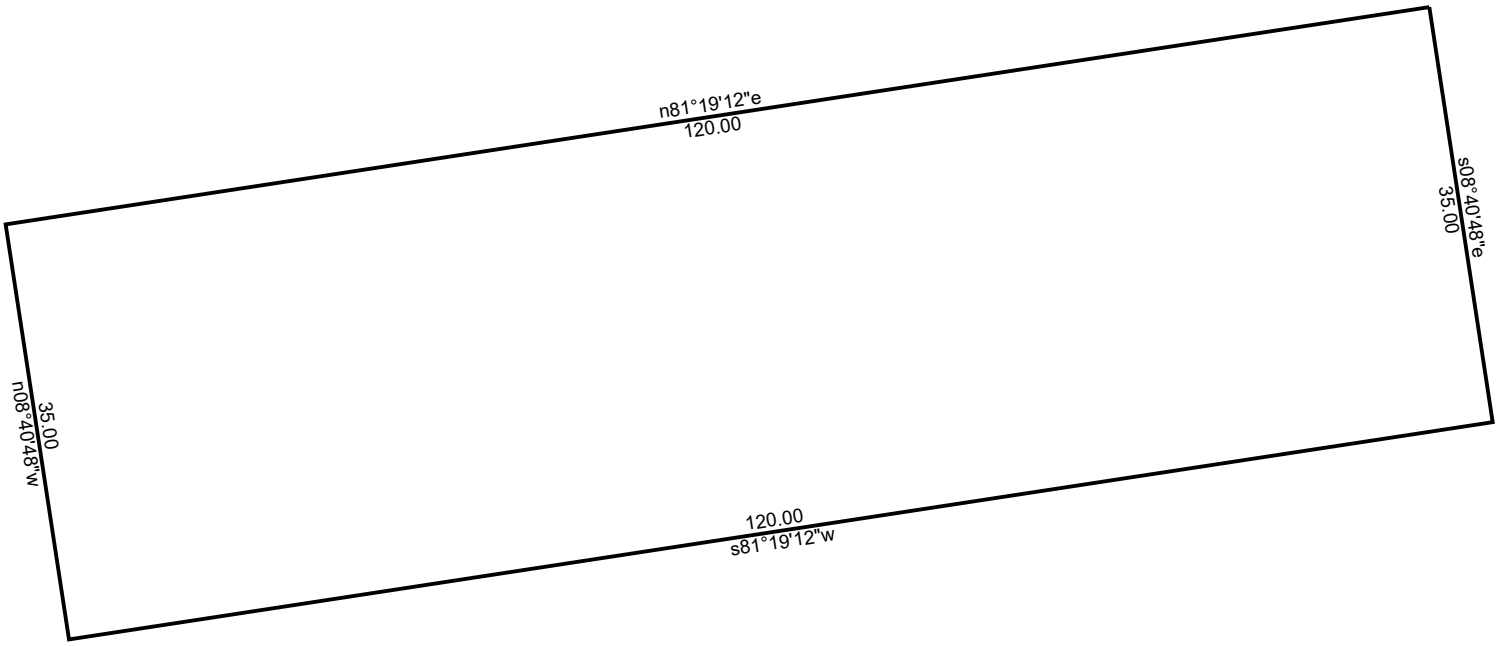
REF. FIELD NOTE NO. 51666
FILE:\\saminc\aus\PROJECTS\1025097321\100\Survey\03Exhibits\Brushy@Ranch\BrushyCreek@RanchTrails_Esm

EXISTING	32.703 AC.	ACQUIRE	0.000 AC.	REMAINING	32.703 AC.

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
WILLIAMSON COUNTY
ROADWAY ACCESS EASEMENT
0.0964 AC. (4,200 SQ. FT.)

EXHIBIT "B"



	2/4/2026
Scale: 1 inch= 16 feet	File: RWA1.ndp

Tract 1: 0.0964 Acres (4200 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=310 ft.

01 s08.4048e 35.00
02 s81.1912w 120.00
03 n08.4048w 35.00
04 n81.1912e 120.00

Map Check Report

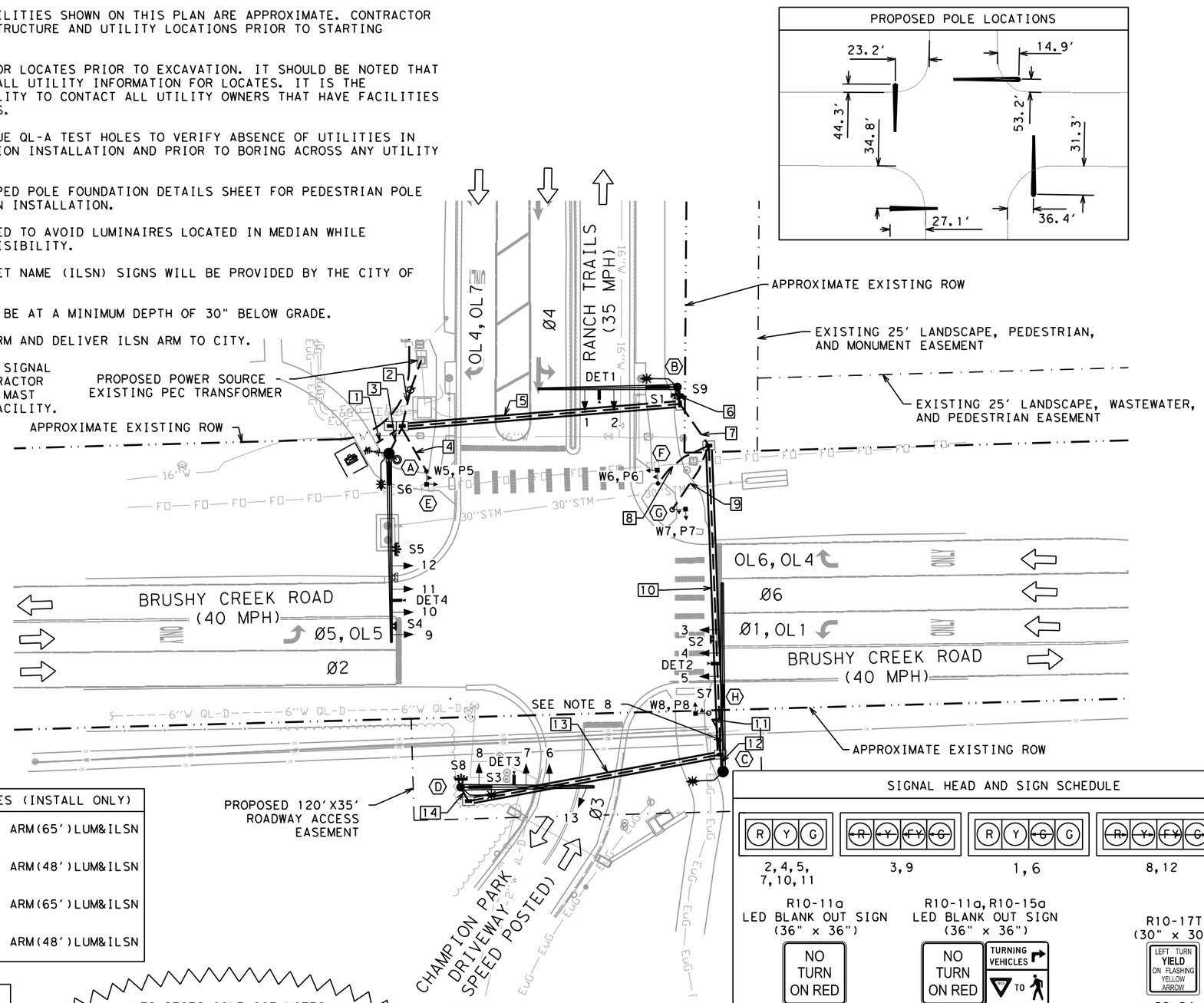
Project: Default
Alignment: RWA1
Description:

Type	Point Name\ Direction	Length	Northing\ Latitude	Easting\ Departure
POT	(POT)		10160583.44	3107408.90
	S08°40'48"E	35.00	-34.60	5.28
PI	(PI)		10160548.84	3107414.18
	S81°19'12"W	120.00	-18.11	-118.63
PI	(PI)		10160530.73	3107295.55
	N08°40'48"W	35.00	34.60	-5.28
PI	(PI)		10160565.33	3107290.27
	N81°19'12"E	120.00	18.11	118.63
POT	(POT)		10160583.44	3107408.90

Northing Error: 0.00 ft
Easting Error: 0.00 ft
Closing Direction: N00°00'00"W
Closing Distance: 0.00 ft
Closed Area: 4200.5046 sq ft (0.0964 ac)
Perimeter: 310.01 ft
Precision: NaN : 1

NOTES:

1. LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL INFRASTRUCTURE AND UTILITY LOCATIONS PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR SHALL CALL FOR LOCATES PRIOR TO EXCAVATION. IT SHOULD BE NOTED THAT TEXAS 811 MAY NOT HAVE ALL UTILITY INFORMATION FOR LOCATES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY OWNERS THAT HAVE FACILITIES IN THIS AREA FOR LOCATES.
3. CONTRACTOR TO PERFORM SUE QL-A TEST HOLES TO VERIFY ABSENCE OF UTILITIES IN AREAS REQUIRING FOUNDATION INSTALLATION AND PRIOR TO BORING ACROSS ANY UTILITY LINE.
4. SEE CITY OF CEDAR PARK PED POLE FOUNDATION DETAILS SHEET FOR PEDESTRIAN POLE PLACEMENT AND FOUNDATION INSTALLATION.
5. MAST ARMS SHALL BE ANGLED TO AVOID LUMINAIRES LOCATED IN MEDIAN WHILE MAINTAINING VEHICULAR VISIBILITY.
6. INTERNALLY LIGHTED STREET NAME (ILSN) SIGNS WILL BE PROVIDED BY THE CITY OF CEDAR PARK.
7. ALL CONDUIT BORES SHALL BE AT A MINIMUM DEPTH OF 30" BELOW GRADE.
8. INSTALL S7 BELOW MAST ARM AND DELIVER ILSN ARM TO CITY.
9. CITY TO FURNISH TRAFFIC SIGNAL POLE ASSEMBLY "A". CONTRACTOR SHALL RETRIEVE POLE AND MAST ARM FROM CITY STORAGE FACILITY.



LEGEND

- EXISTING TRAFFIC FLOW
- PROPOSED SIGNAL POLE & MAST ARM
- PROPOSED LUMINARE
- PROPOSED SIGNAL HEAD
- PROPOSED PEDESTAL POLE
- PROPOSED PEDESTRIAN HEAD
- PROPOSED PUSH BUTTON
- PROPOSED TY D GROUND BOX
- PROPOSED CONDUIT (BORE)
- PROPOSED CONDUIT (TRENCH)
- PROPOSED ILSN
- PROPOSED MAST ARM SIGN
- PROPOSED RADIO
- PROPOSED CCTV
- PROPOSED LED BLANK OUT SIGN
- PROPOSED HYBRID DETECTOR
- PROPOSED CONTROLLER CABINET W/BBU
- PROPOSED ELECTRICAL SERVICE
- PROPOSED ROADSIDE UNIT

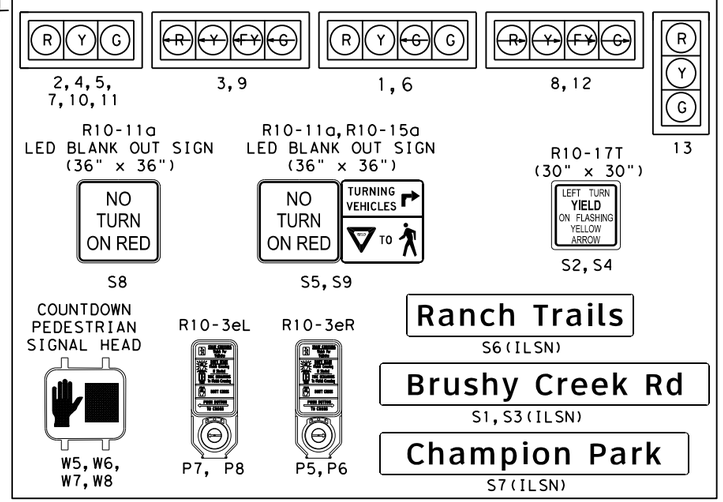
TRAFFIC SIGNAL POLE NOTES (INSTALL ONLY)	
A	INS TRF SIG PL AM(S)1 ARM(65')LUM&ILSN
B	INS TRF SIG PL AM(S)1 ARM(48')LUM&ILSN
C	INS TRF SIG PL AM(S)1 ARM(65')LUM&ILSN
D	INS TRF SIG PL AM(S)1 ARM(48')LUM&ILSN

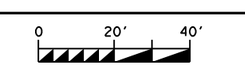
PED SIGNAL NOTES	
E F	PED POLE ASSEMBLY
G H	EXISTING RRFB POLE

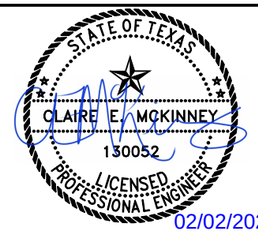
UTILITIES CONFLICT NOTES

THE PRESENCE OF UTILITIES EXIST IN THIS AREA. CONTRACTOR SHALL CALL FOR LOCATES AND POTHOLE UTILITIES/INFRASTRUCTURE, AS NECESSARY, PRIOR TO CONSTRUCTION. CONTRACTOR SHALL EXERCISE CAUTION AND COORDINATE ALL REQUIRED UTILITY/INFRASTRUCTURE ADJUSTMENTS WITH THE ENGINEER TO FACILITATE TRAFFIC SIGNAL INFRASTRUCTURE CONSTRUCTION.

SIGNAL HEAD AND SIGN SCHEDULE







CEDAR PARK
450 CYPRESS CREEK ROAD
BUILDING 1
CEDAR PARK, TX 78613
(512) 401-5350

GARVER
285 SE Inner Loop
Suite 110
Georgetown, TX 78626
(512) 485-0020
TBPELS Firm 5713

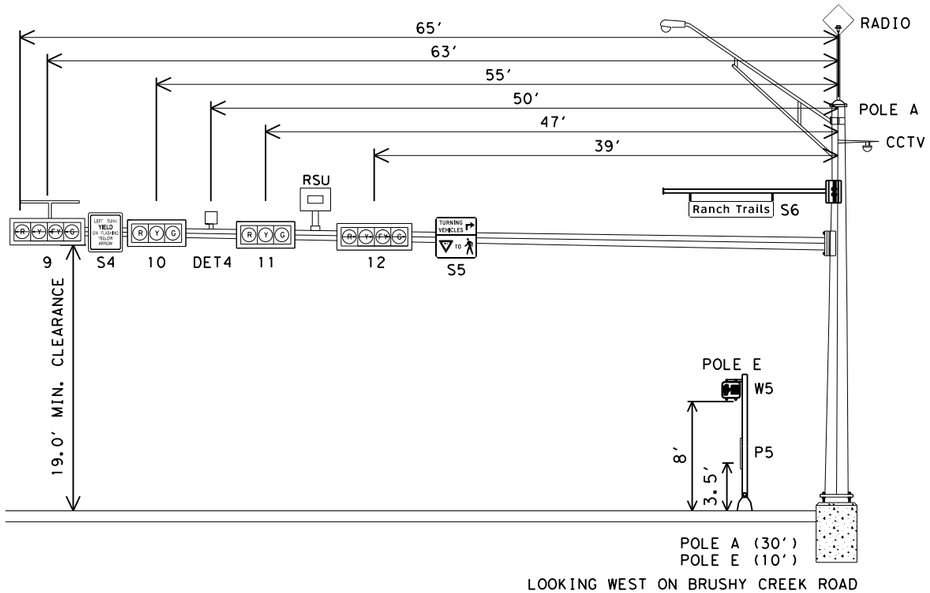
PROPOSED SIGNAL LAYOUT

BRUSHY CREEK ROAD
AT RANCH TRAILS

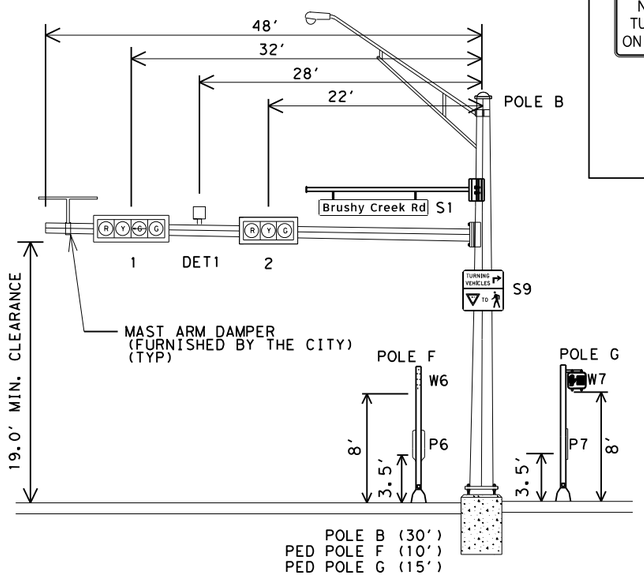
SHEET 1 OF 1

		SHEET NUMBER
COUNTY	STATE	24

DATE: $DATE$ $TIME$
FILE: $FILE$



LOOKING WEST ON BRUSHY CREEK ROAD



LOOKING NORTH ON CHAMPION PARK DRIVEWAY

PROPOSED SIGNS

R10-11a, R10-15a
LED BLANK OUT SIGN
(36" x 36")

NO TURN ON RED
TURNING VEHICLES TO

S5, S9

R10-17T
(30" x 30")

LEFT TURN YIELD ON FLASHING YELLOW ARROW

S2, S4

R10-11a
LED BLANK OUT SIGN
(36" x 36")

NO TURN ON RED

S8

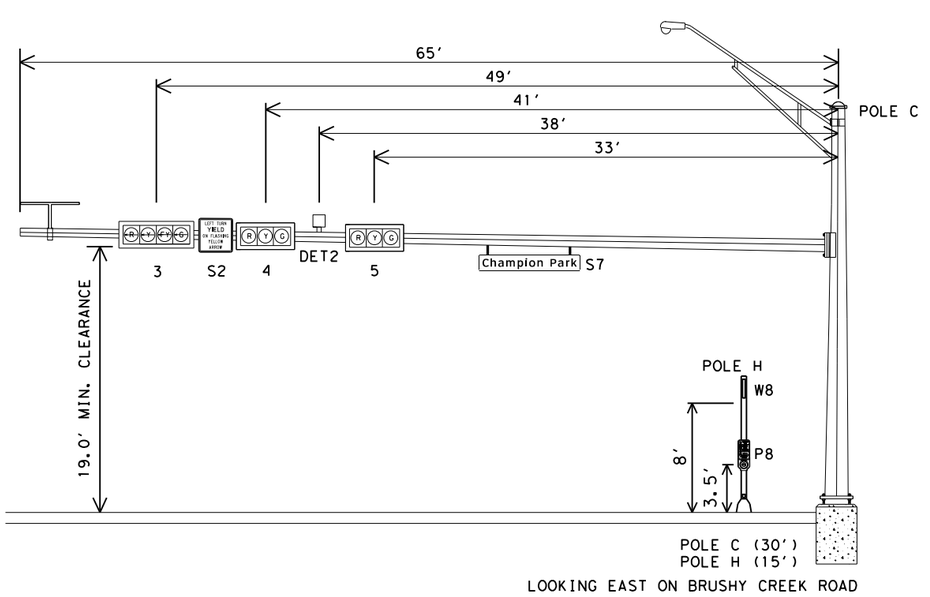
Ranch Trails
S6 (ILSN)

Brushy Creek Rd
S1, S3 (ILSN)

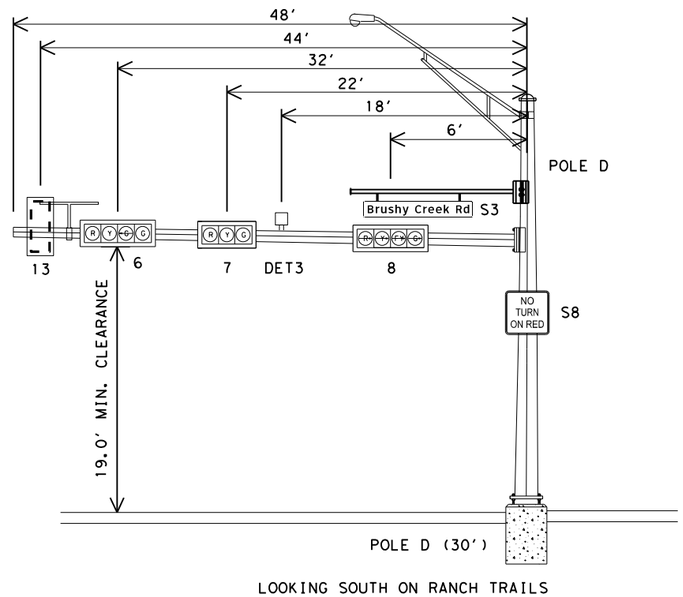
Champion Park
S7 (ILSN)

NOTES:

1. CENTER HEADS OVER THE LANES OR AS DIRECTED BY ENGINEER. DISTANCES SHOWN ALONG MAST ARMS ARE APPROXIMATE AND MUST BE ADJUSTED IN THE FIELD AS NEEDED.
2. LOCATION OF MAST ARMS ARE APPROXIMATE. ANY CHANGES WILL BE APPROVED BY THE ENGINEER.
3. FOUNDATIONS WILL BE ADJUSTED IN THE FIELD IN ORDER TO MEET MINIMUM REQUIREMENTS.
4. RADAR LOCATIONS ARE APPROXIMATE. INSTALL AS DIRECTED BY MANUFACTURER AND/OR ENGINEER TO OBTAIN OPTIMAL DETECTION IN THE FIELD. DETECTION SENSORS, LUMINAIRES, PTZ CAMERA, RADIO, AND C-V2X RSU ARE SHOWN DIAGRAMATICALLY. ADJUST POSITION AND ORIENTATION PER THE CITY'S INSTRUCTION IN THE FIELD. DETECTION SENSOR ORIENTATION AND POSITION IS ALSO SUBJECT TO MANUFACTURER'S FIELD RECOMMENDATIONS. THESE ADJSUTMENTS ARE SUBSIDIARY.
5. INTERNALLY ILLUMINATED STREET NAME (ILSN) SIGNS WILL BE PROVIDED BY THE CITY OF CEDAR PARK.



LOOKING EAST ON BRUSHY CREEK ROAD



LOOKING SOUTH ON RANCH TRAILS

SCALE: N.T.S.

STATE OF TEXAS
CLAIRE E. MCKINNEY
130052
LICENSED PROFESSIONAL ENGINEER
02/02/2026

CEDAR PARK
450 CYPRESS CREEK ROAD
BUILDING 1
CEDAR PARK, TX 78613
(512) 401-5350

GARVER
285 SE Inner Loop
Suite 110
Georgetown, TX 78626
(512) 485-0020
TBPELS Firm 5713

SIGNAL ELEVATION
BRUSHY CREEK ROAD
AT RANCH TRAILS

SHEET 1 OF 1

COUNTY	STATE	SHEET NUMBER
		27

DATE: $DATE$ $TIME$
FILE: $FILE$

Commissioners Court - Regular Session **18.**

Meeting Date: 03/24/2026

First United Methodist Church Vehicle Reimbursement Agreement for County Sheriff

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

Department: Sheriff

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action regarding approval and receipt of Vehicle Reimbursement Agreement with First United Methodist Church Round Rock for off duty contracting of County Sheriff Deputies to be effective March 24, 2026.

Public Background

This agreement gives permission for First United Methodist Church to contract County Sheriff's Deputies in a private capacity and the County to invoice them for deputies' vehicle usage for traffic control at church events. This agreement will terminate on September 30, 2026.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

First United Methodist Church

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/17/2026 02:53 PM
Form Started By: Starla Hall		Started On: 03/17/2026 01:51 PM
Final Approval Date: 03/17/2026		

STATE OF TEXAS	§	**VEHICLE REIMBURSEMENT**
	§	**AGREEMENT WITH**
	§	**NON-GOVERNMENTAL**
	§	**ORGANIZATION**
	§	**REGARDING OFF-DUTY**
COUNTY OF WILLIAMSON	§	**CONTRACTING OF COUNTY DEPUTIES**

This Vehicle Reimbursement Agreement with Non-Governmental Organization Regarding Off-Duty Contracting of County Deputies (hereinafter, the "AGREEMENT") is entered into by and between the company/organization set forth on the signature page below (hereinafter, "NON-GOVERNMENTAL ORGANIZATION") in the State of Texas, and Williamson County, Texas (hereinafter, "COUNTY") a political subdivision of the State of Texas, and the Williamson County Law Enforcement Agency set forth on the signature page below (hereinafter, "LEA").

For and in consideration of the permission given by COUNTY for the NON-GOVERNMENTAL ORGANIZATION to contract in a private capacity DEPUTIES of the LEA (hereinafter "DEPUTIES"), while DEPUTIES are not on duty with and for the COUNTY, it is hereby agreed as follows:

1. It is mutually agreed that while the DEPUTIES are working for the NON-GOVERNMENTAL ORGANIZATION, the DEPUTIES' primary responsibility is the enforcement of Federal and State laws and COUNTY Ordinances or Regulations to protect life and property and to keep the peace. The DEPUTIES are not allowed to enforce NON-GOVERNMENTAL ORGANIZATION policies or rules. DEPUTIES are at all times subject to the rules and policies of the LEA. ***NON-GOVERNMENTAL ORGANIZATION expressly acknowledges and agrees that such DEPUTIES are at all times independent contractors of the NON-GOVERNMENTAL ORGANIZATION when contracted by the NON- GOVERNMENTAL ORGANIZATION.***

2. **It is understood by the NON-GOVERNMENTAL ORGANIZATION that the COUNTY shall retain the right to withdraw at any time its permission for the DEPUTIES to work in a private capacity (including the right to terminate this agreement at any time).** If the permission of the COUNTY is withdrawn, the NON-GOVERNMENTAL ORGANIZATION agrees to terminate its contracting relationships with DEPUTIES. The NON-GOVERNMENTAL ORGANIZATION, as part of this AGREEMENT, binds itself to release and hold harmless the COUNTY from any liability or claim for damages in the event such permission is withdrawn by the COUNTY.

3. Prior to the beginning of DEPUTIES contracting with the NON- GOVERNMENTAL ORGANIZATION, the NON-GOVERNMENTAL ORGANIZATION shall obtain a comprehensive general liability insurance policy from a company authorized to do business in the State of Texas with minimum amounts of Ten Thousand Dollars ($10,000) per occurrence for property damage, One Hundred Thousand Dollars ($100,000) per person, and Three Hundred Thousand Dollars ($300,000) per occurrence for personal injury. COUNTY SHALL BE NAMED AS AN ADDITIONAL INSURED UNDER THIS COVERAGE.

M.J.
March 24, 2026

4. The term of this AGREEMENT shall begin on ~~October 1, 2025~~ and shall terminate on September 30, 2026. Any extension of this AGREEMENT must be set forth in writing and signed by both parties. Either party may terminate this Agreement, for convenience and without cause, by providing thirty (30) days' notice to the other party.

5. State law requires that law enforcement personnel conducting "off-duty" work must be both "full time" and "entitled" to fringe benefits. Tex. Occup. Code Sec. 1702.322(A) & (B)(i). Thus, part-time deputies and "reserve" officers may not conduct "off-duty" work.[1]

6. The COUNTY agrees that each of the DEPUTIES will be properly insured with automobile liability insurance while operating the patrol vehicle in accordance with Section 612.005(b) of the Texas Government Code, and any other applicable laws.

7. COUNTY agrees to invoice NON-GOVERNMENTAL ORGANIZATION for the reimbursement amounts for deputy vehicle usage at the rate of **$ 15.00 per hour per vehicle** (to cover NON-GOVERNMENTAL ORGANIZATION's fair share of costs for fuel, maintenance, and yearly premiums on automobile insurance).

8. NON-GOVERNMENTAL ORGANIZATION agrees to log and maintain all times that vehicles are allotted to off-duty work, whether actually used or parked, for each vehicle used by DEPUTIES on a monthly basis. NON-GOVERNMENTAL ORGANIZATION shall provide such vehicle time records to COUNTY and LEA no later than the last day of the end of each month in which vehicle usage occurs. COUNTY will invoice based on the total usage and rate, as set forth in Paragraph 7, and NON-GOVERNMENTAL ORGANIZATION will pay such invoice within ten days of the invoice date. Reporting must be submitted to:

LEA: At the address set forth on signature page below

COUNTY: Williamson County Auditor's Office
Attn: Finance Director
710 Main Street, Suite 301
Georgetown, Texas 78626

9. NON-GOVERNMENTAL ORGANIZATION agrees that it shall pay deputies directly and file 1099 forms with the Internal Revenue Service.

---

[1] It is the commissioners court that sets what compensation (and benefits) deputies are entitled to, which affects eligibility for off-duty work. Tex. Local Gov't Code § 152.011.

10. Each party to this AGREEMENT, in the performance of this AGREEMENT, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another.

11. Nothing in this AGREEMENT shall be deemed to waive, modify or amend any legal defense available at law or in equity to COUNTY, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. COUNTY 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.

NON-GOVERNMENTAL ORGANIZATION:

Name of Organization: First United Methodist Church

Signature: Patrick McCain

Printed Name: Steven P. McCain

Title: Executive Pastor

Date: 17 March, 2026

WILLIAMSON COUNTY LAW ENFORCEMENT AGENCY:

Name of Office: Williamson County Sheriff's Office

Printed Name of Official: Matthew Lindemann

Signature of Official: Matthew Lindemann

Date: March 17, 2026

Address of Office: 508 S. Rock St.
Georgetown, TX 78626

COUNTERPART SIGNATURE PAGE
REGARDING COUNTY-VEHICLE USE
DURING OFF-DUTY SERVICES OF
COUNTY DEPTUIES

TO BE EXECUTED BY COUNTY COMMISSIONERS COURT FOR
CONFIRMATION OF BUDGETARY AUTHORIZATION
RELATED TO USE OF
VEHICLES FOR OFF-DUTY WORK[2]

WILLIAMSON COUNTY COMMISSIONERS COURT:

By: _____
Williamson County Judge or
Presiding Officer, Williamson County Commissioners Court
710 Main Street, Suite 105
Georgetown, Texas 78626

Date: _____ _____, 20____

[2] Including, but not limited to fuel, insurance, and maintenance of county-owned assets.

Commissioners Court - Regular Session **19.**

Meeting Date: 03/24/2026

Camp of Lamps Vehicle Reimbursement Agreement for County Sheriff

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

Department: Sheriff

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action regarding approval and receipt of a vehicle reimbursement agreement with Camp of Lamps LLC for the Rosedale bike ride for off-duty contracting of County Sheriff's Deputies to be effective March 28, 2026.

Public Background

This is the annual Rosedale bike ride throughout Eastern Williamson County. The agreement will give permission for Camp of Lamps/Rosedale Ride to contract County Sheriff's deputies in a private capacity and the County to invoice them for deputies' vehicle usage. The agreement will begin on March 28th at 7:00 a.m. and terminate at 5:00 p.m. that day.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Rosedale Bike Ride Veh Agr

Map

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/17/2026 12:43 PM
Form Started By: Starla Hall		Started On: 03/16/2026 03:26 PM
Final Approval Date: 03/17/2026		

STATE OF TEXAS	§	**VEHICLE REIMBURSEMENT**
	§	**AGREEMENT WITH**
	§	**NON-GOVERNMENTAL**
	§	**ORGANIZATION**
	§	**REGARDING OFF-DUTY**
COUNTY OF WILLIAMSON	§	**CONTRACTING OF COUNTY DEPUTIES**

(Special Event Form)

This Vehicle Reimbursement Agreement with Non-Governmental Organization Regarding Off-Duty Contracting of County Deputies (hereinafter, "AGREEMENT") is entered into by and between the company/organization set forth on the signature page below (hereinafter, "NON-GOVERNMENTAL ORGANIZATION") in the State of Texas, and Williamson County, Texas (hereinafter, "COUNTY") a political subdivision of the State of Texas, and the Williamson County Law Enforcement Agency set forth on the signature page below (hereinafter, "LEA").

For and in consideration of the permission given by COUNTY for the NON-GOVERNMENTAL ORGANIZATION to contract in a private capacity DEPUTIES of the LEA (hereinafter "DEPUTIES"), while DEPUTIES are not on duty with and for the COUNTY, it is hereby agreed as follows:

1. It is mutually agreed that while the DEPUTIES are working for the NON-GOVERNMENTAL ORGANIZATION, the DEPUTIES' primary responsibility is the enforcement of Federal and State laws and COUNTY Ordinances or Regulations to protect life and property and to keep the peace. The DEPUTIES are not allowed to enforce NON-GOVERNMENTAL ORGANIZATION policies or rules. DEPUTIES are at all times subject to the rules and policies of the LEA. ***NON-GOVERNMENTAL ORGANIZATION expressly acknowledges and agrees that such DEPUTIES are at all times independent contractors of the NON-GOVERNMENTAL ORGANIZATION when contracted by the NON-GOVERNMENTAL ORGANIZATION.***

2. **It is understood by the NON-GOVERNMENTAL ORGANIZATION that the COUNTY shall retain the right to withdraw at any time its permission for the DEPUTIES to work in a private capacity (including the right to terminate this agreement at any time).** If the permission of the COUNTY is withdrawn, the NON-GOVERNMENTAL ORGANIZATION agrees to terminate its contracting relationships with DEPUTIES. The NON-GOVERNMENTAL ORGANIZATION, as part of this AGREEMENT, binds itself to release and hold harmless the COUNTY from any liability or claim for damages in the event such permission is withdrawn by the COUNTY.

3. Prior to the beginning of DEPUTIES contracting with the NON-GOVERNMENTAL ORGANIZATION, the NON-GOVERNMENTAL ORGANIZATION shall obtain event general liability insurance for the 24-hour period covering each day of the event. Such temporary policy shall be from a company authorized to do business in the State of Texas with minimum amounts of Ten Thousand Dollars ($10,000) per occurrence for property

damage, One Hundred Thousand Dollars ($100,000) per person, and Three Hundred Thousand Dollars ($300,000) per occurrence for personal injury. COUNTY SHALL BE NAMED AS AN ADDITIONAL INSURED UNDER THIS COVERAGE.

4. The term of this AGREEMENT shall commence at 7:00 A.M. on March 28, 2026 and terminate at 5:00 P.M. on March 28, 2026. Any extension of this AGREEMENT must be set forth in writing and signed by both parties. Either party may terminate this Agreement, for convenience and without cause, by providing ten (10) days' notice to the other party.

5. State law requires that law enforcement personnel conducting "off-duty" work must be both "full time" and "entitled" to fringe benefits. Tex. Occup. Code Sec. 1702.322(A) & (B)(i). Thus, part-time deputies and "reserve" officers may not conduct "off-duty" work.

6. The COUNTY agrees that each of the DEPUTIES will be properly insured with automobile liability insurance while operating the patrol vehicle in accordance with Section 612.005(b) of the Texas Government Code, and any other applicable laws.

7. COUNTY agrees to invoice NON-GOVERNMENTAL ORGANIZATION for the reimbursement amounts for deputy vehicle usage at the rate of **$ 15.00 per hour per vehicle** (to cover NON-GOVERNMENTAL ORGANIZATION's fair share of costs for fuel, maintenance, and yearly premiums on automobile insurance).

8. NON-GOVERNMENTAL ORGANIZATION agrees to log and maintain all times that vehicles are allotted to off-duty work, whether actually used or parked, for each vehicle used by DEPUTIES. NON-GOVERNMENTAL ORGANIZATION shall provide such vehicle time records to COUNTY and LEA as soon as possible after conclusion of the event. COUNTY will invoice based on the total usage and rate, as set forth in Paragraph 7, and NON-GOVERNMENTAL ORGANIZATION will pay such invoice within ten days of the invoice date. Reporting must be submitted to:

LEA:	At the address set forth on signature page below.
COUNTY:	Williamson County Auditor's Office Attn: Finance Director 710 Main Street, Suite 301 Georgetown, Texas 78626

9. NON-GOVERNMENTAL ORGANIZATION agrees that it shall pay deputies directly and file 1099 forms with the Internal Revenue Service.

10. Each party to this AGREEMENT, in the performance of this AGREEMENT, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another.

11. Nothing in this AGREEMENT shall be deemed to waive, modify or amend any legal defense

available at law or in equity to COUNTY, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. COUNTY 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.

NON-GOVERNMENTAL ORGANIZATION:

Name of Organization: Camp of Lamps LLC

Signature: _____

Printed Name: David Comer

Title: Director

Date: March 13, 2026

WILLIAMSON COUNTY LAW ENFORCEMENT AGENCY:

Name of Office: Williamson County Sheriff's Office

Printed Name of Official: Sheriff Matthew Lindemann

Signature of Official: Matthew Lindemann

Date: March 16, 2026

Address of Office: 508 S. Rock St.

Georgetown, Texas 78626

COUNTERPART SIGNATURE PAGE REGARDING COUNTY-VEHICLE USE DURING OFF-DUTY SERVICES OF COUNTY DEPTUIES

TO BE EXECUTED BY COUNTY COMMISSIONERS COURT FOR CONFIRMATION OF BUDGETARY AUTHORIZATION RELATED TO USE OF VEHICLES FOR OFF-DUTY WORK[1]

WILLIAMSON COUNTY COMMISSIONERS COURT:

By: _____
Williamson County Judge or
Presiding Officer,
Williamson County Commissioners Court
710 Main Street, Suite 105
Georgetown, Texas 78626

Date: _____ ____, 20_____

[1] Including, but not limited to fuel, insurance, and maintenance of county-owned assets.

2026 Rosedale Ride Operations

Routes

15 MI

25 MI

50 MI

62 MI

Walk and Roll

Kids Lap

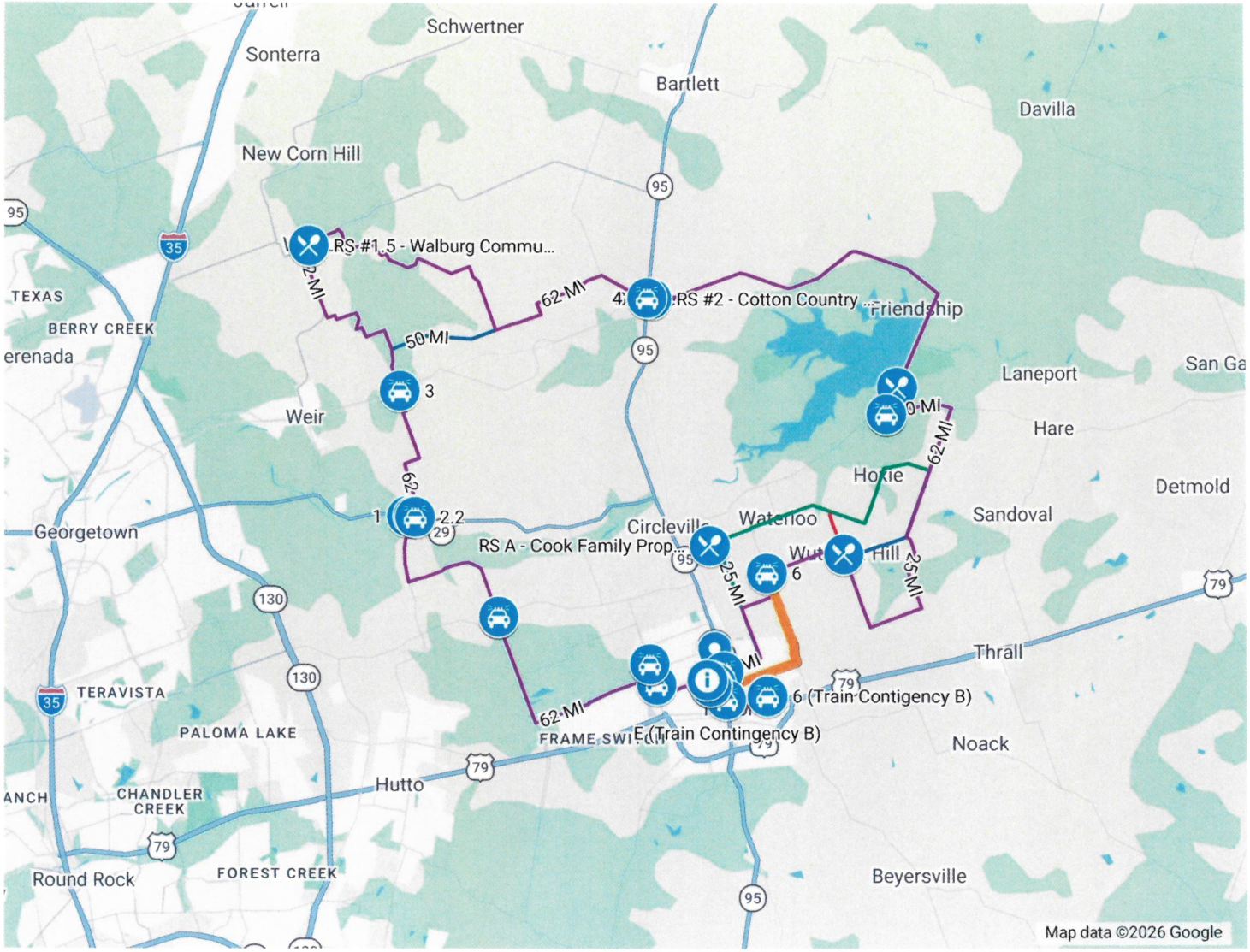
Accessibility information officer

Train Contingency Return B

Traffic Control

Command Center

Departure/Arrival



Commissioners Court - Regular Session **20.**

Meeting Date: 03/24/2026

Approval of County Vehicle Use Policy

Submitted By: Andy Hoffman, Commissioners Court

Department: Commissioners Court

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the county Vehicle Use Policy.

Public Background

This Policy outlines Williamson County's commitment to safety and mitigation of property loss and liability risk by establishing minimum standards and expectations for those operating County Vehicles.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Vehicle Use Policy

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/17/2026 10:10 AM
Form Started By: Andy Hoffman		Started On: 03/16/2026 03:13 PM
Final Approval Date: 03/17/2026		

Williamson County
Risk Management

County Vehicle Use Policy

Sensitivity: Controlled
Criticality: Critical
Primary Type: Policy

Summary
Williamson County is committed to operating County Vehicles in the safest manner possible. Only Authorized Drivers are permitted to drive County Vehicles. All Authorized Drivers must adhere to the County's safety policies, procedures, and state laws.

Purpose
This Policy outlines Williamson County's commitment to safety and mitigation of property loss and liability risk by establishing minimum standards and expectations for those operating County Vehicles. This Policy will operate in conjunction with any other County policies regarding the operation and use of County Vehicles (e.g. County Budget Order, Asset Policy, Employee Policy Manual, Department Policy, and job descriptions).

Scope
This Policy applies to all Authorized Drivers who operate County vehicles. It sets County-wide minimum standards, acknowledging that specific office/departmental policies must also be followed. Office/departmental policy documents may be more prescriptive than this Policy but not less. This Policy supersedes any office/departmental policies that are less prescriptive.

Definitions
Authorized Drivers
A County employee or non-employee permitted by their office or department to operate County Vehicles.

County Vehicles
Any motor vehicle or motorized equipment used by Authorized Drivers, whether owned, leased, rented, borrowed, or hired by the County.

Injury
Bodily injury or harm, including death, resulting from a vehicle incident.

Non-Employee
Temporary staff or volunteers providing services on behalf of Williamson County.

Non-Preventable Incident
Regardless of fault, an incident where Authorized Drivers took all reasonable precautions to avoid the incident.

Preventable Incident
Regardless of fault, an incident where Authorized Drivers failed to take all reasonable precautions to avoid the incident.

Vehicle Incident
Any occurrence involving a vehicle that requires reporting under a County-managed line of coverage, regardless of fault.

Unauthorized Driver
A County employee or non-employee not authorized to operate County Vehicles or who is otherwise disqualified from operating County Vehicles under this Policy.

Roles and Responsibilities

All Drivers
Must adhere to this Policy effective immediately.

Must sign the County Vehicle Use Policy, Commitment to Safety, and any other required documents.

Must possess and maintain a current, valid Texas Driver's License appropriate for the vehicle being driven. If a driver has had their driver's license revoked or suspended, they shall immediately notify their supervisor.

Are required to obey all applicable traffic laws and regulations and to operate vehicles in a safe, responsible, and defensive manner at all times.

Department Heads / Managers / Supervisors
Must inform all Authorized Drivers about the Policy, ensure full understanding and compliance and are designated to enforce this Policy at the departmental level.

Must select their Authorized Drivers and submit a list of these drivers to Risk Management, promptly notifying Risk Management of any updates or changes.

Must notify Risk Management within 24 hours of becoming aware that an Authorized Driver's license has been suspended or revoked.

Commissioners Court
Commissioners Court, as the policy development and budgetary control unit of county government, is the final authority on the acquisition and utilization of County Vehicles. This Policy may be revised at any time by Commissioners Court.

County Risk Management Department - Responsible Department
The County Risk Management Department ("Risk Management") manages the County's auto insurance program and ensures compliance with the Vehicle Use Policy.

Policy

A. Vehicle Use and Safety

1. **Vehicle Operation**
   a) Authorized Drivers must be familiar with the vehicle prior to operation. For more information, refer to the vehicle owner's manual.
   b) Authorized Drivers must be capable of using standard features including, but not limited to, lights, horns, emergency flashers, and other safety items.
   c) The use of the cruise control feature in adverse weather conditions is prohibited.
2. **Electronic Device Use While Driving (Non-First Responder)**
   a) The use of cell phones, computers and other electronic devices while driving a motor vehicle can cause distraction to the driver, which can result in a vehicle incident and injury.
   b) To maintain safety for our employees and others on the road, Authorized Drivers who are operating a County Vehicle will not dial numbers or enter coordinates, compose, read or respond to emails, text messages, or other communications which require the act of typing into or reading a cellular phone or other communication devices, while driving.
   c) Any necessary voice calls or text messages while driving shall be facilitated using hands-free technology.
3. **Electronic Device Use While Driving (First Responder)**
   a) The use of cell phones, computers and other electronic devices shall be limited to instances of need. If available and necessary, use of wireless devices is preferred over non-wireless means.
   b) In such cases that the driver must operate these devices, it must be of limited use and in the safest manner.
4. **Vehicle Safety Restraints (Non-First Responder)**
   a) Authorized Drivers must ensure that all occupants wear safety restraints while the vehicle is in use.
   b) Passengers shall not travel in areas of the vehicle intended for cargo or in seats without available safety restraints.
5. **Vehicle Safety Restraints (First Responder)**
   a) It is expected that First Responders follow the established safety protocols of their Office/Department.
6. **Vehicle Securement**
   a) All vehicles shall be properly parked, locked and secured when not in use.
   b) Vehicle keys should be secured during non-business hours such as in a locked key box.
   c) Authorized Drivers are responsible for securing tailgates, doors, tools, and other cargo as to prevent hazards to themselves and the public.
7. **Vehicle Inspection**
   It is the Authorized Drivers responsibility to perform routine pre and post inspections on County Vehicles, including:

a) Perform an inspection of the vehicle, noting:
   (1) Ensure valid insurance card for the current fiscal year is in the vehicle before operating
   (2) Visible damage (scratches, dents, cracks, etc.)
   (3) Visible low tire pressure (not flat nor apparently low)
   (4) Visible fluid on ground from vehicles
   (5) Ensure that all vehicle lights are functioning properly (emergency lights, headlights, brake lights and turn signals)
   (6) Surrounding obstacles

b) Report any damage or concerns to supervisor.

c) Authorized Drivers shall understand the fuel type required to operate vehicle. Fuel shall be obtained at the Fleet Department yard fueling station or with authorized PCard or Fuelman Card.

NOTE: Inspection criteria may vary for each County office or department, and for each type of vehicle or equipment. Vehicles with issues that affect safety should not be driven until the issue is repaired.

8. **Vehicle Maintenance Program**
   Authorized Drivers must not operate County Vehicles with known safety-related defects. County Vehicles with such defects should be reported to Fleet Services for assessment and/or repair before being returned to service. For detailed maintenance procedures, refer to the *Wilco Fleet Management Policy Manual*.

9. **Passengers**
   Authorized Drivers are prohibited from allowing non-employees to travel in their County Vehicle unless authorized to within the scope of the driver's job description.

10. **Prohibited Use**
    Authorized Drivers who operate a County Vehicle outside the course and scope of County business and are involved in a Vehicle Incident may be held personally responsible for resulting damages.

B. Authorized Driver Training

1. Risk Management will provide and/or approve driver remedial and safety training through web-based programs and/or in-person classes for all Authorized Drivers who operate County Vehicles. Supervisors are responsible for ensuring that their Authorized Drivers are scheduled for and complete all required training. Failure to complete the required training may result in further review and potential disciplinary action up to and including termination.
   a) **Initial Training:** Must be completed within one year of this policy's implementation or within 90 days of an Authorized Driver's date of hire, whichever occurs first.
   b) **Refresher Training:** Must be completed at least once every 2 years following completion of the Authorized Drivers initial training or within 90 days following an incident that was classified as "preventable".
   c) **Remedial Training:** An Authorized Driver involved in any vehicle infraction, including but not limited to preventable incidents, traffic violations, or other infractions related to vehicle operation, must complete remedial driver training approved by Risk Management.

C. Auto Incident Checklist

Refer to the Auto Incident Checklist for steps to follow if you are involved in a Vehicle Incident.

D. County Vehicle Incident Reporting

1. **Reporting Incidents**
   a) All vehicle incidents must be reported immediately by the driver to the appropriate Supervisor, Manager, Department Head, or Elected Official.

   b) Offices/departments shall submit an *Incident Reporting Form* to Risk Management within 24 hours of the incident.

   c) Failure to report any Vehicle Incident may result in suspension, demotion, disciplinary action up to and including termination and/or referral for criminal investigation.

   d) Incidents **include** those that would be considered minor due to the cost of repair or that cause no damage to the County Vehicle and minimal damage to other property.

2. **Claims Settlement**
   a) The office/department involved shall work with Risk Management to provide any information needed to investigate or resolve a claim.

   b) When the County is determined not to be at fault, Risk Management will, as appropriate and feasible, file a claim with the responsible party's insurance carrier and/or pursue subrogation efforts against the at-fault party.

   c) Only personnel authorized by the Commissioners Court are permitted to:
      (1) discuss or assess liability (including admissions of fault at the scene of the incident),
      (2) negotiate payment for damages,
      (3) agree to any terms, or
      (4) enter into any agreements on behalf of Williamson County.

   d) **No Authorized Drivers or other individuals have the authority to make liability determinations or commitments, and any such unauthorized actions are outside of the scope of employment and are not binding on Williamson County.**

3. **Vehicle Appraisal and Repair**
   a. Vehicle appraisals will be conducted for all County Vehicles involved in any Vehicle Incident, regardless of the extent of damage.

   b. Appraisals will be utilized to support Fleet Services in determining the appropriate course of action for each vehicle.

   c. Fleet Services shall submit a repair recommendation to Risk Management factoring in replacement criteria (age, mileage, maintenance dollars LTD, extent of damage, etc.) pending the written appraisal.

   d. The affected Department/Elected Official must comply with all instructions and repair recommendations from Fleet Services and Risk Management. Failure to comply will result in notification to Commissioners Court.

E. Post Incident Drug and/or Alcohol Testing

For detailed instructions, refer to the *Employee Policy Manual - Tobacco, Drug and Alcohol Policies*

F. Incident Review Committee

1. All Vehicle Incidents will be reviewed by Risk Management and assessed by the Incident Review Committee (IRC) for the review and determination of preventability and disciplinary recommendation. The Director of Risk Management shall select the IRC members.
2. The appropriate level of recommended discipline will be determined based on the findings of the preventability review.
3. Discipline recommended by the IRC may range from corrective action to more serious measures, up to and including termination of employment.
4. Written notice of the IRC's conclusions and recommendations will be provided to the office/department.

    a) **First Preventable Incident:**

    (1) An Authorized Driver's Supervisor will meet with Risk Management to discuss the Authorized Drivers driving record and corrective and/or disciplinary actions recommended by the IRC. It will be the supervisor's responsibility to meet with the Authorized Driver and provide corrective or disciplinary action up to and including termination.

    (2) Require the employee take a County approved Refresher Training within 90 days of the occurrence

    b) **Repeated Preventable Incidents:**

    An Authorized Driver who continues to have preventable incidents in County Vehicles (2 or more in 24 months) should be placed on probation. The IRC may recommend additional corrective or disciplinary action up to and including termination.

    c) **Serious Driving Offense:**

    The IRC will determine if Vehicle Incidents are considered serious driving offenses and the appropriate recommended corrective or disciplinary action up to and including termination.

    A serious driving offense includes but it is not limited to:

    (1) A hit and run or any other felony involving the use of a County Vehicle

    (2) Driving a County Vehicle under the influence of drugs or alcohol

    (3) Failure to report a Vehicle Incident to the appropriate personnel

    (4) Allowing an unauthorized person to operate a County Vehicle

    (5) A Vehicle Incident causing serious bodily injury or death

5. Offices/departments shall provide Risk Management, in writing, any corrective action taken with the driver involved.

G. Request for Reconsideration

If an office/department wishes to submit a Request for Reconsideration regarding a recommendation made by the IRC, this must be submitted to Risk Management within 10 business days of receiving the written decision notice. A Request for Reconsideration will only be considered by the IRC if it raises new information not previously provided to the IRC during the initial review.

Exceptions

Exceptions to the Vehicle Use Policy must be approved by the Williamson County Risk Management Department and/or the Commissioners Court.

Related Statutes, Policies, and Authorities

Williamson County Employee Policy Manual

Wilco Fleet Management Policy Manual

Asset Policy

Budget Order Policy

Chapter 546 of the Texas Transportation Code

Texas DPS Texas Driver Handbook (online)

Auto Incident Checklist

Job Description

Department Policy

Administrative Revisions

This Policy may be revised by the Responsible Office or Department as necessary to add, delete, and modify procedural or administrative elements, as well as typographical corrections, without reapproval from the Commissioners Court. All material changes to Policy scope, responsibilities, roles, intent, or other substantive changes must be formally approved by the Commissioners Court. The Responsible Office or Department may create any procedures or supplemental documentation without Commissioners Court approval necessary to implement or administer this Policy, which may be updated or modified by the Responsible Office or Department from time to time based on business needs.

Any type of changes to this Policy must be posted to the County's Policy Management System and notes must be added to the Revision History section of this Policy.

Responsible Office/Department

Williamson County Risk Management Office

Administrative Notes
Policy Class:
Policy Family:
Policy:
Standard:
Control Reference(s):

Revision History

Version	Date	Description
1.0	3/24/2026	Approval by Commissioners Court

Vehicle Use Policy Acknowledgement

I have read and understand the **Williamson County Vehicle Use Policy** as a (check all that apply):

☐ Authorized Driver (Non-First Responder)

☐ Authorized Driver (First Responder)

I acknowledge that I have read and understand the Policy, and I agree to comply with its terms. I also acknowledge and accept the roles and responsibilities assigned to me as outlined.

I understand that failure to comply with this Policy may result in disciplinary action, up to and including termination of employment. If I operate a **County Emergency Vehicle**, I agree to comply with **Chapter 546 of the Texas Transportation Code**, which governs the operation of authorized emergency vehicles.

I authorize Williamson County to obtain and review my driving record at its discretion for the purpose of determining my eligibility to operate County Vehicles.

Name (please print): _____

Department Name: _____

Signed: _____ **Date:** _____

Commissioners Court - Regular Session **21.**

Meeting Date: 03/24/2026

Approval of Goods and Services Agreement #2026-175 with IES Communications for Structured Cabling Work at the New Administration Building for Information Systems

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 Goods and Services Agreement #2026-175 with IES Communications LLC for structured cabling work at the new Williamson County Administration Building, in the amount of $20,171.19, purchased with DIR Cooperative Contract #DIR-CPO-4813, and authorizing the approval 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	03/17/2026 08:55 AM
Form Started By: Sandra Malcolm		Started On: 02/26/2026 10:49 AM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **22.**

Meeting Date: 03/24/2026

Exposition Center - West Arena New (P635)

Submitted For: Dale Butler **Submitted By:** Christy Matoska, Facilities Managemen

Department: Facilities Management

Agenda Category: Consent

Information

Agenda Item

Receive and acknowledge approval of Change Order No. 1 from Bartlett Cocke General Contractors, LLC, for the Expo West Arena project for deduction from the original GMP amount, which was approved by Williamson County Project Manager, Angel Gomez, pursuant to the Commissioners Court's prior delegation of change order approval authority pursuant to Loc. Gov't Code Sec. 262.031.

Public Background

The Change Order No. 1 is made to the contractor, Bartlett Cocke General Contractors,. LLC., to deduct $269,224.87 from the awarded GMP. Williamson County Facilities Project Manager, Angel Gomez was delegated change order approval authority on March 21 st, 2023, by the Commissioners Court pursuant to Loc. Gov't Code Sec. 262.031. This item is to acknowledge such approval and record same into the minutes of the Commissioners Court. Funding Source: P635

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/12/2026 04:49 PM
Form Started By: Christy Matoska		Started On: 03/12/2026 01:59 PM
Final Approval Date: 03/12/2026		

Commissioners Court - Regular Session **23.**

Meeting Date: 03/24/2026

Approval of Agreement for Architectural & Engineering Services with DBR Engineering Consultants, Inc. utilizing 25RFSQ7 - MEPFC pool for Facilities Management

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

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on awarding RFSQ #25RFSQ7 to DBR Engineering Consultants, Inc. for Williamson County Historic Courthouse Facility Assessment the not-to-exceed amount of Seventy-Five Thousand Six Hundred Twenty-Six Dollars and 50/100 ($75,626.50) 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	03/17/2026 10:09 AM
Form Started By: Michelle McKinney		Started On: 03/16/2026 12:43 PM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **24.**

Meeting Date: 03/24/2026

Authorize Issuing RFCSP #26RFCSP30 - Cedar Park Annex Chiller Plant Update for Facilities Management

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

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and for contractors to provide Competitive Sealed Proposals for the Cedar Park Annex under RFCSP #26RFCSP30 — and approving, in the public interest, assigning the price criteria a weighted value of not less than 36.9 percent of the total weighted value of all selection criteria.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/17/2026 09:00 AM
Form Started By: Michelle McKinney		Started On: 03/11/2026 12:12 PM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **25.**

Meeting Date: 03/24/2026

Preliminary plat for the Orchard Ridge Subdivision – Pct 2

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 Orchard Ridge Subdivision – Precinct 2.

Public Background

This proposed subdivision consists of 2 lots and no roads on 3.586 acres. Pursuant to the Commissioners Court action taken September 10th, 2019, the County Engineer has approved this preliminary plat in order to meet the review timelines set forth in House Bill 3167.

Timeline

2025-10-27 – initial submittal of the preliminary plat
2025-11-26 – 1st review complete with comments
2025-12-08 – 2nd submittal of preliminary plat
2025-12-22 – 2nd review complete with comments
2026-02-20 – 3rd submittal of preliminary plat
2026-03-03 – 3rd review complete with comments
2026-03-04 – 4th submittal of preliminary Plat
2026-03-05 – 4th review complete and comments clear
2026-03-17 – County Engineer approval letter sent
2026-03-17 – preliminary plat placed on the March 24th, 2026 Commissioners Court agenda for consideration

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Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Preliminary Plat Orchard Ridge Subdivision

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/17/2026 04:49 PM
Form Started By: Misti Schulz		Started On: 03/17/2026 12:37 PM
Final Approval Date: 03/17/2026		

NO. OF LOTS:2 LOTS

LEGAL DESCRIPTION:
A SUBDIVISION OF 3.586 ACRES OUT OF THE
NOAH SMITHWICK SURVEY, ABSTRACT NO. 590
IN WILLIAMSON COUNTY, TEXAS

SURVEYOR:
MANHARD COLSULTING
1120 S CAPITAL OF TEXAS HWY, BLDG 1 STE. 210
AUSTIN, TEXAS 78746
P: (737) 337-0500

DEVELOPER/OWNER:
HWY 29 ORCHARD REAL ESTATE, LLC
11940 JOLLYVILLE RD. SUITE 110N
AUSTIN, TEXAS 78759

CONTACT: SAMIR MAREDIA
SAMIRSMAREDIA@GMAIL.COM
832.713.4985

CIVIL ENGINEER / AGENT:
GOODE FAITH ENGINEERING, LLC
1620 LA JAITA DR., STE. 300
CEDAR PARK, TEXAS 78613
TBPE No. 22664

CONTACT:
ANTHONY H. GOODE, P.E.
ADMIN@GOODEFAITHENG.COM
512.456.7888

UTILITY PROVIDERS:
GAS - ATMOS/PROPANE
ELECTRIC - PEC
WATER - CITY OF GEORGETOWN CCN NO. 12369
WASTEWATER - OSSF

AREA: 3.586 ACRE
FEMA FIRM MAP: 48491C0275E EFFECTIVE ON 9/26/2008
PROPOSED SHARED ACCESS ROADWAY: 415 LF

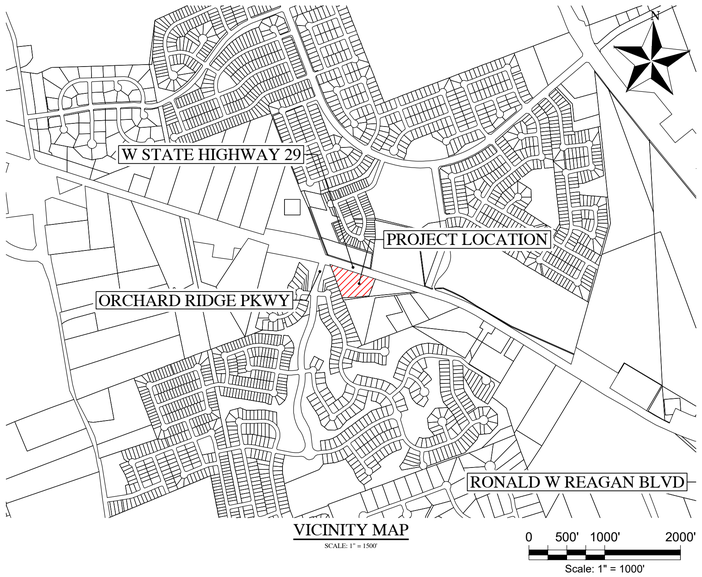
ORCHARD RIDGE

PRELIMINARY PLAT

9501 HIGHWAY 29 W. GEORGETOWN, TX 78641

MARCH 2026

SUBMITTAL DATE: 1ST SUBMITTAL 10/07/2025
SUBMITTAL DATE: 2ND SUBMITTAL 12/08/2026
SUBMITTAL DATE: 3RD SUBMITTAL 2/18/2026
SUBMITTAL DATE: 4TH SUBMITTAL 3/3/2026



VICINITY MAP
SCALE: 1" = 1500'

Orchard Prelim Plat

Sheet Number	Sheet Title
1	COVER
2	PRELIMINARY PLAT

GOODE FAITH ENGINEERING
STATE OF TEXAS
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

ORCHARD RIDGE
PRELIMINARY PLAT
COVER

DATE
2/18/2026

PROJECT NO.
YY-###.#

DESIGNED BY
CB

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
3/3/26

(ROW DEDICATION 0.08 AC)

APPROXIMATE LIBERTY HILL CITY LIMITS

HWY 29
(R.O.W VARIES)

CENTERLINE

80.08'

L3

N: 10206951.14
E: 3078288.75

100 MFP/NPLS OPC 2218

(S70°49'00"E 633.11')
S72°10'26"E 633.01'

(ROW DEDICATION 0.08 AC)

ROW

10' PIPELINE EASEMENT
DOC. NO. 2017115946

PROPOSED ROW

(ROW DEDICATION 0.001 AC)

P.O.B.
N: 10206757.5
E: 3078891.37

50' BUILDING SETBACK

30'

50' BUILDING SETBACK

PRIVATE SHARED STORM LINE
PER SITE PLAN

31,000 SF
OSSF

PROPOSED OSSF FOR LOT 1

LOT 1
BLOCK A
2.039 AC
(1.96 AC)

LOT 2
BLOCK A
1.547 AC
(1.546 AC)

SHARED ACCESS DRIVEWAY
PER SEPARATE INSTRUMENT

S21°13'09"W 236.85'
(S22°36'21"W 236.82')

RONALD AND DELIA QUIROA
1.39 ACRES
DOC. NO. 20080756

APPROXIMATE LIBERTY HILL CITY LIMITS

EXISTING 18" WATER LINE

ORCHARD RIDGE PRKWY

N20°03'51"W 467.83'
(N18°45'17"W 467.73')

SHARED POND
PER SEPARATE INSTRUMENT

RONALD AND DELIA QUIROA
3.587 ACRES
DOC. NO. 2012051342

3.586 ACRES
(156,212 SQ. FT.)

SHARED ACCESS DRIVEWAY
PER SEPARATE INSTRUMENT

252.49'
S17° 50' 31"W

103 MFP/NPLS OPC LSI

252.90
N72° 13' 34"W

30'

105 MFP/NPLS OPC ILLEGIBLE

N: 10206536.57
E: 3078805.65

DRAPER LN

BLOCK A
HIGHLAND MEADOWS
PHASE 4B
DOC. NO. 202105797

PROPOSED OSSF FOR LOT 2

14,000 SF
OSSF

102 MFP/NPLS OPC ILLEGIBLE

107 MFP/NPLS OPC

(S84°57'24"W 163.49')

(S89°25'52"W 194.64')

POONEH JAHADI
3.58 ACRES
DOC. NO. 2021107482

N: 10206511.87
E: 3078449.77

NOTE:

1. 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. 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
2. THIS SUBDIVISION IS LOCATED WITHIN THE ALIGNMENT OF A FUTURE CONTROLLED ACCESS FACILITY IDENTIFIED IN THE TEXAS TRANSPORTATION CODE 201.619. (WCSR 4.28)
3. WATER SERVICE PROVIDED BY: CITY OF GEORGEOTWN
4. WASTEWATER IS PROVIDED BY: ON-SITE OSSF
5. LOTS 1 AND 2 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN 3 RESIDENCES TOTAL SHALL BE SHARED BY THE SINGLE SHARED DRIVEWAY.
6. THE FOLLOWING TRACT IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE
7. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.
8. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.

SURVEY TIE INFORMATION

LINE TABLE		
LINE	BEARING	LENGTH
L3	N17°51'25"E	104.1900
L4	N17°47'17"E	103.9700

LEGEND

- = PROPERTY LINE
- = EASEMENT LINE
- = ADJOINING PROPERTY LINE
- P.O.B. = POINT OF BEGINNING
- = FOUND 1/2-INCH IRON ROD
- = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- = CALCULATED POINT
- = APPROXIMATE LIBERTY HILL CITY LIMITS

LOT SUMMARY TABLE	
LOT 1	2.039 ACRE
LOT 2	1.547 ACRE
TOTAL	3.586 ACRE

0 15' 30' 60'
Scale: 1" = 30'

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

ORCHARD RIDGE
PRELIMINARY PLAT

PRELIMINARY PLAT

DATE
2/18/2026

PROJECT NO.
YY-###.#

DESIGNED BY
CB

CHECKED BY
AHG

REVISIONS			
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED PROFESSIONAL ENGINEER
2/18/26

Commissioners Court - Regular Session **26.**

Meeting Date: 03/24/2026

Preliminary Plat for the Granger Ranch 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 Granger Ranch Subdivision – Precinct 4.

Public Background

This proposed subdivision consists of 16 lots and no roads on 50.37 acres. Pursuant to the Commissioners Court action taken September 10th, 2019, the County Engineer has approved this preliminary plat in order to meet the review timelines set forth in House Bill 3167.

Timeline

2023-01-10 – initial submittal of the preliminary plat
2023-02-07 – 1st review complete with comments
2025-03-25 – 2nd submittal of preliminary plat
2025-04-08 – 2nd review complete with comments
2025-06-17 – 3rd submittal of preliminary plat
2025-07-01 – 3rd review complete with comments
2026-01-30 – 4th submittal of preliminary plat
2026-02-13 – 4th review complete with comments
2026-02-24 – 5th submittal of preliminary plat
2026-03-02 – 5th review complete with comments
2026-03-04 – 6th submittal of preliminary plat
2026-03-06 – 6th review complete with clear comments
2026-03-17 – County Engineer approval letter sent
2026-03-17 – preliminary plat placed on the March 24th, 2026 Commissioners Court agenda for consideration

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Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Preliminary Plat Granger Ranch

Form Review

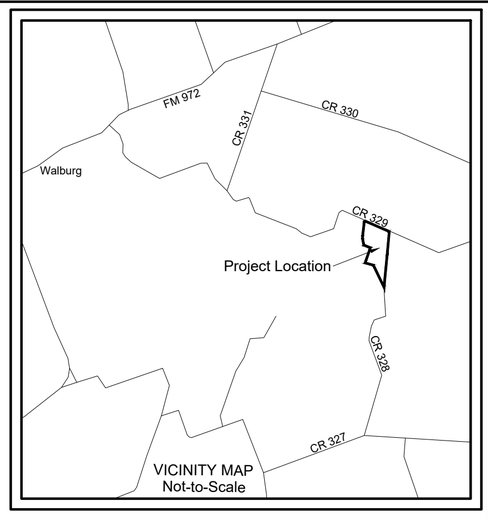
Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/17/2026 04:46 PM
Form Started By: Misti Schulz		Started On: 03/17/2026 10:25 AM
Final Approval Date: 03/17/2026		

PRELIMINARY PLAT
GRANGER RANCH

MCKINNEY & WILLIAMS
SURVEY, A-460

1" = 200'

0 200 400 600



LINE	BEARING	DISTANCE
L1	S 67°12'01" E	131.61'
L2	N 05°37'07" E	149.33'
L3	N 22°47'59" E	60.00'
L4	S 67°12'01" E	60.00'
L5	S 22°47'59" W	60.00'
L6	N 67°12'01" W	60.00'
L7	N 04°26'21" E	33.33'
L8	S 59°43'53" E	66.66'
L9	S 04°26'21" W	33.33'
L10	N 59°43'53" W	66.66'
L11	S 80°41'19" E	60.22'
L12	S 04°26'21" W	60.22'
L13	N 80°41'19" W	60.22'
L14	N 04°26'21" E	60.22'
L15	N 85°27'00" W	60.00'
L16	N 04°27'12" E	236.30'
L17	S 85°27'00" E	60.00'
L18	S 04°27'12" W	236.30'
L19	S 75°20'39" E	60.95'
L20	S 04°33'00" W	262.63'
L21	N 65°40'57" W	63.76'
L22	N 04°33'00" E	251.76'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1092.62'	7°17'45"	139.13'	S 44°46'45" W	139.04'
C2	1161.04'	26°31'31"	537.51'	S 48°05'09" W	532.72'
C3	1041.04'	22°14'14"	404.04'	N 45°35'49" E	401.51'
C4	1212.62'	4°56'03"	104.43'	N 43°16'10" E	104.40'
C5	1101.04'	24°32'14"	471.53'	N 46°55'27" E	467.93'
C6	1152.62'	6°02'32"	121.55'	N 43°59'01" E	121.49'
C7	1041.04'	10°26'48"	189.81'	S 51°29'32" W	189.55'

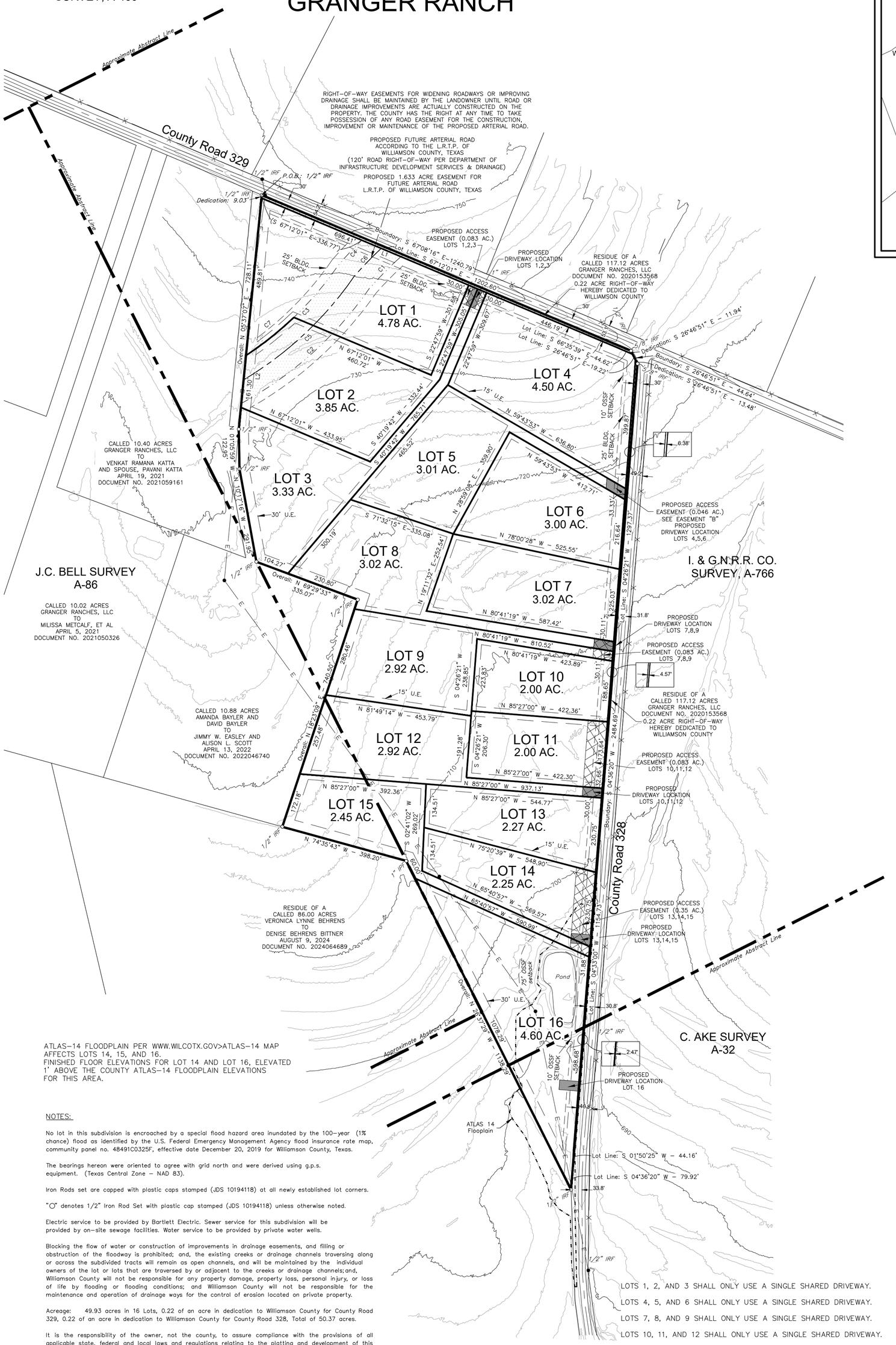
EFFECTIVE LOT AREAS:

LOT 1 = 3.63 ACRES
LOT 2 = 3.06 ACRES
LOT 3 = 2.21 ACRES
LOT 4 = 3.50 ACRES
LOT 5 = 2.26 ACRES
LOT 6 = 2.41 ACRES
LOT 7 = 2.41 ACRES
LOT 8 = 2.07 ACRES
LOT 9 = 2.08 ACRES
LOT 10 = 1.51 ACRES
LOT 11 = 1.51 ACRES
LOT 12 = 2.07 ACRES
LOT 13 = 1.70 ACRES
LOT 14 = 1.66 ACRES
LOT 15 = 1.63 ACRES
LOT 16 = 2.17 ACRES

EFFECTIVE LOT AREAS
WITH L.R.T.P.:

LOT 1 = 2.61 ACRES
1.19 AC. WEST OF LRTP
1.42 AC. EAST OF LRTP

LOT 2 = 2.32 ACRES



ATLAS-14 FLOODPLAIN PER WWW.WILCOTX.GOV>ATLAS-14 MAP
AFFECTS LOTS 14, 15, AND 16.
FINISHED FLOOR ELEVATIONS FOR LOT 14 AND LOT 16, ELEVATED 1' ABOVE THE COUNTY ATLAS-14 FLOODPLAIN ELEVATIONS FOR THIS AREA.

NOTES:

No lot in this subdivision is encroached by a special flood hazard area 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. 48491C0325F, effective date December 20, 2019 for Williamson County, Texas.

The bearings hereon were oriented to agree with grid north and were derived using g.p.s. equipment. (Texas Central Zone - NAD 83).

Iron Rods set are capped with plastic caps stamped (JDS 10194118) at all newly established lot corners.

"O" denotes 1/2" Iron Rod Set with plastic cap stamped (JDS 10194118) unless otherwise noted.

Electric service to be provided by Bartlett Electric. Sewer service for this subdivision will be provided by on-site sewage facilities. Water service to be provided by private water wells.

Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited; and, the existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels, and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the creeks or drainage channels; and, Williamson County will not be responsible for any property damage, property loss, personal injury, or loss of life by flooding or flooding conditions; and Williamson County will not be responsible for the maintenance and operation of drainage ways for the control of erosion located on private property.

Acreage: 49.93 acres in 16 Lots, 0.22 of an acre in dedication to Williamson County for County Road 329, 0.22 of an acre in dedication to Williamson County for County Road 328, Total of 50.37 acres.

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.

The county assumes no responsibility for the accuracy of representations by other parties in this plat. floodplain data, in particular, may change. it is further understood that the owners of the tract of land conveyed by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the county.

All public roadways and easements shown on this plat are free of liens.

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.

One-way "circular" driveways shall be prohibited on County Roads 328 and 329.

Any development on a lot for other than single family residential use will require compliance with Williamson county regulation B11.1 and on-site detention shall be provided as required or needed.

The public utility easement and building setback lines are defined as:

- Twenty-five foot (25') wide setback along C.R. 329.
- Fifteen foot (15') wide area on the sides of each Lot that share a common boundary line with another Lot.
- Thirty foot (30') wide area on the sides of each Lot that do not share a common boundary line with another Lot, for the benefit of utilities.
- Twenty-five foot (25') wide setback on each side of the proposed L.R.T.P. of Williamson County, Texas.

All sidewalks shall be maintained by each of the adjacent property owners.

Improvements within the county road right-of-way including, but not limited to, landscaping, irrigation, lighting, customs signs, is prohibited without first obtaining an executed license agreement with Williamson County.

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.

OWNERS CERTIFICATE

WHEREAS, GRANGER RANCHES, LLC AND ESHER, LTD. ARE THE OWNERS OF A TRACT OF LAND IN THE J.C. BELL SURVEY, ABSTRACT NO. 86, THE I. & G.N.RR. CO. SURVEY, ABSTRACT NO. 766, AND THE C. AKE SURVEY, ABSTRACT NO. 32,, WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION

50.37 ACRES

All that certain lot, tract or parcel of land located within the J.C. Bell Survey, Abstract No. 86, the C. Ake Survey, Abstract No. 32, and the I. & G.N.R.R. Co. Survey, Abstract No. 766 of Williamson County, Texas, being all of the residue of a called 117.12 acre tract as described in a deed from The Bielss Loving Trust to Granger Ranches, LLC, dated November 30, 2020 and recorded in Document No. 2020153568 and being all of a called 49.92 acre tract as described in a deed from Granger Ranches, LLC to Esher, LTD., dated September 23, 2022 and recorded in Document No. 2022112144 of the Official Records of Williamson County, Texas, and this 50.37 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Found at the northwest corner of the residue of said 117.12 acre tract, being at the northeast of a called 10.88 acre tract as described in a deed from Amanda Bayler and David Bayler to Jimmy W. Easley and Alison L. Scott, dated April 13, 2022 and recorded in Document No. 2022046740, and being in the occupied south line of County Road 329;

THENCE South 67 deg. 08 min. 16 sec. East, with the north line the residue of said 117.12 acre tract and with the occupied south line of said County Road 329, a distance of 1,240.79 feet to a 5/8" Iron Rod Found in same;

THENCE South 26 deg. 46 min. 51 sec. East, with the northeast line of the residue of said 117.12 acre tract, a distance of 44.64 feet to a 5/8" Iron Rod Found in the east line of same and being in the occupied west line of County Road 328;

THENCE South 04 deg. 36 min. 20 sec. West, with the east line of the residue of said 117.12 acre tract and the occupied west line of said County Road 328, a distance of 2,484.69 feet to a 1/2" Iron Rod Found at the south corner of the residue of said 117.12 acre tract, being at the south corner of said 49.92 acre tract, being at an angle corner in the east line of the residue of a called 86.00 acre tract from Veronica Lynne Behrens to Denise Behrens Bittner, dated August 9, 2024 and recorded in Document No. 2024064689;

THENCE North 26 deg. 37 min. 29 sec. West, with the east line of the residue of said 86.00 acre tract, a distance of 1,138.29 feet to a 1" Iron Pipe Found at the northeast corner of same;

THENCE North 74 deg. 35 min. 43 sec. West, with the north line of the residue of said 86.00 acre tract, a distance of 398.20 feet to a 1/2" Iron Rod Found at the southeast corner of said 10.88 acre tract;

THENCE with the common line of said 49.92 acre tract and said 10.88 acre tract, the following courses and distances:

North 18 deg. 23 min. 09 sec. East, a distance of 740.50 feet to a 1/2" Iron Rod Found;

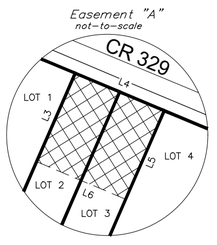
North 69 deg. 29 min. 33 sec. West, a distance of 335.07 feet to a 1/2" Iron Rod Found;

North 10 deg. 17 min. 16 sec. West, a distance of 291.95 feet to a 1/2" Iron Rod Found;

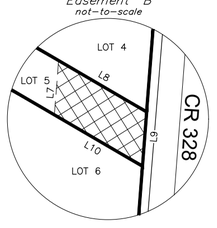
North 01 deg. 05 min. 59 sec. West, a distance of 122.95 feet to a 1/2" Iron Rod Found;

North 05 deg. 37 min. 07 sec. East, a distance of 728.11 feet to the POINT OF BEGINNING AND CONTAINING 50.37 ACRES OF LAND.

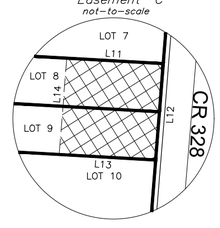
Easement "A" not-to-scale



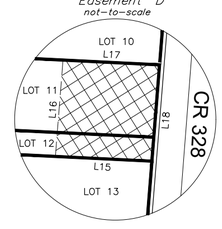
Easement "B" not-to-scale



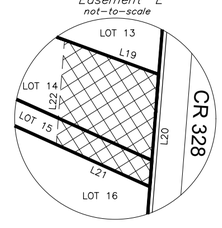
Easement "C" not-to-scale



Easement "D" not-to-scale



Easement "E" not-to-scale



PROPOSED ACCESS EASEMENTS

Easement A - Lots 1, 2, 3
Easement B - Lots 4, 5, 6
Easement C - Lots 7, 8, 9
Easement D - Lots 10, 11, 12
Easement E - Lots 13,14,15
Lot 16 will have its own driveway

LOTS 1, 2, AND 3 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

LOTS 4, 5, AND 6 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

LOTS 7, 8, AND 9 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

LOTS 10, 11, AND 12 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

LOTS 13, 14, AND 15 SHALL ONLY USE A SINGLE SHARED DRIVEWAY.

NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.

DRIVEWAY SPACING FROM CENTERLINE TO CENTERLINE OF PROPOSED DRIVE:

SHARED DRIVEWAY FOR LOTS 1,2,3, IS 726' FROM NORTH CORNER OF SUBDIVISION AND 560' FROM COUNTY ROAD INTERSECTION.

SHARED DRIVEWAY FOR LOTS 4,5,6, IS 450' FROM COUNTY ROAD INTERSECTION AND 470' FROM SHARED DRIVEWAY FOR LOTS 7,8,9.

SHARED DRIVEWAYS FOR LOTS 7,8,9, LOTS 10,11,12, LOTS 13,14,15, AND PROPOSED DRIVEWAY FOR LOT 16 THE SPACING IS 455' CENTERLINE TO CENTERLINE.

LEGEND

	Right-of-way Dedication
	Proposed Access Easement
E	Overhead Electric Line
	Lot Lines
	County Road Centerline
	Proposed Easement
	Proposed Utility Easement
	Building set back (widths as stated in notes)
IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement

SURVEYOR: JDS SURVEYING, INC.
373 W. MAIN
VAN, TEXAS 75790
(903) 963-2333

ENGINEER: CUATRO CONSULTANTS, LTD.
120 RIVERWALK DRIVE, SUITE 208
SAN MARCOS, TX 78666
(512) 312-5040

OWNER: GRANGER RANCHES, LLC
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
(512) 396-5115

OWNER: ESHER, LTD.
P.O. BOX 1249
SAN MARCOS, TEXAS 78667
(512) 396-5115

GRANGER RANCH
BEING LOCATED IN THE
J. C. BELL SURVEY, A-86,
I. & G. N. RR. CO. SURVEY, A-766
AND THE C. AKE SURVEY, A-32
WILLIAMSON COUNTY, TEXAS

DRAWN BY: SJ	SCALE: 1" = 200'
SURVEYED BY: SM	SHEET 1 OF 1
DATE: 09-30-2022	FILE NO: 2003-SUB.DWG
REVISED: 04-02-2024	REVISED: 01-28-2026
REVISED: 03-25-2025	REVISED: 02-16-2026
REVISED: 04-06-2025	REVISED: 02-23-2026
REVISED: 07-22-2025	REVISED: 03-03-2026
REVISED: 09-15-2025	

JDS SURVEYING, INC.
PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
373 W. Main, Van, TX 75790 - Phone: (903) 963-2333

SUBMISSION DATE: June 17, 2025

Commissioners Court - Regular Session **27.**

Meeting Date: 03/24/2026

Consider and take appropriate action on a Work Authorization with LJA Engineering, Inc. for On Call Traffic Engineering Services.

Submitted For: Robert Daigh **Submitted By:** Robert Quartarero, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Consider and take appropriate action on a Work Authorization with LJA Engineering, Inc. for on-call traffic engineering services.

Public Background

This Work Authorization provides funding for on-call or as-needed traffic engineering services under the existing professional services agreement with LJA Engineering, Inc.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:16 AM
Form Started By: Robert Quartarero		Started On: 03/17/2026 11:31 AM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **28.**

Meeting Date: 03/24/2026

Consider and take appropriate action regarding Supplemental Work Authorization No. 1 to the Professional Services Agreement with Cobb Fendley & Associates, Inc. for Utility Coordination and Utility Engineering Services.

Submitted For: Robert Daigh **Submitted By:** Robert Quartarero, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

This item amends Work Authorization No. 1 under the Professional Services Agreement with Cobb Fendley & Associates, Inc. for Utility Coordination and Utility Engineering Services. The supplemental work authorization adjusts funding associated with previously approved services. No changes are being made to the overall contract term.

Public Background

This item amends Work Authorization No. 1 under the Professional Services Agreement with Cobb Fendley & Associates, Inc. for Utility Coordination and Utility Engineering Services. The supplemental work authorization adjusts funding associated with previously approved services. No changes are being made to the overall contract term.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/10/2026 11:11 AM
Form Started By: Robert Quartarero		Started On: 03/09/2026 04:36 PM
Final Approval Date: 03/10/2026		

Commissioners Court - Regular Session **29.**

Meeting Date: 03/24/2026

Supplemental No. 1 to Work Authorization No. 3 – Rifeline, LLC (Public Involvement Services)

Submitted For: Robert Daigh **Submitted By:** Robert Quartarero, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Consider and take appropriate action on Supplemental No. 1 to Work Authorization No. 3 with Rifeline, LLC, for Public Involvement Services.

Public Background

This item requests approval of Supplemental No. 1 to Work Authorization No. 3 under the existing Public Involvement Services Agreement with Rifeline, LLC. The supplemental increases the not-to-exceed amount, to support ongoing public involvement efforts for the Cross Creek Road Project on an as-needed basis.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:14 AM
Form Started By: Robert Quartarero		Started On: 03/17/2026 10:45 AM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **30.**

Meeting Date: 03/24/2026

Consider and take appropriate action regarding Supplemental Work Authorization No. 2 to the Professional Services Agreement with Cobb Fendley & Associates, Inc. for Utility Coordination and Utility Engineering Services

Submitted For: Robert Daigh **Submitted By:** Robert Quartarero, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

This item amends Work Authorization No. 2 under the Professional Services Agreement with Cobb Fendley & Associates, Inc. for Utility Coordination and Utility Engineering Services. The supplemental work authorization adjusts funding associated with previously approved services. No changes are being made to the overall contract term.

Public Background

This item amends Work Authorization No. 2 under the Professional Services Agreement with Cobb Fendley & Associates, Inc. for Utility Coordination and Utility Engineering Services. The supplemental work authorization adjusts funding associated with previously approved services. No changes are being made to the overall contract term.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/17/2026 10:01 AM
Form Started By: Robert Quartarero		Started On: 03/13/2026 02:59 PM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **31.**

Meeting Date: 03/24/2026

Supplemental Work Authorization No. 2 to Work Authorization No. 1 with KC Engineering, Inc.

Submitted For: Robert Daigh **Submitted By:** Robert Quartarero, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Approve Supplemental Work Authorization No. 2 to Work Authorization No. 1 with KC Engineering, Inc. for the On-Call Design Engineering Services for Small Drainage and Small Roadway Projects contract.

Public Background

This item amends Work Authorization No. 1 under the Professional Services Agreement with KC Engineering, Inc. for On-Call Design Engineering Services for Small Drainage and Small Roadway Projects. The supplemental work authorization increases the maximum amount and extends the term associated with previously approved services.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/12/2026 04:49 PM
Form Started By: Robert Quartarero		Started On: 03/12/2026 02:01 PM
Final Approval Date: 03/12/2026		

Commissioners Court - Regular Session **32.**

Meeting Date: 03/24/2026

Consider and take appropriate action regarding Work Authorization No. 5 to the Professional Services Agreement with Cobb Fendley & Associates, Inc. for Utility Coordination and Utility Engineering Services

Submitted By: Robert Quartarero, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

This item amends Work Authorization No. 5 under the Professional Services Agreement with Cobb Fendley & Associates, Inc. for Utility Coordination and Utility Engineering Services. The supplemental work authorization adjusts funding associated with previously approved services. No changes are being made to the overall contract term.

Public Background

This item amends Work Authorization No. 5 under the Professional Services Agreement with Cobb Fendley & Associates, Inc. for Utility Coordination and Utility Engineering Services. The supplemental work authorization adjusts funding associated with previously approved services. No changes are being made to the overall contract term.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/17/2026 10:05 AM
Form Started By: Robert Quartarero		Started On: 03/13/2026 04:02 PM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **33.**

Meeting Date: 03/24/2026

Authorize issuing IFB #26IFB35 Portland Cement for Road and Bridge Department

Submitted For: Joy Simonton **Submitted By:** Fernando Ramirez, 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 IFB Portland Cement, under IFB #26IFB35.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/17/2026 08:57 AM
Form Started By: Fernando Ramirez		Started On: 03/03/2026 10:37 AM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **34.**

Meeting Date: 03/24/2026

Chandler Corridor, Seg 1 – GFT – WA#2 SWA#1

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplemental No. 1 to Work Authorization No. 2 to the Chandler Corridor Segment 1 contract, dated September 29, 2022, between Williamson County and GFT Infrastructure, Inc. relating to the LTP/Corridor Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:11 AM
Form Started By: Ragan Riggs		Started On: 03/16/2026 11:07 AM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **35.**

Meeting Date: 03/24/2026

Salt Lake, Brook Front Street – IEA – WA#1 SWA#4

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplemental No. 4 to Work Authorization No. 1 to the Salt Lake, Brook and Front Street contract, dated March 19, 2024, between Williamson County and IEA, Inc. relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:11 AM
Form Started By: Ragan Riggs		Started On: 03/16/2026 11:13 AM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **36.**

Meeting Date: 03/24/2026

CR 458 – LAN – WA#1 SWA#5

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplemental No. 5 to Work Authorization No. 1 to the CR 458 contract, dated March 19, 2024, between Williamson County and Lockwood, Andrews & Newman, Inc. relating to the 2023 Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:11 AM
Form Started By: Ragan Riggs		Started On: 03/16/2026 11:03 AM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **37.**

Meeting Date: 03/24/2026

Ronald Reagan, Seg D2 – ASI – WA#1 SWA#5

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on Supplemental No. 5 to Work Authorization No. 1 to the Ronald Reagan, Segment D2 contract, dated March 19, 2024, between Williamson County and American Structurepoint, Inc. relating to the Road Bond Program.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:11 AM
Form Started By: Ragan Riggs		Started On: 03/16/2026 11:08 AM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **38.**

Meeting Date: 03/24/2026

Assignment of Commercial Contract

Submitted For: Rebecca Clemons **Submitted By:** Becky Pruitt, County Manager

Department: County Manager

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on an Assignment of Commercial Contract – Unimproved Property between Scott Stribling, as Assignor, and County of Williamson, as Assignee, relating to the assignment of that certain Commercial Contract – Unimproved Property, bearing the effective date of March 9, 2026, between Scott Stribling, referred to therein as Buyer, and Lera B Hughes Properties, LP, referred to therein as Seller, relating to the purchase of approximately 248 acres of real property (WCAD R038820, R519352, R432645 & R519356) located in Georgetown, Williamson County, Texas; and authorize the County Judge to execute the Assignment of Commercial Contract – Unimproved Property and all other documents and instruments that may be necessary to close the transaction and convey the real property to the County of Williamson.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/17/2026 04:20 PM

Form Started By: Becky Pruitt Started On: 03/17/2026 04:00 PM

Final Approval Date: 03/17/2026

Commissioners Court - Regular Session **39.**

Meeting Date: 03/24/2026

Hope Alliance Lease Extension

Submitted For: Cynthia Long **Submitted By:** Kathy Pierce, Commissioner Pct. #2

Department: Commissioner Pct. #2

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action to extend the Lease Agreement with Williamson County Crisis Center (D/B/A Hope Alliance) for the lease of a County building used for a public purpose as a temporary auxiliary emergency shelter, with the extension being for a period from March 31, 2026, and ending on April 1, 2027.

Public Background

The lease extension is with Hope Alliance for a temporary safe shelter that is used for victims of family violence. Hope Alliance continues to construct a new facility but has encountered delays. A lease extension is needed to maintain operation of the temporary shelter until construction of the new shelter is completed. To keep the location of the shelter confidential in order to protect the victims housed at the temporary shelter, the lease extension agreement is not attached.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Andrea Schiele	03/16/2026 02:47 PM
Commissioner Pct. 2 (Originator)	Kathy Pierce	03/16/2026 04:19 PM
County Judge Exec Asst.	Delia Colon	03/17/2026 10:09 AM
Form Started By: Kathy Pierce		Started On: 03/16/2026 11:36 AM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **40.**

Meeting Date: 03/24/2026

Acceptance of funding through OOG for LE Vehicle Grant Program 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 authorizing the Williamson County Sheriff's Office to accept funding through the Office of the Governor's (OOG) FY2026 Bullet-Resistant Components for Law Enforcement Vehicles grant.

Public Background

On November 4, 2025, Commissioners Court approved the Sheriff's Office to apply for funding through the OOG's FY2026 Bullet-Resistant Components for Law Enforcement Vehicles grant (agenda item #52). We are seeking approval from the court to accept an award of $165,816.00 to purchase bullet-resistant windshields, side glass and door panels for 18 patrol vehicles. This grant requires no match. Staff recommends the following action: Approve the Sheriff's Office to accept funds through the FY2026 Bullet-Resistant Components for Law Enforcement Vehicles grant and authorize appropriate County department personnel to complete documentation relevant to the implementation of the grant.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Statement of Grant Award

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/12/2026 09:09 AM
Form Started By: Starla Hall		Started On: 03/06/2026 03:53 PM
Final Approval Date: 03/12/2026		

Statement of Grant Award (SOGA)

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Texas Grant Management Standards (TxGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

Grant Number:	5638101	**Award Amount:**	$165,816.00
Date Awarded:	3/6/2026	**Grantee Cash Match:**	$0.00
Grant Period:	03/01/2026 - 02/28/2027	**Grantee In Kind Match:**	$0.00
Liquidation Date:	05/29/2027	**Grantee GPI:**	$0.00
Program Fund:	LC - Bullet-Resistant Components for Law Enforcement Vehicles	**Total Project Cost:**	$165,816.00
Grantee Name:	Williamson County		
Project Title:	Ballistic Protection for Williamson County Patrol Vehicles		
Grant Manager:	Harley Woody		
Unique Entity Identifier (UEI):	C4BDCBLYNND6		

CFDA:	N/A
Federal Awarding Agency:	N/A - State Funds
Federal Award Date:	N/A - State Funds
Federal/State Award ID Number:	2026-LC-ST-0973
Total Federal Award/State Funds Appropriated:	$5,000,000.00
Pass Thru Entity Name:	Texas Office of the Governor – Criminal Justice Division (CJD)
Is the Award R&D:	No
Federal/State Award Description:	N/A - State Funds

Commissioners Court - Regular Session **41.**

Meeting Date: 03/24/2026

Agreement for participation in State DNA Rapid DNA Program 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 on an Agreement to participate in the State DNA Rapid DNA Program and the National DNA Index System and authorize the Williamson County Sheriff to execute the Agreement.

Public Background

Williamson County, along with Montgomery County, has been selected to participate in a Rapid DNA pilot program. This program was authorized by Senate Bill 1723 with an expected start date of September 1, 2026. This will be a collaboration between Williamson County and the Texas Department of Public Safety at no cost to Williamson County. The program is intended to provide DNA results within two hours and is aimed at identifying suspects and matching them to cold cases. The pilot program is currently set to run until September 2028. The equipment and all training is provided by DPS at no cost to Williamson County.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

DPS Rapid DNA Program

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/13/2026 01:18 PM
Form Started By: Starla Hall		Started On: 03/11/2026 12:01 PM
Final Approval Date: 03/13/2026		

AGREEMENT
BETWEEN
THE STATE OF TEXAS
AND
Williamson County Sheriff's Office (WCSO)
(Booking Agency)

FOR
PARTICIPATION IN THE STATE DNA RAPID DNA PROGRAM AND THE NATIONAL DNA INDEX SYSTEM

WHEREAS, the Rapid DNA Act of 2017 (34 U.S.C. § 12591 et seq.) authorized the Director of the Federal Bureau of Investigation (hereinafter referred to as "FBI") to issue standards and procedures for the use of Rapid DNA instruments and the resulting DNA analyses; and

WHEREAS, Texas Government Code Chapter 411, Subchapter G, DNA Database System authorizes the collection of DNA samples from persons arrested for felony offenses and the analysis and databasing of the resulting DNA analyses during or immediately following the booking of the arrestee, or at any time thereafter; and

WHEREAS, Texas has implemented the collection, analysis and databasing of DNA samples from arrestees and has received an authority to operate a Rapid DNA Program from the FBI; and

WHEREAS, the WCSO has an approved Rapid DNA Booking System and wishes to participate in the State Rapid DNA Program in accordance with the applicable Federal and State laws, standards, regulations and procedures; and

WHEREAS, the WCSO will collect DNA samples from persons arrested for felony offenses and will analyze the DNA samples using an NDIS approved Rapid DNA Booking System in accordance with Texas Government Code Chapter 411, Subchapter G, DNA Database System, and will have the resulting DNA analyses searched against the DNA Index of Special Concern (DISC) to identify any additional crimes for which that arrestee may be implicated; and

WHEREAS, the Texas Department of Public Safety and WCSO [Booking Agency] will participate in the Rapid DNA Program to search DNA records collected during the booking process in accordance with applicable Federal and State laws and standards/procedures;

NOW, THEREFORE, this **AGREEMENT** (hereinafter referred to as "Agreement"), effective on the date of the last party to sign, is entered into by and between the Texas Department of Public Safety (hereinafter referred to as "DPS") and the following law enforcement Booking Agency, known as Williamson County Sheriff's Office within the State of Texas, which will hereinafter be referred to by proper name, or as "Booking Agency." In consideration of the mutual obligations contained herein, it is agreed by and between the parties as follows:

I. GENERAL TERMS & CONDITIONS

A. DPS and the State CODIS Administrator shall serve as the central point of contact for access to the National DNA Index System ("NDIS") administered and operated by the Federal Bureau of Investigation.

B. DPS and the Booking Agency identified in this Agreement agree to abide by the terms and conditions specified in the following documents:

1. The "Standards for the Operation of Rapid DNA Booking Systems by Law Enforcement Booking Agencies," attached hereto as Appendix A, which is incorporated in and made a part of this Agreement.

2. The "National Rapid DNA Booking Operational Procedures Manual," attached hereto as Appendix B, which is incorporated in and made a part of this Agreement.

3. The "Criminal Justice Information Services (CJIS) Security Policy," attached hereto as Appendix C, which is incorporated in and made a part of this Agreement.

4. The State of Texas DNA Database Law, Government Code Chapter 411, Subchapter G, DNA Database System, attached hereto as Appendix D, which is incorporated in and made a part of this Agreement.

5. The State of Texas Rapid DNA Program Procedures, attached hereto as Appendix E, which is incorporated in and made a part of this Agreement.

C. The State CODIS Administrator and State designated Rapid DNA Program Administrator shall be responsible for ensuring all Booking Agencies participating in the Rapid DNA Program adhere to and comply with the terms and conditions of this Agreement.

II. LICENSE TO USE COMBINED DNA INDEX SYSTEM (CODIS) SOFTWARE

A. The FBI has granted DPS an unlimited sublicense to use the CODIS software and CODIS Rapid Enrollment application thereto (hereinafter collectively referred to as the "CODIS software").

B. By signing this Agreement, the Booking Agency expressly agrees:

1. The CODIS software, for which the FBI has or will obtain an unrestricted license to use, shall remain the exclusive property of the FBI.

2. The Booking Agency shall not use the CODIS software in any manner until specifically authorized to do so by the FBI.

3. The Booking Agency has no right to distribute or sublicense the CODIS software, and shall not copy the CODIS software for purposes of distribution or distribute the CODIS software to any person or agency outside the Booking Agency without the express written permission of the FBI. The Booking Agency shall not publish or publicly disclose information obtained from or included in the CRE, including, but not limited to: CRE

guidance material, screen shots of CRE, or instructional and/or training materials without the prior written approval of the FBI. Additionally, the Booking Agency shall not use the CODIS software in any manner not authorized by the FBI.

4. The FBI may terminate the Booking Agency's license to use the CODIS software immediately if the Booking Agency is found to be in violation of any of the provisions of the software license. In the event the license to use the CODIS software is terminated, the Booking Agency shall remove the CODIS software from its system(s), including all on-line and backup storage media, within ten (10) business days of receipt of the termination notice, and shall immediately return the CODIS software and all accompanying materials provided by the FBI.

5. The Booking Agency shall take reasonable precautions to prevent unauthorized persons from accessing the CODIS software. For purposes of the software license, unauthorized persons shall mean persons who are **not** Rapid DNA Booking System Lead Operators or Operators. In the event that the FBI determines that such reasonable precautions have not been taken, the sublicense to use the CODIS software will be canceled immediately and will not be restored unless and until the Booking Agency has established that sufficient security procedures have been implemented to protect the CODIS software from unauthorized access. The determination whether sufficient security procedures to protect the CODIS software have been implemented by the Booking Agency shall be in the sole discretion of the FBI. If sufficient security procedures have not been implemented to the satisfaction of the FBI within thirty (30) business days of receipt of the cancellation notice, the FBI may terminate the Booking Agency's license to use the CODIS software and the Booking Agency shall return the CODIS software to the FBI as provided above.

III. ROLES AND RESPONSIBILITIES

A. This MOU applies to Rapid DNA analysis of arrestee profiles at the Booking Agency for CODIS enrollment and searching provided by the Booking Agency and DPS's responses thereto.

B. Specifically, DPS will:

1. Provide technical and IT support for participant use of the Rapid DNA instrument and the CODIS Rapid Enrollment App software.

2. Facilitate Rapid DNA data transmission via the CJIS WAN.

3. Provide the Booking Agency with Statewide policies and procedures governing the Rapid DNA booking program and assist with the drafting and implementation of required Booking Agency policies and procedures.

4. Provide training for certification of Lead Operators and Operators and refresher training as applicable.

5. Audit the Booking Agency annually or more often, as determined by DPS, to ensure compliance with the "Standards for the Operation of Rapid DNA Booking Systems

by Law Enforcement Booking Agencies" in accordance with state policies and procedures.

C. The Booking Agency acknowledges:

1. Under Texas Government Code Chapter 411, Subchapter G, DNA Database System, DPS is authorized to establish a computerized State DNA identification index for the State of Texas. The Booking Agency expressly agrees that access to the State DNA Index System (SDIS) shall be authorized in accordance with the provisions of State law and this Agreement.

2. DNA records contained in SDIS are the responsibility of and controlled by DPS in accordance with Texas Government Code Chapter 411, Subchapter G, DNA Database System. The Booking Agency shall comply with all State Rapid DNA Program policies and procedures, including but not limited to, the following:

   a. DNA indicator information associated with computerized criminal history (CCH) records to indicate if the Arrestee already has a DNA profile in SDIS;

   b. Format and numbering scheme for Arrestee sample specimen ID number (CODIS Specimen ID);

   c. The number of swabs to be collected from each Arrestee;

   d. Identification and resolution of Rapid DNA swab and instrument failures;

   e. Authorized only for use for Arrestee DNA analysis;

   f. Use of NDIS approved Rapid DNA Booking Systems; and

   g. Use of Certified Rapid DNA Lead Operators and Rapid DNA Operators.

D. The Booking Agency expressly agrees in this Agreement that it is the Booking Agency's responsibility for the following:

1. To be integrated with an automated electronic fingerprint process to ensure only qualifying Arrestees are processed to generate the Arrestee Enrollment Format (AEF) information for submission to CODIS;

2. To ensure secure transfer of the AEF information in a manner that maintains the continuity of the swab, the State Identification Number (SID), and the Specimen ID number in accordance with the CJIS Security Policy and the State Rapid DNA Program procedures;

3. To ensure that their information technology (IT) environment has the capability to execute the FBI-provided CODIS Rapid DNA Enrollment application software (CRE)

required for processing the Rapid Common Message Format (Rapid CMF) message and support two-way communication with the State Identification Bureau (SIB)/CJIS Systems Agency (CSA) in compliance with the CJIS Security Policy;

4. To use NDIS approved Rapid DNA Booking Systems to perform Rapid DNA analysis on qualifying Arrestee cheek swabs;

5. To designate a Rapid DNA Lead Operator and back-up Lead Operator and to notify DPS within five (5) calendar days if there is a vacancy in the Lead Operator position, of if the Booking Agency's Rapid DNA operations are suspended;

6. To comply with statewide policy for designation of roles and responsibilities for Rapid DNA Lead Operators and Operators;

7. To provide the Arrestee's resulting DNA profile and DNA data, as applicable, to DPS;

8. To comply with the statewide policy for responding to Unsolicited DNA Notifications (UDN) resulting from Rapid DNA Arrestee hits to crime scene profiles in the DISC;

9. To maintain records of their Rapid DNA Program in accordance with the retention period required by applicable State and local laws, including, but not limited to, this MOU agreement, audit records including corrective action documentation, training records for Lead Operators and Operators, and Rapid DNA Booking System records as required by State procedures;

10. To participate in annual or more frequent audits by DPS to ensure compliance with the policies and procedures of the State's Rapid DNA Program and the FBI's "Standards for the Operation of Rapid DNA Booking Systems by Law Enforcement Booking Agencies;"

11. To safeguard the confidentiality of the DNA samples, resulting DNA profile and DNA data in accordance with the National Rapid DNA Booking Operational Procedures Manual and Federal and State laws, and not to file, maintain, store or database CODIS-eligible DNA profiles in a separate database or any other type of file; and

12. To comply with statewide policy for data security requirements including data deletion.

IV. BOOKING AGENCY TO COMPLY WITH THE FEDERAL DNA IDENTIFICATION ACT OF 1994

A. As required by 34 U.S.C. § 12592, the Federal DNA Identification Act of 1994 (hereinafter referred to as the "DNA Act"), the Booking Agency shall only contribute DNA identification records and DNA analyses to NDIS which are:

1. Based on analyses performed by or on behalf of a criminal justice agency in accordance

with publicly available standards that satisfy or exceed the guidelines for a quality assurance program for DNA analysis issued by the Director of the FBI under the DNA Act.

2. Prepared by criminal justice agencies using Rapid DNA instruments approved by the Director of the Federal Bureau of Investigation in compliance with the standards and procedures issued by the Director under section 12591(a)(5) of this title.

3. Maintained by Federal, State, and local criminal justice agencies (or the Secretary of Defense in accordance with 10 U.S.C. §1565) pursuant to rules that allow disclosure of stored DNA samples and DNA analyses only:

   a. To criminal justice agencies for law enforcement identification purposes;

   b. In judicial proceedings, if otherwise admissible pursuant to applicable statutes or rules;

   c. For criminal defense purposes, to a defendant, who shall have access to samples and analyses performed in connection with the case in which such defendant is charged; or

   d. If personally identifiable information is removed, to criminal justice agencies for a population statistics database, for forensic identification research and forensic protocol development purposes, or for quality control purposes.

4. In addition, the DNA Act provides for imposition of a fine of up to $250,000 or imprisonment for not more than one year or both such fine and imprisonment, if:

   a. Any person who, by virtue of employment or official position, has possession of, or access to, individually identifiable DNA information indexed in a database created or maintained by any Federal law enforcement agency, and knowingly discloses such information in any manner to any person or agency not authorized to receive it; or

   b. Any person, without authorization, knowingly obtains DNA samples or individually identifiable DNA information indexed in a database created or maintained by any Federal law enforcement agency.

B. The Booking Agency expressly agrees to comply with subparagraphs 1 through 4 above.

C. The Booking Agency expressly acknowledges that participation in the State's Rapid DNA Program shall be governed by the DPS Rapid DNA Program procedures, the "Standards for the Operation of Rapid DNA Booking Systems by Law Enforcement Booking Agencies," the "National Rapid DNA Booking Operational Procedures Manual" and the "Criminal Justice Information Services (CJIS) Security Policy."

D. The Booking Agency shall ensure secure transmission of DNA profiles and DNA data to DPS. The Booking Agency and DPS agree to abide by the decision of the FBI and grant it the exclusive right to determine the most appropriate method to ensure secure communications from and to SDIS and NDIS, and to alter that method if necessary. As of the date of this

Agreement, the CJIS WAN is the mechanism designated by the FBI for transmittal of DNA data between NDIS, DPS and the Booking Agency.

V. OBLIGATIONS OF THE BOOKING AGENCY IN LEGAL ACTIONS

A. The Booking Agency, to the extent permitted by Federal and/or State law, agrees to indemnify and save harmless, DPS, its officers and employees, from and against any and all claims, demands, actions, suits and proceedings brought by others arising out of the terms of this Agreement.

B. The Booking Agency shall notify the CODIS State Administrator and State designated Rapid DNA Program Administrator in writing within seven (2) business days after initial notification to the Booking Agency of any legal actions involving CODIS, NDIS or SDIS. Examples of such legal actions which such notification include, but are not limited to, the following:

1. Discovery requests for CODIS source code;

2. Discovery requests for any aspect of CODIS or the Rapid DNA instrument; and

3. Discovery requests for any DNA records maintained in SDIS or NDIS.

C. The Booking Agency shall notify the CODIS State Administrator and State designated Rapid DNA Program Administrator of any criminal actions (such as an arrest and/or conviction for a criminal offense) of a Rapid DNA Operator in their Booking Agency.

VI. SUSPENSION OF THE AUTHORITY OF THE BOOKING AGENCY TO PARTICIPATE IN THE STATE OR NATIONAL DNA INDEX SYSTEMS

A. DPS may suspend all or part of the rights granted to the Booking Agency by virtue of this Agreement for a violation or a series of violations of any Federal or State law or regulation.

B. The Booking Agency explicitly acknowledges that violation of various provisions of Federal or State law or their associated regulations may give rise to the following sanctions:

1. Termination of status as a Booking Agency and participation in the State's Rapid DNA Program;

2. Subject the Booking Agency or its employees to fines;

3. Subject employees of the Booking Agency to criminal charges.

C. If the Booking Agency has been suspended from participating in the State's Rapid DNA Program, the suspension may be lifted upon demonstration to DPS that all violations have been corrected or eliminated. The decision to lift the suspension of a Booking Agency from participation in the Rapid DNA Program shall be in the sole discretion of the CODIS State Administrator and State designated Rapid DNA Program Administrator.

VII. TERMINATION OF THE AGREEMENT

A. Either party to this Agreement may terminate this Agreement, for any reason, by providing the other party with thirty (30) days written notice of their intent to terminate.

B. In addition to the termination provisions set forth above, upon thirty (30) days written notice to the Booking Agency, DPS may terminate this Agreement and require removal of the CODIS software from the computer equipment of a Booking Agency and/or return of that software and any accompanying materials if notified by the FBI that funds for the continued support of CODIS and/or NDIS are not appropriated by the United States Congress.

C. Any unauthorized usage of the Rapid DNA instrument or CODIS software, including but not limited to, the intentional analysis and enrollment of DNA samples other than those obtained from qualifying arrestees, may result in immediate suspension of the Booking Agency's participation in the Rapid DNA Program and the termination of this Agreement.

VIII. MODIFICATIONS TO THE AGREEMENT

A. Modifications to this Agreement may be made necessary by changes in policies, procedures or technology. Therefore, the Booking Agency agrees that this Agreement may be modified as follows:

1. Modifications to the text of this Agreement (excluding the Appendices) shall only be effective if in writing and signed by all parties.

2. From time to time, however, it may be necessary to revise the FBI's "Standards for the Operation of Rapid DNA Booking Systems by Law Enforcement Booking Agencies" contained in Appendix A, the "National Rapid DNA Booking Operational Procedures Manual" contained in Appendix B, or the "Criminal Justice Information Services (CJIS) Security Policy" contained in Appendix C to reflect changes in law, processes and/or technology. In the event that a revision to any or all of the "Standards for the Operation of Rapid DNA Booking Systems by Law Enforcement Booking Agencies," the "National Rapid DNA Booking Operational Procedures Manual," or the "Criminal Justice Information Services (CJIS) Security Policy" are made, the Booking Agency agrees that the FBI shall provide notice of any such revisions (by posting on the FBI's web site) and that thereafter such revision shall be incorporated in and made a part of this Agreement without the need for both parties to re-execute this Agreement.

3. From time to time, it may also be necessary to revise the State of Texas DNA Database Law, Government Code Chapter 411, Subchapter G, DNA Database System, contained in Appendix D to reflect changes in law, processes and/or technology. In the event that a revision to the State of Texas DNA Database Law, Government Code Chapter 411, Subchapter G, DNA Database System is made, the Booking Agency agrees that the State CODIS Administrator and State designated Rapid DNA Program Administrator shall provide notice of any such revisions (by e-mail) and that thereafter such revision shall be incorporated in and made a part of this Agreement without the need for both parties to re-execute this Agreement.

4. From time to time, it may also be necessary to revise the State Rapid DNA Procedures contained in Appendix E to reflect changes in law, processes and/or technology. In the event that a revision to any or all of the State Rapid DNA Procedures are made, the Booking Agency agrees that the State CODIS Administrator and State designated Rapid DNA Program Administrator shall provide notice of any such revisions (by e-mail) and that thereafter such revision shall be incorporated in and made a part of this Agreement without the need for both parties to re-execute this Agreement.

IX. EFFECTIVE DATE

This Agreement shall become effective when signed by the representatives of DPS and the Booking Agency.

Agreed to by representatives of the parties having the administrative authority to bind the parties to the terms and conditions of this Agreement.

FOR THE STATE CODIS AGENCY – TEXAS DEPARTMENT OF PUBLIC SAFETY

By: _____ _____
Date

Brady Mills
Name

Chief, Crime Laboratory Division
Title

FOR THE BOOKING AGENCY – WILLIAMSON COUNTY SHERIFF'S OFFICE

By: _____ _____
Date

_____
Name

_____
Title

Commissioners Court - Regular Session **42.**

Meeting Date: 03/24/2026

Firehouse Subs Public Safety Foundation Grant request 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 Firehouse Subs Public Safety Foundation grant.

Public Background

The Sheriff's Office is seeking to apply for a grant through the Firehouse Subs Public Safety Foundation. This grant would provide an inflatable rescue boat, trailer and accessories for use by our Swift Water Rescue Team. The total amount of the grant is approximately $35,861.00 and no match is required. Staff recommends the following action: Authorize the Sheriff's Office to apply for the Firehouse Subs Public Safety Foundation grant and permit appropriate County department personnel to complete documentation relevant to its 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	03/17/2026 02:51 PM
Form Started By: Starla Hall		Started On: 03/17/2026 12:43 PM
Final Approval Date: 03/17/2026		

Grant Title/Project Name:	Firehouse Subs Public Safety Foundation Grant
Department:	Sheriff's Office
Requestor:	Dana Foster
Contact Email:	dana.foster@wilcotx.gov
Contact Phone Number:	512.943.1168
Start Date:	7/1/2026
End Date:	6/30/2027
Please select request category:	Asset, An inflatable boat, with accessories and a trailer
Describe the purpose of the grant in detail to include all requirements.	We are applying for an inflatable boat, accessories, and a trailer to be used by the Swift Water Rescue Team during flash flooding situations.
Select the type of grant your department is applying for:	Private Foundation
What is the amount of the grant?	$35,861.00
Please provide a breakdown of the total cost above.	Boat and accessories: $29,884.00 Trailer: $4,440.00 Labor: $825.00 Freight: $712.00
Is there a match requirement?	No
What is the source of the match?	
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?	The Sheriff’s Office currently owns one boat for the Swift Water Rescue Team. The Sheriff’s Office also partners with the Williamson County Technical Rescue Team (TRT), which currently has six operational rescue boats. The TRT boats are owned by area agencies and, while they work together during flood events, these boats are not available for use by the Sheriff's Office.
How is this item request different from any similar assets currently in the County and/or region?	This is similar to the boat currently owned by the Sheriff’s Office and those owned by the TRT.
What types of events/purpose would this item be used for that cannot be accomplished with a current County asset?	This asset will double the Sheriff's Office current capacity for water rescues during flood events. Providing an additional boat will also help ensure one is always operational.
Identify the number of personnel required to operate this item and/or be available for the function where it is to be used?	Boat teams typically consist of three to four personnel. The boat operator, a primary swimmer and a secondary swimmer/ ropes technician.

Please explain how this item will create the need for more or less personnel (or mark n/a for no change)?	N/A
Where will the item be stored?	The boat will be stored in existing facilities for Special Missions Teams assets. No modifications or additional equipment will be required.
What is the useful life of the item?	Boats are typically assigned a 10-year operational life span but continue to be utilized beyond that point.
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?	Yes
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?	Annual maintenance is required, approximate cost is $900
How will this item be funded when the grant ends?	Grant funds will be sought.
What is the overall budgetary impact? (i.e. revenue generation, expense reduction, etc.)	Additional annual costs: Insurance - $2,765 Maintenance - $900
Please identify any additional equipment needed/required (now or in the future) should the grant/asset is awarded.	N/A
What is the cost and frequency to maintain/update the additional equipment?	N/A
What is the impact of this grant application on other internal/county departments?	Obtaining insurance and required reporting and tracking of finances traditionally needed for grants.
If yes, what is the estimate of that license fee?	
If yes, what is the estimate of insurance coverage?	2,765
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.	N/A
Is this a new program to your department/office?	Yes
Please provide data points to be collected to show program success	If awarded, the funder will purchase the equipment. The only responsibility of the agency will be to pick the items up from the vendors location.
Please show historical data points or performance measures, statistics, services provided, etc. or any/all updates for re-application	
ID	21
Version	4.0
Attachments	False
Created	3/17/2026 11:17 AM
Created By	Dana Foster

Modified	3/17/2026 11:34 AM
Modified By	Dana Foster

Commissioners Court - Regular Session **43.**

Meeting Date: 03/24/2026

Approval of Contract for Goods #2026-163 with Netsync Network Solutions, Inc. for the annual renewal of Cisco SmartNet Hardware support and Cisco DNA Software Licenses for the Information Systems Department

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

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action to approve the Contract for Goods #2026-163 between Netsync Network Solutions and Williamson County for the annual renewal of Cisco SmartNet hardware support and Cisco DNA Software Licenses through DIR Cooperative Contract #DIR-CPO-5347 in the total amount of $241,900.44, 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	03/17/2026 08:47 AM
Form Started By: Sandra Malcolm		Started On: 02/17/2026 10:55 AM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **44.**

Meeting Date: 03/24/2026

Award of RFP #26RFP10 Flooring Installation and Repair Services to Ace Floor Solutions, LLC (Primary) 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 awarding RFP #26RFP10 Flooring Installation and Repair Services to Ace Floor Solutions, LLC in the not-to-exceed amount of $500,000.00 per fiscal year 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	03/17/2026 09:57 AM
Form Started By: Michelle McKinney		Started On: 03/12/2026 04:30 PM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **45.**

Meeting Date: 03/24/2026

Award of RFP #26RFP10 Flooring Installation and Repair Services to Fanar 1 Enterprise, LLC (Backup) 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 awarding RFP #26RFP10 Flooring Installation and Repair Services Backup Contract to Fanar 1 Enterprise, LLC in the not to exceed amount of $500,000.00 per fiscal year 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	03/17/2026 09:58 AM
Form Started By: Michelle McKinney		Started On: 03/12/2026 04:55 PM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **46.**

Meeting Date: 03/24/2026

Approval of the Agreement for Construction Services No. 2026-186 with J.T. Vaughn Construction, LLC for the Jail North MDF Fan Coil Unit (FCU) Upgrade 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 Agreement for Construction Services No. 2026-186 between Williamson County and J.T. Vaughn Construction, LLC for the Jail North MDF Fan Coil Unit (FCU) Upgrade in the not-to-exceed amount of One Hundred Eighty-Eight Thousand Three Hundred Forty-Six and No/100 Dollars ($188,346.00) pursuant to OMNIA Cooperative Contract #R241607 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	03/17/2026 10:00 AM
Form Started By: Michelle McKinney		Started On: 03/13/2026 10:23 AM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **47.**

Meeting Date: 03/24/2026

March 2026 Road Construction Summary Report and PowerPoint Presentation

Submitted By: Ragan Riggs, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Receive the March 2026 Road Construction Summary Report and PowerPoint Presentation.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:11 AM
Form Started By: Ragan Riggs		Started On: 03/16/2026 11:15 AM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **48.**

Meeting Date: 03/24/2026

Atlas 14 Floodplain Mapping Study

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

Department: Infrastructure

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on the adoption of the Williamson County Atlas 14 Floodplain Mapping Study.

Public Background

The Atlas 14 Floodplain Mapping Study utilizes updated scientific rainfall data and topography to identify flood-prone areas, including previously unstudied waterways in Williamson County. This information will be used to guide future growth in Williamson County, to develop strategic measures to reduce future flood risks across the county, and as the official rainfall data for drainage and floodplain management in the unincorporated areas of the county.
Details of the study can be found at:
https://www.wilcotx.gov/475/Atlas-14

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	03/17/2026 04:45 PM
Form Started By: Misti Schulz		Started On: 03/16/2026 09:42 AM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **49.**

Meeting Date: 03/24/2026

Approval of Renewal 2 (FINAL) for contract #24IFB50 – General Roadway Cast-In-Place Concrete with RHB Construction, Inc. for the 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 on approving Renewal #2 (FINAL) for contract #24IFB50 General Roadway Cast-In-Place Concrete between Williamson County and RHB Construction, Inc., for the Road and Bridge Department, and authorize 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	03/17/2026 09:57 AM
Form Started By: Cheryl Johnson		Started On: 03/12/2026 02:45 PM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **50.**

Meeting Date: 03/24/2026

Approval of Consent to Consignment for contract #2451 from Binkley & Barfield to DCCM Infrastructure for Road Bond/HNTB

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 regarding the Consent to Contract Assignment for Agreement No. 2451 for Williamson County, as previously approved by Commissioners Court on November 28, 2025, Agenda Item #54, authorizing Binkley & Barfield as Assignor to assign and transfer all interests, rights, and obligations under the agreement to DCCM Infrastructure as Assignee, for Road Bond/HNTB services, and authorize the execution of the document.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/17/2026 08:54 AM
Form Started By: Cheryl Johnson		Started On: 02/25/2026 09:01 AM
Final Approval Date: 03/17/2026		

Commissioners Court - Regular Session **51.**

Meeting Date: 03/24/2026

Skyview Dr- Deed

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 accepting a deed and Temporary Construction Easement from Timothy and Patricia Tarbell for 0.1983 AC needed on the Skyview Dr. project (Parcel 1).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:27 AM
Form Started By: Don Childs		Started On: 03/17/2026 03:56 PM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **52.**

Meeting Date: 03/24/2026

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 Juan Ramon Palma Rodriguez to acquire 0.0199 AC needed as right of way on the Salt Lake, Brook and Front St. project (Parcel 2).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:24 AM
Form Started By: Don Childs		Started On: 03/17/2026 12:01 PM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **53.**

Meeting Date: 03/24/2026

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 Bartlett Crossing, LLC to acquire 0.0484 AC needed as right of way on the Salt Lake, Brook and Front St. project (Parcel 3).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:27 AM
Form Started By: Don Childs		Started On: 03/17/2026 12:04 PM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **54.**

Meeting Date: 03/24/2026

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 Norberta Ortiz Corona and Jonathan A. Lopez Ortiz to acquire 0.0298 AC needed as right of way on the Salt Lake, Brook and Front St. project (Parcel 7).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:27 AM
Form Started By: Don Childs		Started On: 03/17/2026 12:06 PM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **55.**

Meeting Date: 03/24/2026

CR 255 Agreed Final Judgment and Rule 11 Settlement 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 an Agreed Final Judgment and Rule 11 settlement Agreement with Kathy L. Boyer to acquire 1.237 AC needed as right of way on the CR 255 project (Parcel 9).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:24 AM
Form Started By: Don Childs		Started On: 03/17/2026 11:56 AM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **56.**

Meeting Date: 03/24/2026

Corridor A-2 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 Shirley M. Flippin to acquire 0.0968 AC and 0.046 AC needed as right of way on the Corridor A-2 project (Parcels 15 & 17).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

FUNDING

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:27 AM
Form Started By: Don Childs		Started On: 03/17/2026 05:05 PM
Final Approval Date: 03/18/2026		

Corridor A-2

Funding: LRTP P457

Commissioners Court - Regular Session **57.**

Meeting Date: 03/24/2026

Corridor A2 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 Ricardo and Michelle Marie Hernandez to acquire 0.0112 AC needed as right of way on the Corridor A-2 project (parcel 16).

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

FUNDING

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:27 AM
Form Started By: Don Childs		Started On: 03/17/2026 05:09 PM
Final Approval Date: 03/18/2026		

Corridor A-2

Funding: LRTP P457

Commissioners Court - Regular Session **58.**

Meeting Date: 03/24/2026

Ronald Reagan Segment C 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 Texas Materials Group, Inc. to acquire 0.6617 AC needed as right of way on the Ronald Reagan Segment C project. (Parcel 28)

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:24 AM
Form Started By: Don Childs		Started On: 03/17/2026 11:54 AM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **59.**

Meeting Date: 03/24/2026

EWH Seg 5- Donation Deed

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 accepting a donation of 2.897 AC from Fiji Laguna Azure, LLC as right of way needed on the E. Wilco Highway segment 5 project. (Parcel 99)

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:16 AM
Form Started By: Don Childs		Started On: 03/17/2026 11:35 AM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **60.**

Meeting Date: 03/24/2026

LCRA 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 the sale of property located at 1400 Inner Loop in Georgetown, Texas and owned by Williamson County to LCRA for an electric line easement for a total purchase price of $156,022 and authorize the County Judge to execute all documents and instruments necessary to complete the transaction.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:27 AM
Form Started By: Don Childs		Started On: 03/17/2026 12:08 PM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **61.**

Meeting Date: 03/24/2026

Atmos Letter Agremeent

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 side letter agreement with Atmos Energy for an above-ground facility on parkland property owned by Williamson County.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:27 AM
Form Started By: Don Childs		Started On: 03/17/2026 12:26 PM
Final Approval Date: 03/18/2026		

Commissioners Court - Regular Session **62.**

Meeting Date: 03/24/2026

East Wilco Highway Condemnation Resolution

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 resolution determining the necessity and authorizing the use of eminent domain to condemn 119.7018 acres needed as right of way and 3.5988 acres needed as utility easements from 13 separate landowners listed in Exhibit "A" of the resolution and required for the construction of the East Wilco Highway Segment 5 project.

Public Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Resolution

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Delia Colon	03/18/2026 08:27 AM
Form Started By: Don Childs		Started On: 03/17/2026 01:24 PM
Final Approval Date: 03/18/2026		

IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple interests in and to those certain thirteen (13) tracts of land owned by the parties identified in Exhibit "A" ("Owners"), and in locations being more particularly described by metes and bounds in Exhibit "B" (the "Property"); utility easement interests in and to those certain five (5) tracts of land owned by the parties identified in Exhibit "A" ("Owners"), and in locations being more particularly described by metes and bounds in Exhibit "C" (the "Property"); for the purpose of constructing, reconstructing, maintaining, and operating the East Wilco Highway Segment 5 roadway improvements and required utility adjustments ("Project"), 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 to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, undertaken and/or completed bona fide good faith negotiations with the Owners of the Property and has failed to agree with the owners on the compensation and damages, if any, due to said Owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn certain property interests.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that upon completion of any bona fide offer requirements of Chapter 21 of the Texas Property Code, the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the Owners of any interest in, and the holders of any lien secured by the Property, a suit in eminent domain to acquire the property interests for the aforesaid Project purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED THAT the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

_____
Steven Snell
Williamson County Judge

Exhibit "A"

Exhibit “A”

Parcel	Owner	Legal Description
36	The Roznovak Revocable Trust Agreement dated June 5, 2004	ROW - 29.368 AC out of the S. Palmer Survey, Sec No. 12, Abs No. 499
38	Karole D. Eno	ROW- 9.115 AC out of the S. Palmer Survey, Sec, Abs. No. 499
39 39 UE	Weldon R. Copeland, Kenneth W. Snow, A. Dearl Dotson and DOTSAF limited partnership, a Texas limited partnership	ROW-19.714 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499 UE- 0.5319 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499
40	Altagarcia Vega a.k.a. Altagarcia M. Vega a.k.a. Altagarcia Montemayor Garcia	ROW- 11.809 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499
43	Navesink River, LLC, a Texas limited liability company	ROW- 7.084 AC out of the S. Palmer Survey, Sec. 12 Abs .No. 499
56	Samuel and Hanh Keyburn	ROW- 13.52 AC out of the S. Palmer Survey, Sec 12, Abs. No 499
82 pt 1 82E	Don Frazier and Jill Frazier, Co-Trustees of the Frazier Management Trust	ROW Part 1- 2.070 AC out of the James C. Eaves Survey, Abs. No. 213 UE- 2.418 AC out of the James C. Eaves Survey, Abs. No. 213
85 85UE	Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of the Roznovak Family Revocable Trust Agreement dated June 5, 2024.	ROW- 0.7584 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499 UE- 0.1970 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499
86A 86A-UE	Brandon Keith and Abby Marie Roznovak	ROW- 0.2912 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499 UE- 0.1034 AC out of the S. Palmer Survey, Sec 12, Abs. No. 499
86 Pt 1 86 Pt1 UE 86 Pt 2 86 Pt2 UE	Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of the Roznovak Family Revocable Trust Agreement dated June 5, 2024.	ROW- 0.9589 AC out of the Silas Palmer Survey, Sec 12. Abs. No 499 UE- 0.3485 AC out of the Silas Palmer Survey, Sec 12, Abs. No 499
89	Karole D. Eno	ROW- 0.5810 AC out of the S. Palmer Survey, Section No. 12, Abs. No. 499
96	Kenneth C. and Donna M. Kotrla	ROW- 0.0523 AC out of the Silas Palmer Survey, Sec 12 Abs. No 499
101	Daryl A. and Emily Klepzig	ROW- 24.38 AC out of the S. Palmer Survey Sec 12, Abs. No 499

EXHIBIT "B"

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 36

DESCRIPTION OF A 29.368 ACRE (1,279,270 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213 AND THE JOHN THOMAS SURVEY, SECTION NO. 7, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 90.68 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK, AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 5, 2024, RECORDED JUNE 11, 2024, IN DOCUMENT NO. 2024046144, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 29.368 ACRE (1,279,270 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 1/2-inch iron pipe found 1,129.25 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 299+79.75 on the east line of a called 124.28 acre tract described in a deed to Jerry Wayne Roznovak and wife, Linda Roznovak, recorded in Document No. 2020105809, O.P.R.W.C.TX., for the northwest corner of said 90.68 acre tract, same being the southwest corner of a called 33.23 acre tract described in a deed to Karole D. Eno, recorded in Document No. 2024031439, O.P.R.W.C.TX.;

THENCE North 68°30'41" East, with the common line of said 90.68 acre tract and said 33.23 acre tract, a distance of 919.25 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,198,524.95, E=3,185,227.19) set** 210.00 feet left of East Wilco Highway E.C.S. 299+79.52, on the proposed west right-of-way line of said East Wilco Highway, for the northwest corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE,** North 68°30'41" East, departing the proposed west right-of-way line of said East Wilco Highway, continuing with the common line of said 90.68 acre tract and said 33.23 acre tract, a distance of 345.25 feet to a 1-inch iron rod found in concrete on the existing west right-of-way line of County Road 101, a variable width right-of-way, no record information found, for the southeast corner of said 33.23 acre tract, same being the northeast corner of said 90.68 acre tract and the parcel described herein;

2) **THENCE,** South 21°16'41" East, departing the common line of said 90.68 acre tract and said 33.23 acre tract, with the existing west right-of-way line of County Road 101, a distance of 3,127.67 feet to a calculated point, at the intersection of the existing west right-of-way line of said County Road 101 and the existing north right-of-way line of Chandler Road, a variable width right-of-way, as described in a deed to Williamson County, recorded in Document No. 2011075347, O.P.R.W.C.TX., for the southeast corner of said 90.68 acre tract and the parcel described herein;

THENCE, departing the existing west right-of-way line of County Road 101, with the existing north right-of-way line of Chandler Road, the following four (4) courses and distances numbered 3-6:

3) South 68°31'23" West, a distance of 300.01 feet to a calculated point,

4) South 60°08'33" West, a distance of 39.65 feet to a calculated point,

5) North 22°36'18" West, a distance of 12.01 feet to a calculated point, and

6) South 68°33'01" West, a distance of 692.18 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 908.67 feet left of East Wilco Highway E.C.S. 268+58.80 on the proposed west right-of-way line of said East Wilco Highway, for the southwest corner of the parcel described herein, said point being the beginning of a curve to the left;

THENCE, departing the existing north right-of-way line of said Chandler Road, with the proposed west right-of-way line of said East Wilco Highway, over and across said 90.68 acre tract the following four (4) courses and distances numbered 7-10:

7) With said curve to the left, an arc distance of 1,083.25 feet, through a central angle of 61°56'31", having a radius of 1,002.00 feet, and a chord that bears North 18°55'05" East, a distance of 1,031.27 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 240.00 feet left of East Wilco Highway E.C.S. 276+43.91,

8) North 21°30'11" West, a distance of 738.08 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 240.00 feet left of East Wilco Highway E.C.S. 283+81.98,

9) North 18°52'33" West, a distance of 654.47 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 290+35.77, and

THIS SPACE INTENTIONALLY LEFT BLANK

10) North 21°30'11" West, a distance of 943.75 feet to the **POINT OF BEGINNING**, and containing 29.368 acres (1,279,270 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 §

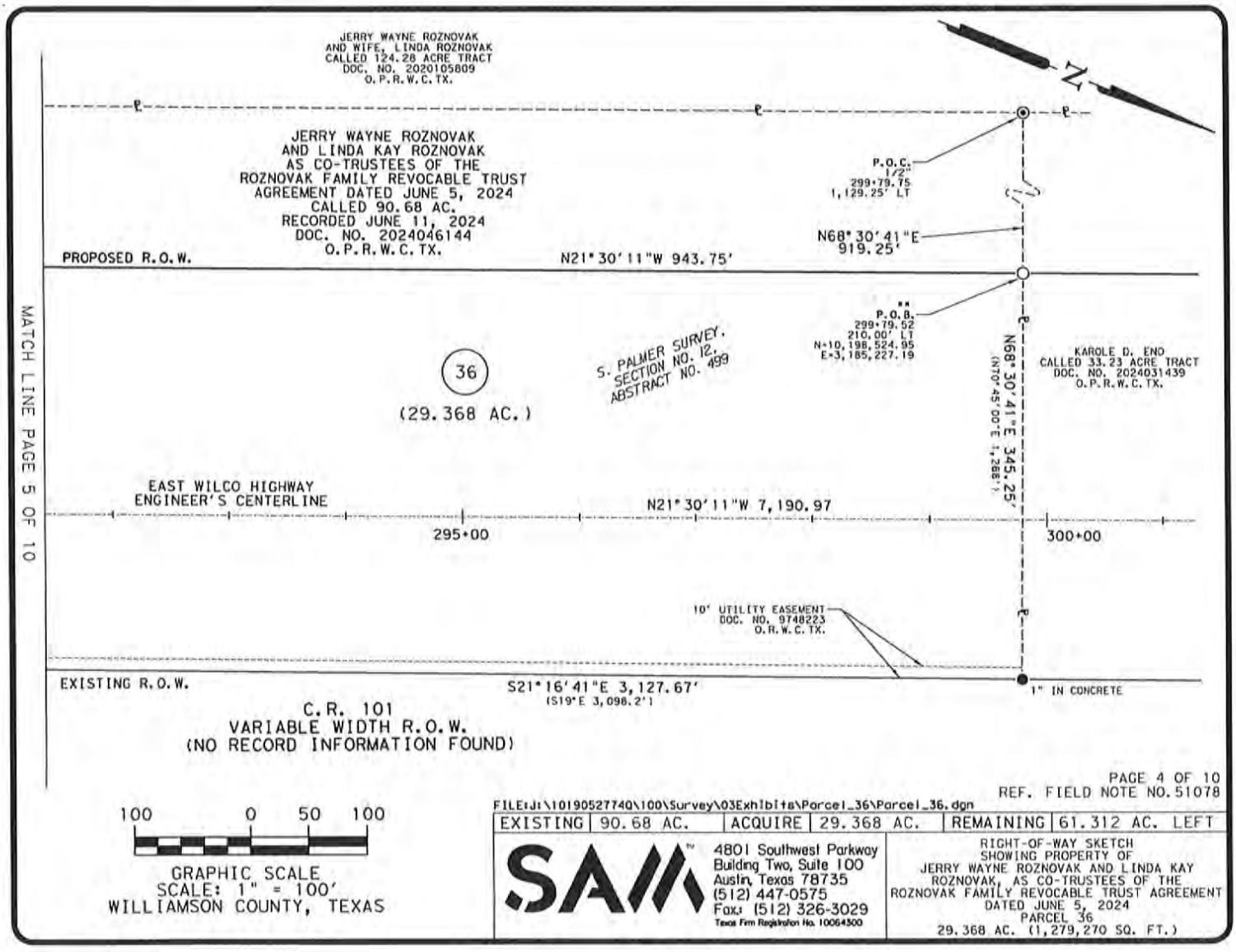
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 12/20/2024

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



MATCH LINE PAGE 5 OF 10

REF. FIELD NOTE NO. 51078

100 0 50 100

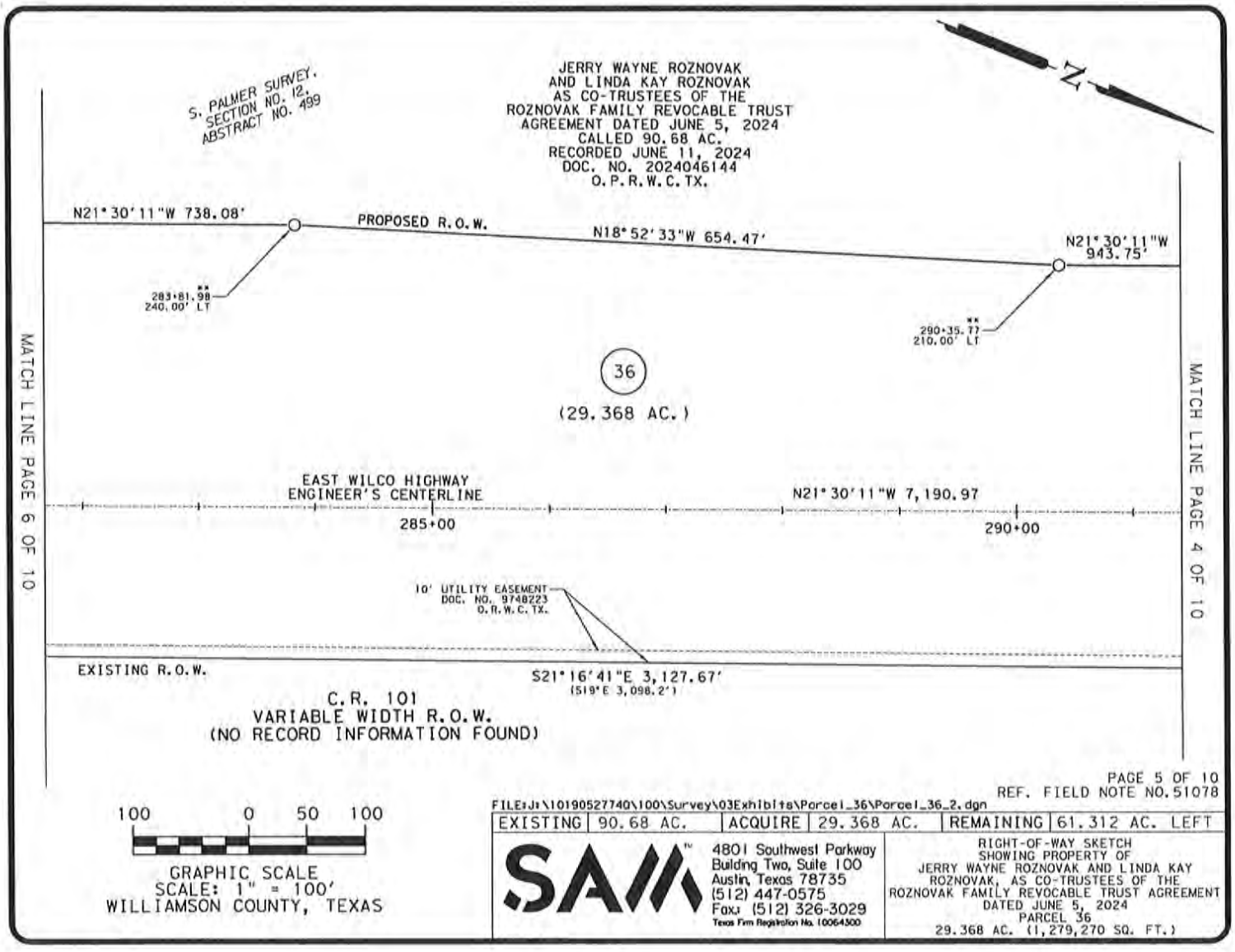
GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILE:J:\10190527400\100\Survey\03Exhibits\Parcel_36\Parcel_36.dgn

EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK, AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 5, 2024
PARCEL 36
29.368 AC. (1,279,270 SQ. FT.)



PAGE 5 OF 10
REF. FIELD NOTE NO. 51078

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

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_36\Parcel_36_2.dgn

EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT

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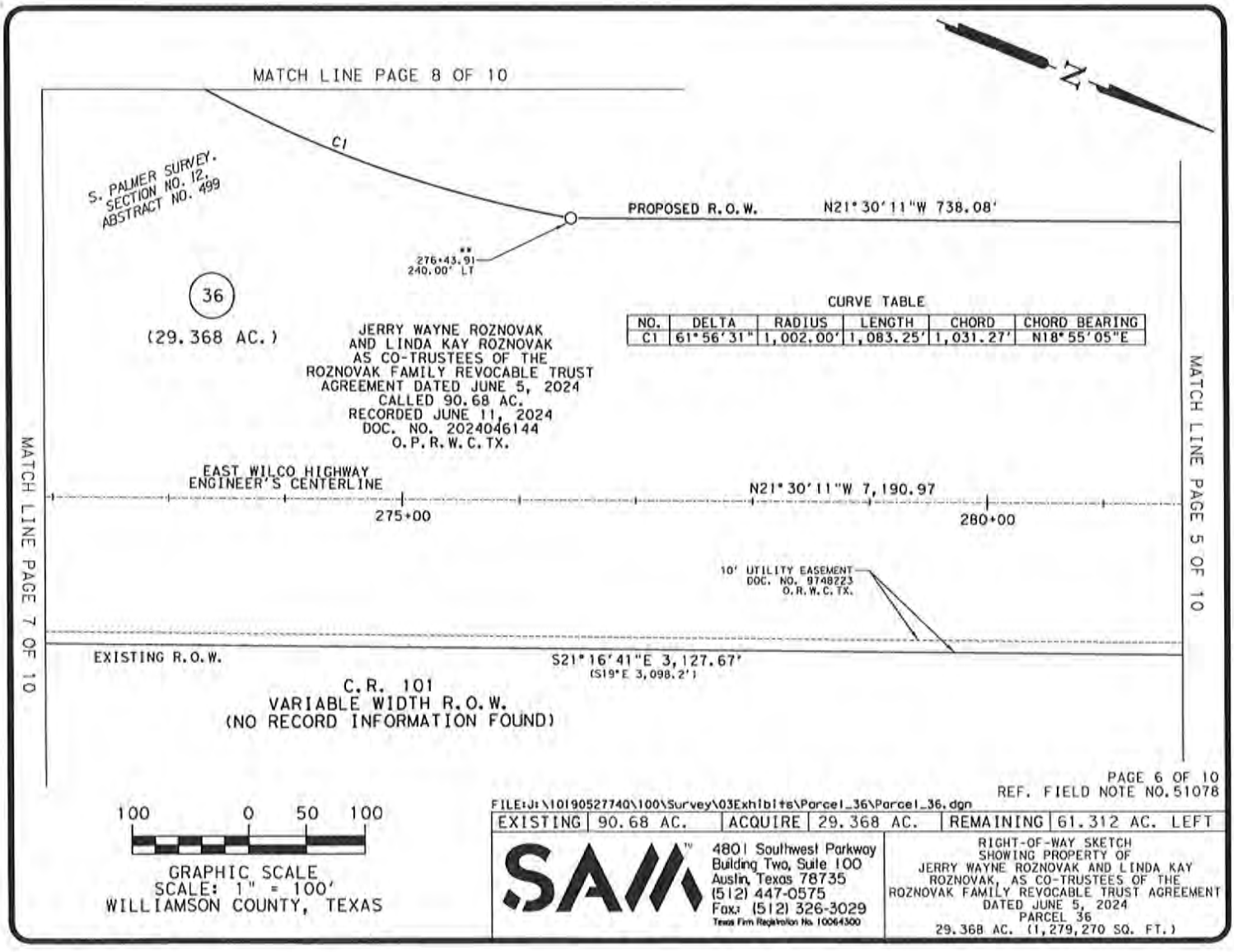
PARCEL 36
29.368 AC. (1,279,270 SQ. FT.)



PAGE 6 OF 10
REF. FIELD NOTE NO. 51078

100 0 50 100

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

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_36\Parcel_36.dgn

EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT

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Texas Firm Registration No. 10064300

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ROZNOVAK, AS CO-TRUSTEES OF THE
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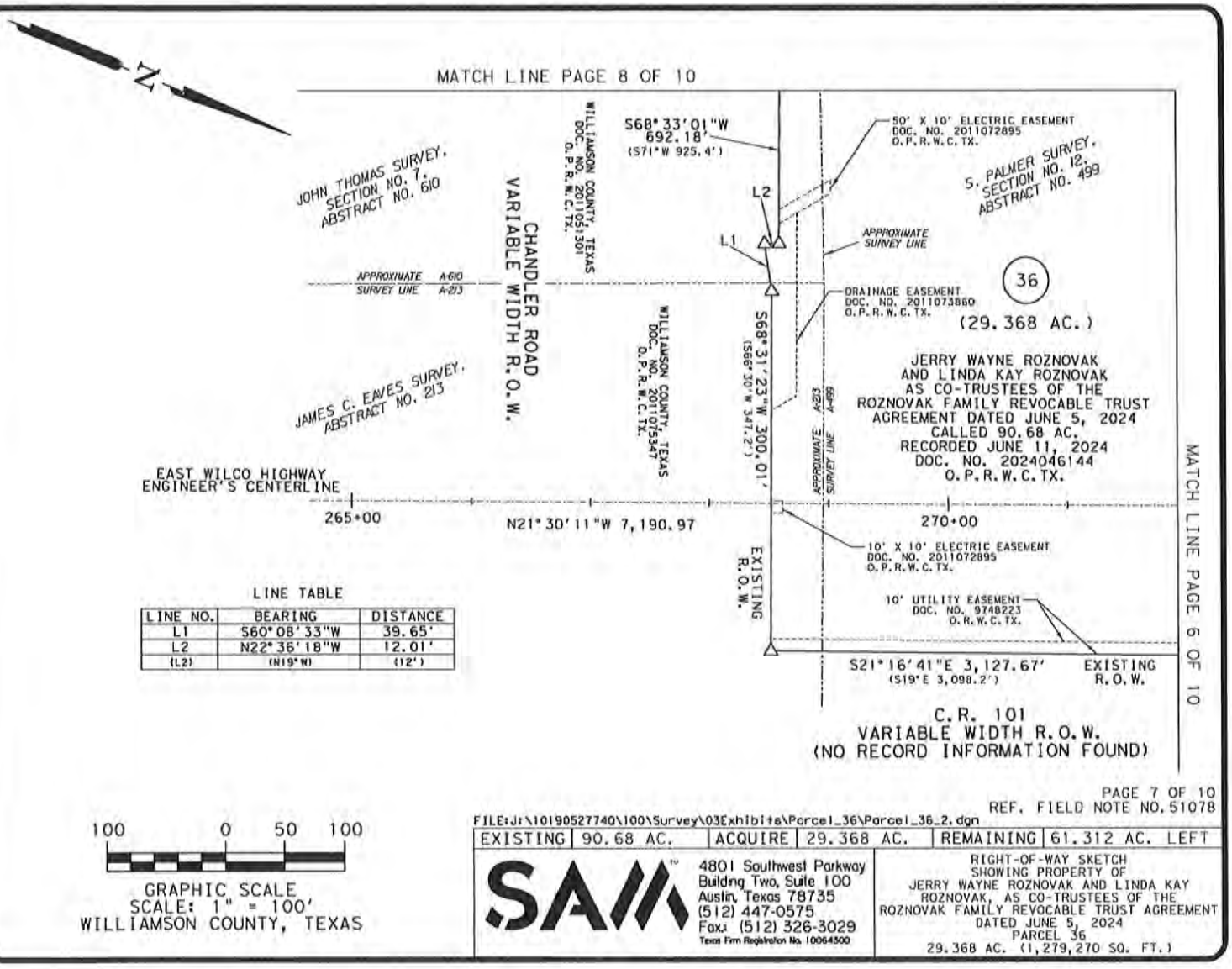
DATED JUNE 5, 2024
PARCEL 36
29.368 AC. (1,279,270 SQ. FT.)



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S60°08'33"W	39.65'
L2	N22°36'18"W	12.01'
(L2)	(N19°W)	(12')

REF. FIELD NOTE NO. 51078

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EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT

100 0 50 100

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

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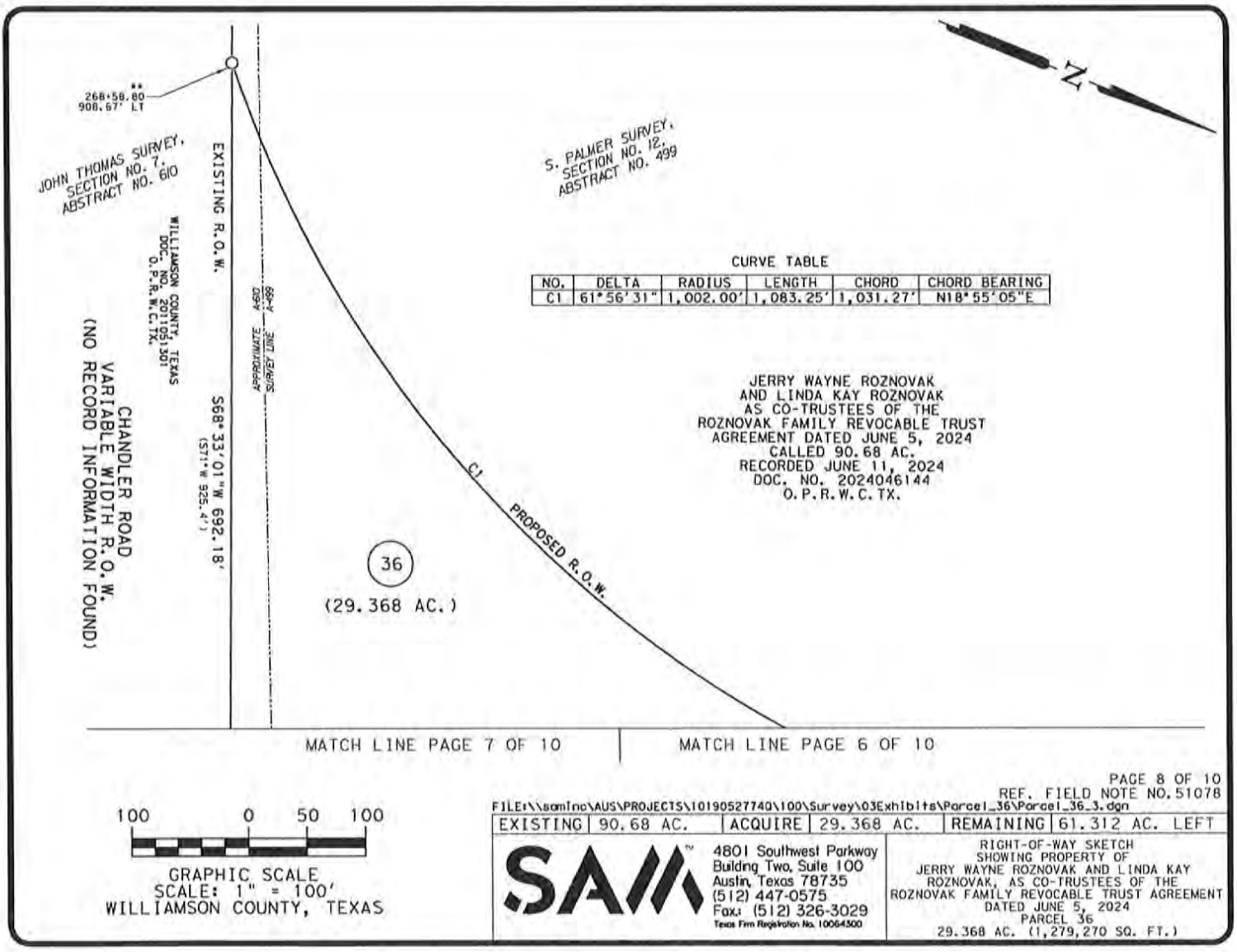
JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK, AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
DATED JUNE 5, 2024
PARCEL 36
29.368 AC. (1,279,270 SQ. FT.)



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	61°56'31"	1,002.00'	1,083.25'	1,031.27'	N18°55'05"E

100 0 50 100

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

PAGE 8 OF 10
REF. FIELD NOTE NO. 51078

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EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT

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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK, AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
DATED JUNE 5, 2024
PARCEL 36
29.368 AC. (1,279,270 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2303075, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 28, 2024, AND ISSUED DATE SEPTEMBER 7, 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 AND RIGHT OF WAY DATED OCTOBER 8, 1997, EXECUTED BY JERRY W. ROZNOVAK TO GTE SOUTHWEST INCORPORATED, RECORDED UNDER DOCUMENT NO. 9748223, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

B. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, EXECUTED BY JERRY ROZNOVAK AND HILDA ROZNOVAK TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

C. TERMS, PROVISIONS AND STIPULATIONS OF CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT DATED OCTOBER 11, 2010 BY AND BETWEEN THE CITY OF TAYLOR AND J. W. ROZNOVAK ET AL, RECORDED UNDER DOCUMENT NO. 2010082104, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(SUBJECT TO, IF APPLICABLE)

D. TERMS, PROVISIONS AND STIPULATIONS OF CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT DATED OCTOBER 11, 2010 BY AND BETWEEN THE CITY OF TAYLOR AND J. W. ROZNOVAK AND LINDA ROZNOVAK, RECORDED UNDER DOCUMENT NO. 2010082578, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(SUBJECT TO, IF APPLICABLE)

E. PUBLIC UTILITY AND ACCESS EASEMENT AGREEMENT DATED DECEMBER 3, 2018, EXECUTED BY JERRY W. ROZNOVAK TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2018107960, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

F. EASEMENT AND RIGHT OF WAY DATED SEPTEMBER 14, 2011, EXECUTED BY JERRY W. ROZNOVAK TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2011072895, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

G. DRAINAGE EASEMENT DATED OCTOBER 31, 2011, EXECUTED BY JERRY ROZNOVAK TO WILLIAMSON COUNTY, TEXAS, RECORDED UNDER DOCUMENT NO. 2011073860, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

H. 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 SURVEY RELATED)

I. 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 SURVEY RELATED)

J. 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)
(NOT SURVEY RELATED)

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

L. "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)
(NOT SURVEY RELATED)

REF. FIELD NOTE NO. 51078

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_36\Parcel_36.dgn

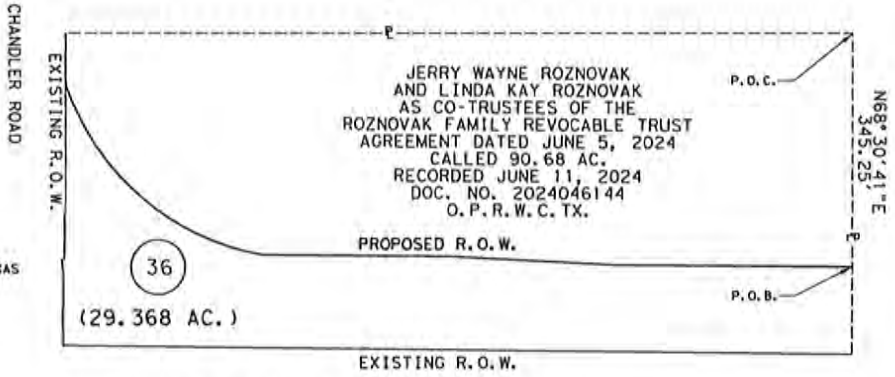
EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT

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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK, AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
DATED JUNE 5, 2024
PARCEL 36
29.368 AC. (1,279,270 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
NOT TO SCALE

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 A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY OF NO. GT2403075, EFFECTIVE DATE AUGUST 28, 2024, AND ISSUED DATE SEPTEMBER 7, 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.

** 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.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

REF. FIELD NOTE NO. 51078

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_36\Parcel_36.dgn

EXISTING	90.68 AC.	ACQUIRE	29.368 AC.	REMAINING	61.312 AC. LEFT

Scott C. Brashear

12/20/2024

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

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
JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK, AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 5, 2024
PARCEL 36
29.368 AC. (1,279,270 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 38

DESCRIPTION OF A 9.115 ACRE (397,052 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 33.23 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO KAROLE D. ENO, RECORDED APRIL 22, 2024, IN DOCUMENT NO. 2024031439, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 9.115 ACRE (397,052 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 1/2-inch iron pipe found 1,129.25 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 299+79.75, for the southwest corner of said 33.23 acre tract, same being the northwest corner of a called 90.68 acre tract of land described in a deed to Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of the Roznovak Family Revocable Trust Agreement, recorded in Document No. 2024046144, O.P.R.W.C.TX.;

THENCE N 68°30'41" E, with the common line of said 33.23 acre tract and said 90.68 acre tract, a distance of 919.25 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,198,524.95, E=3,185,227.19) set** 210.00 feet left of East Wilco Highway E.C.S. 299+79.52 on the proposed west right-of-way (R.O.W.) line of said East Wilco Highway, for the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 21°30'11" W, departing the common line of said 33.23 acre tract and said 90.68 acre tract, with the proposed west right-of-way line of said East Wilco Highway, over and across said 33.23 acre tract, a distance of 1,146.46 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet left of East Wilco Highway E.C.S. 311+25.98 on the north line of said 33.23 acre tract, same being the south line of a called 107.80 acre tract of land, described in a deed to Weldon R. Copeland (25%), Kenneth W. Snow (27.5%), A. Dearl Dotson (27.5%) and DOTSAF, Limited Partnership (20%), recorded in Document No. 2020013612, O.P.R.W.C.TX., for the northwest corner of the parcel described herein;

2) **THENCE** N 68°32'23" E, departing the proposed west right-of-way line of said East Wilco Highway, with the common line of said 33.23 acre tract and said 107.80 acre, a distance of 347.46 feet to a 1/2-inch iron pipe found on the existing west R.O.W. line of C.R. 101, a variable width right-of-way, no record information found, for the southeast corner of said 107.80 acre tract, same being the northeast corner of said 33.23 acre tract and of the parcel described herein;

3) **THENCE** S 21°23'33" E, departing the common line of said 33.23 acre tract and said 107.80 acre tract, with the existing west R.O.W. line of C.R. 101, a distance of 1,146.29 feet to a 1-inch iron rod found in concrete, for the northeast corner of said 90.68 acre tract, same being for the southeast corner of said 33.23 acre tract and of the parcel described herein;

THIS SPACE IS INTENTIONALLY LEFT BLANK

4) **THENCE** S 68°30'41" W, departing the existing west right-of-way line of said C.R. 101, with the common line of said 33.23 acre tract and said 90.68 acre tract, a distance of 345.25 feet to the **POINT OF BEGINNING**, and containing 9.115 acres (397,052 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 §

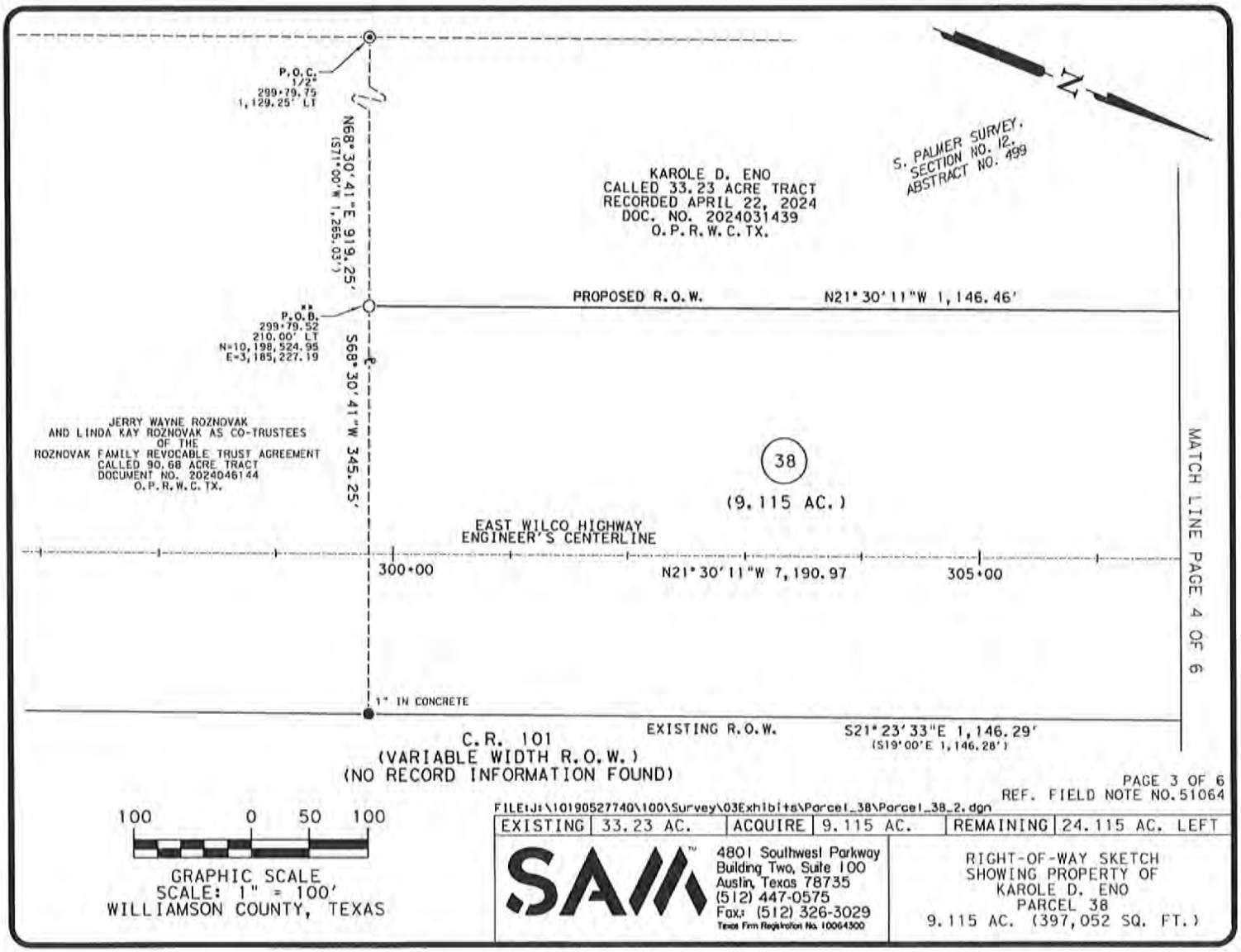
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 12/20/2024

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



PAGE 3 OF 6
REF. FIELD NOTE NO. 51064

100 0 50 100

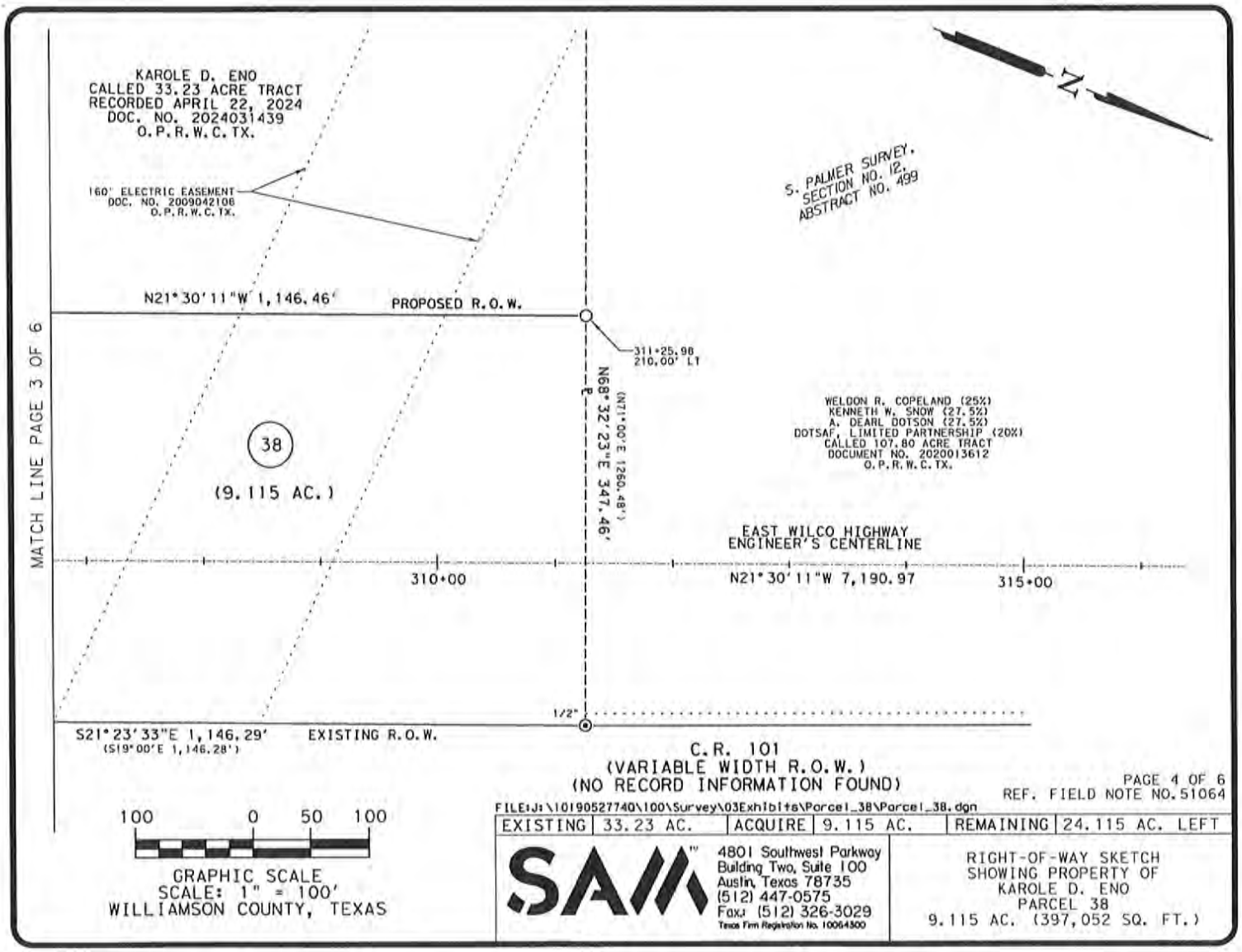
GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_38\Parcel_38_2.dgn

EXISTING	33.23 AC.	ACQUIRE	9.115 AC.	REMAINING	24.115 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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KAROLE D. ENO
PARCEL 38
9.115 AC. (397,052 SQ. FT.)



PAGE 4 OF 6
REF. FIELD NOTE NO. 51064

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_38\Parcel_38.dgn

EXISTING	33.23 AC.	ACQUIRE	9.115 AC.	REMAINING	24.115 AC. LEFT

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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KAROLE D. ENO
PARCEL 38
9.115 AC. (397,052 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2403078, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 30, 2024, AND ISSUED DATE SEPTEMBER 11, 2024.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT OR DELETE THIS EXCEPTION.):

A. EASEMENT DATED JUNE 22, 1928, EXECUTED BY WM. PREUSSE TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 20, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(BLANKET EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

B. EASEMENT DATED JUNE 22, 1928, EXECUTED BY WM. PREUSSE TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 21, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

C. EASEMENT DATED SEPTEMBER 29, 1964, EXECUTED BY HERMAN PREUSSE AND DORA PREUSSE TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 476, PAGE 232, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, BUT IS OF A "BLANKET" NATURE, THEREFORE IS NOT SHOWN ON THE PLAT)

D. EASEMENT AND RIGHT OF WAY DATED FEBRUARY 21, 1991, EXECUTED BY WAYNE A. KOTROLA TO TEXAS UTILITIES ELECTRIC COMPANY, RECORDED IN VOLUME 2003, PAGE 692, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

E. TERMS, PROVISIONS AND STIPULATIONS OF CONTRACT DATED DECEMBER 6, 1996, BY AND BETWEEN PFLUGER FAMILY LIMITED PARTNERSHIP AND JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9663089, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(SUBJECT TO, IF APPLICABLE)

F. RIGHT OF WAY EASEMENT DATED NOVEMBER 27, 1996, EXECUTED BY HELMER DAHL AND KATHRYN DAHL TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703995, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

G. EASEMENT AND RIGHT OF WAY DATED MAY 7, 2009, EXECUTED BY THE HELMER W. DAHL AND KATHRYN E. DAHL REVOCABLE LIVING TRUST TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2009042108, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

H. 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 SURVEY RELATED)

I. 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 SURVEY RELATED)

J. 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)
(NOT SURVEY RELATED)

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

L. "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)
(NOT SURVEY RELATED)

REF. FIELD NOTE NO. 51064

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_38\Parcel_38.dgn

EXISTING	33.23 AC.	ACQUIRE	9.115 AC.	REMAINING	24.115 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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KAROLE D. ENO
PARCEL 38
9.1151 AC. (397,052 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 A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2403078, EFFECTIVE DATE AUGUST 30, 2024, AND ISSUED DATE SEPTEMBER 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.

** 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.

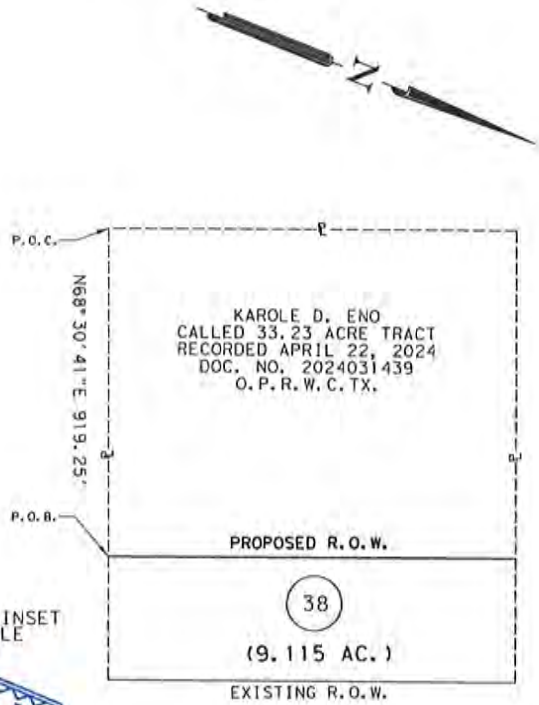
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

12/20/2024
DATE

PARENT TRACT INSET
NOT TO SCALE



STATE OF TEXAS · REGISTERED · SCOTT C. BRASHEAR · 6660 · PROFESSIONAL LAND SURVEYOR

REF. FIELD NOTE NO. 51064

FILE:J:\101905277\00\100\Survey\03Exhibits\Parcel_38\Parcel_38.dgn

EXISTING	33.23 AC.	ACQUIRE	9.115 AC.	REMAINING	24.115 AC. LEFT

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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KAROLE D. ENO
PARCEL 38
9.1151 AC. (397,052 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 39

DESCRIPTION OF A 19.714 ACRE (858,741 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO.12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 107.80 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO WELDON R. COPELAND (25%), KENNETH W. SNOW (27.5%), A. DEARL DOTSON (27.5%) AND DOTSAF, LIMITED PARTNERSHIP (20%), RECORDED FEBRUARY 10, 2020, IN DOCUMENT NO. 2020013612, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 19.714 ACRE (858,741 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 5/8-inch iron rod found bent 1,387.10 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 311+26.85 on the north line of a called 124.28 acre tract of land, described in a deed to Jerry Wayne Roznovak and wife, Linda Roznovak, recorded in Document No. 2020105809, O.P.R.W.C.TX., for the southwest corner of said 107.80 acre tract;

THENCE North 68°32'23" East, with the south line of said 107.80 acre tract, a distance of 1,177.10 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,199,591.62, E=3,184,806.96) set 210.00 feet left of East Wilco Highway E.C.S. 311+25.98 on the proposed west right-of-way line of said East Wilco Highway, same being on the common line of said 107.80 acre tract and a called 33.23 acre tract of land described in a deed to Karole D. Eno, recorded in Document No. 2024031439, O.P.R.W.C.TX., for the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

THENCE, departing the common line of said 107.80 acre tract and said 33.23 acre tract, with the proposed west right-of-way line of said East Wilco Highway, over and across said 107.80 acre tract, the following two (2) courses and distances numbered 1-2:

1) North 21°30'11" West, a distance of 2,349.57 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet left of East Wilco Highway E.C.S. 334+75.55, said point being the beginning of a curve to the left, and

2) With said curve to the left, an arc length of 370.21 feet, through a central angle of 01°31'38", having a radius of 13,890.00 feet, and a chord that bears North 22°16'00" West, a distance of 370.20 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet left of East Wilco Highway E.C.S. 338+51.36 on the existing west right-of-way line of County Road 101, a variable width right-of-way, no record information found, for the northwest corner of the parcel described herein;

THIS SPACE IS INTENTIONALLY LEFT BLANK

THENCE, departing the proposed west right-of-way line of said East Wilco Highway, with the existing west right-of-way line of said County Road 101, the following three (3) courses and distances numbered 3-5:

3) South 67°29'01" East, a distance of 227.27 feet to a calculated point, for the most northerly northeast corner of said 107.80 acre tract and the parcel described herein, said point being the beginning of a curve to the right,

4) With said curve to the right, passing at an arc length of 0.18 feet a 1/2-inch iron rod found, and continuing for a total arc length on 463.75 feet, through a central angle of 46°36'57", having a radius of 570.00 feet, and a chord that bears South 44°12'52" East, a distance of 451.07 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found, for the most easterly northeast corner of said 107.80 acre tract and the parcel described herein, and

5) South 21°53'54" East, a distance of 2,146.03 feet to a 1/2-inch iron pipe found, for the northeast corner of said 33.23 acre tract, same being the southeast corner of said 107.80 acre tract and the parcel described herein;

THIS SPACE IS INTENTIONALLY LEFT BLANK

6) **THENCE** South 68°32'23" West, departing the existing west right-of-way line of said County Road 101, with the common line of said 107.80 acre tract and said 33.23 acre tract, a distance of 347.46 feet to the **POINT OF BEGINNING**, and containing 19.714 acres (858,741 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

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 §

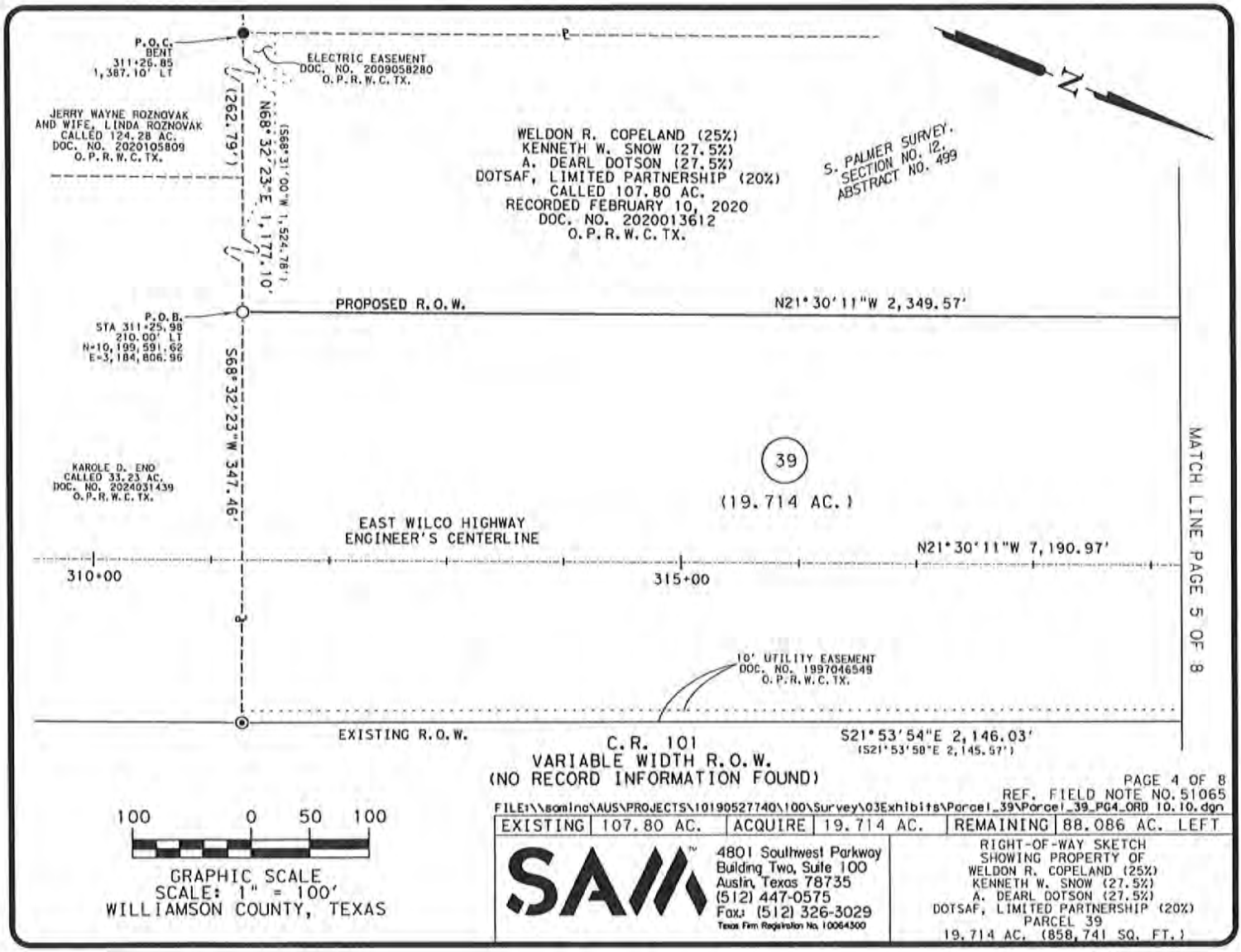
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 12/20/2024

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



REF. FIELD NOTE NO. 51065

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_39\Parcel_39_PG4_ORD 10.10.dgn

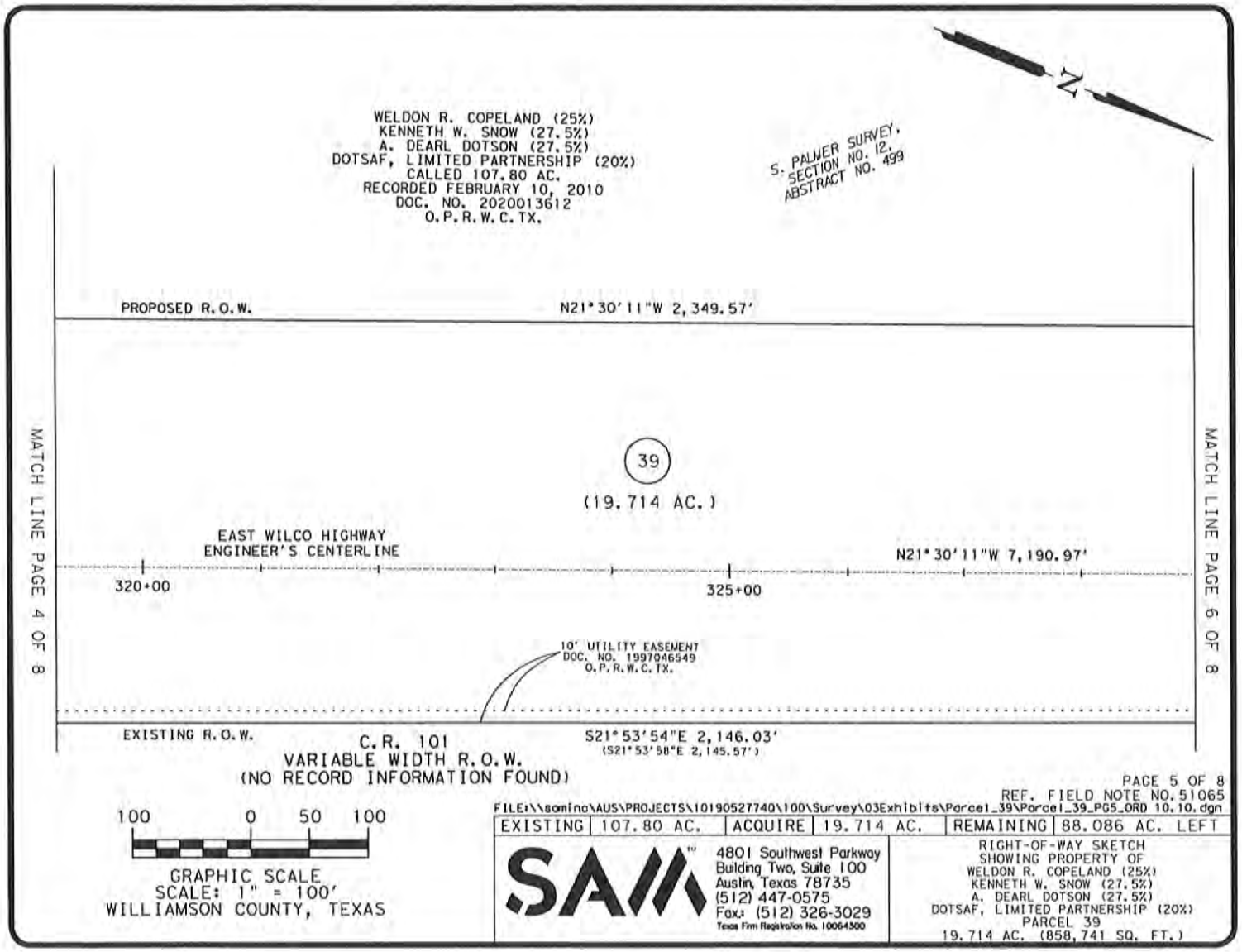
EXISTING	107.80 AC.	ACQUIRE	19.714 AC.	REMAINING	88.086 AC. LEFT

100 0 50 100

GRAPHIC SCALE
SCALE: 1" = 100'
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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
PARCEL 39
19.714 AC. (858,741 SQ. FT.)



PAGE 5 OF 8
REF. FIELD NOTE NO. 51065

100 0 50 100

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

FILE:\\samino\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_39\Parcel_39_PG5_ORD 10.10.dgn

EXISTING	107.80 AC.	ACQUIRE	19.714 AC.	REMAINING	88.086 AC. LEFT

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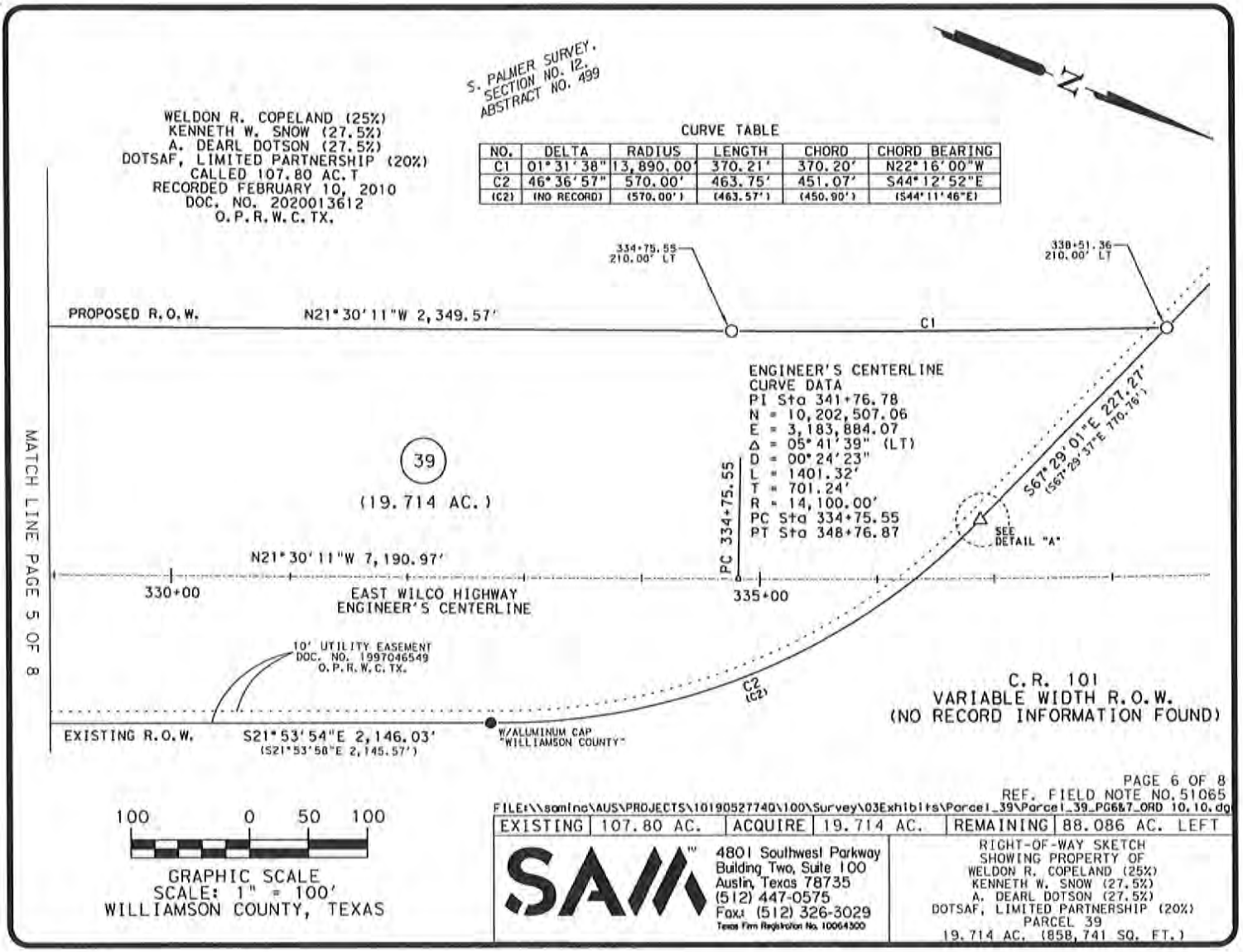

MATCH LINE PAGE 5 OF 8

REF. FIELD NOTE NO. 51065

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_39\Parcel_39_PG6&7_ORD 10.10.dg

EXISTING	107.80 AC.	ACQUIRE	19.714 AC.	REMAINING	88.086 AC. LEFT

100 0 50 100

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WILLIAMSON COUNTY, TEXAS

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A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
PARCEL 39
19.714 AC. (858,741 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2403074, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 28, 2024, AND ISSUED DATE SEPTEMBER 7, 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 JUNE 20, 1928, EXECUTED BY ED NYGRIN ET AL TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 189, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

B. EASEMENT DATED JUNE 20, 1928, EXECUTED BY C. A. NYQUIST TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 1, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

C. EASEMENT DATED SEPTEMBER 23, 1964, EXECUTED BY OLGA PEARSON AND THEODORE PEARSON TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 476, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT))

D. RIGHT OF WAY EASEMENT DATED AUGUST 29, 1974, EXECUTED BY OLGA PEARSON TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 597, PAGE 978, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DEFINED 15' WIDE EASEMENT LOCATION CANNOT BE DETERMINED BASED ON DESCRIPTION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

E. EASEMENT AND RIGHT OF WAY DATED JANUARY 24, 1991, EXECUTED BY OLGA PEARSON TO TEXAS UTILITIES ELECTRIC COMPANY , RECORDED IN VOLUME 1990, PAGE 646, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

F. EASEMENT AND RIGHT OF WAY DATED OCTOBER 7, 1997, EXECUTED BY OLGA PEARSON TO GTE SOUTHWEST INCORPORATED, RECORDED UNDER DOCUMENT NO. 9746549, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

G. EASEMENT AND RIGHT OF WAY DATED JUNE 18, 2009, EXECUTED BY MARJORIE PEARSON SIMMANS TO ONCOR ELECTRIC DELIVERY COMPANY, LLC, RECORDED UNDER DOCUMENT NO. 2009058280, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

H. MINERAL RESERVATION AS SHOWN IN DEED FROM MARJORIE PEARSON SIMMANS TO WELDON R. COPELAND; KENNETH W. SNOW; A. DEARL DOTSON; AND DOTSAF LIMITED PARTNERSHIP, DATED FEBRUARY 3, 2020 AND RECORDED UNDER DOCUMENT NO. 2020013612, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID MINERAL INTEREST HAS NOT BEEN RESEARCHED SINCE THE DATE OF SAID DEED. (NOT SURVEY RELATED)

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. (NOT SURVEY RELATED)

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. (NOT SURVEY RELATED)

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. 51065

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_39\Parcel_39_PG6&7_ORD 10.10.dg

EXISTING	107.80 AC.	ACQUIRE	19.714 AC.	REMAINING	88.086 AC. LEFT

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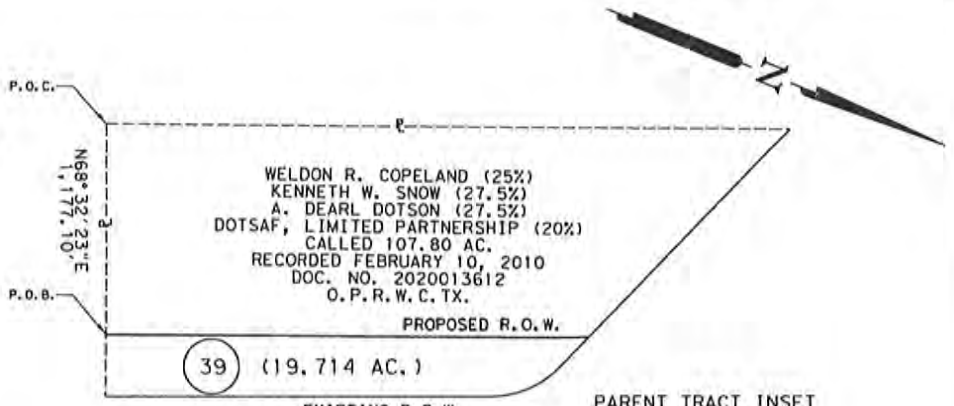
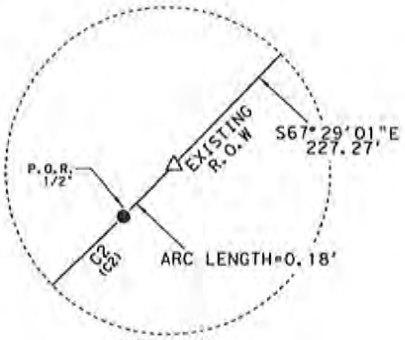
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
PARCEL 39
19.714 AC. (858,741 SQ. FT.)

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
NOT TO SCALE



DETAIL "A"
NOT TO SCALE

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 A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2403074, EFFECTIVE DATE AUGUST 28, 2024, AND ISSUED DATE SEPTEMBER 7, 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.

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

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

12/20/2024
DATE

REF. FIELD NOTE NO. 51065

FILE:\\samino\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_39\Parcel_39_PG6&7_ORD 10.10.dgn

EXISTING	107.80 AC.	ACQUIRE	19.714 AC.	REMAINING	88.086 AC. LEFT

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KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
PARCEL 39
19.714 AC. (858,741 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 40

DESCRIPTION OF A 11.809 ACRE (514,400 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO.12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 58.581 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO EDGAR VEGA AND ALTAGRACIA VEGA, RECORDED OCTOBER 21, 2014, IN DOCUMENT NO. 2014084619, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 11.809 ACRE (514,400 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 1/2-inch iron rod found 316.08 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 340+61.13 on the existing north right-of-way line of County Road 101 (C.R. 101), a variable width right-of-way, no record information found;

THENCE, South 66°14'41" East, with the existing north right-of-way line of said C.R. 101, a distance of 58.71 feet to a calculated point, for the southwest corner of a called 20.000 acre tract of land, described as Tract 1 in a deed to Holy Mother of God Orthodox Church, in Document No. 2025030018, O.P.R.W.C.TX.;

THENCE, North 08°40'00" East, departing the existing north right-of-way line of said C.R. 101, with the common line of said 58.581 acre tract and said 20.000 acre tract, a distance of 123.40 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,202,365.21, E=3,183,698.52) set** 210.00 feet left of East Wilco Highway E.C.S. 341+22.68 on the proposed west right-of-way line of East Wilco Highway, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein, said point being the beginning of a curve to the left;

THENCE, departing the common line of 58.581 acre tract and said 20.000 acre tract, with the proposed west right-of-way line of said East Wilco Highway, over and across said 58.581 acre tract, the following two (2) courses and distances numbered 1-2:

1) With said curve to the left, an arc distance of 742.95 feet, through a central angle of 03°03'53", having a radius of 13,890.00 feet, and a chord that bears **North 25°39'54" West**, a distance of **742.86 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 348+76.87, for the beginning of a curve to the right, and

2) With said curve to the right, an arc distance of 450.79 feet, through a central angle of 01°48'18", having a radius of 14,310.04 feet, and a chord that bears **North 26°17'41" West**, a distance of **450.77** feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 353+21.04 on the south line of a called 46.13 acre tract of land, described in a deed to Navesink River, LLC, recorded in Document No. 2021055107, O.P.R.W.C.TX.;

3) **THENCE, North 71°19'32" East,** departing the proposed west right-of-way line of said East Wilco Highway, with the common line of said 46.13 acre tract and said 58.581 acre tract, a distance of **349.68 feet** to a 1/2-inch iron rod with a pink plastic cap stamped "TLS INC" found, for an interior ell corner of said 58.581 acre tract and the southeast corner of said 46.13 acre tract;

4) **THENCE, North 21°27'39" West,** continuing with the common line of said 46.13 acre tract and said 58.581 acre tract, passing at a distance of 804.36 feet a calculated point, for the northeast corner of said 46.13 acre tract and the southeast corner of a called 69.19 acre tract of land, described in a deed to Samuel Keyburn and Hahn Keyburn, recorded in Document No. 2021055044, O.P.R.W.C.TX., and continuing for a total distance of **2,245.68 feet** to a 60d nail with shiner found;

5) **THENCE, North 12°42'24" West,** with the common line of said 58.581 acre tract and said 69.19 acre tract, a distance of **122.96 feet** to a calculated point in the approximate centerline of the San Gabriel River, same being the south line of a called 39.81 acre tract of land, described as Tract Two in a deed to Daryl A. Klepzig and wife, Emily Klepzig, recorded in Document No. 2013051223, O.P.R.W.C.TX., for the northwest corner of said 58.581 acre tract and of the parcel described herein;

6) **THENCE, North 53°11'14" East,** with the approximate centerline of the San Gabriel River and the common line of said 58.581 acre tract and said 39.81 acre tract, passing at a distance of 19.53 feet a calculated point, for the southwest corner of a called 24.74 acre tract of land, described as Tract One in said deed to Daryl A. Klepzig and wife, Emily Klepzig, recorded in Document No. 2013051223, O.P.R.W.C.TX., same being the southeast corner of said 39.81 acre tract, and continuing for a total distance of **37.92 feet** to a calculated point on the proposed east right-of-way line of said East Wilco Highway, for the northeast corner of the parcel described herein;

THENCE, departing the approximate centerline of the San Gabriel River, with the proposed east right-of-way line of said East Wilco Highway, over and across said 58.581 acre tract, the following three (3) courses and distances numbered 7-9:

7) **South 21°32'04" East,** a distance of **1,396.91 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. 362+70.44, for the beginning of a curve to the left,

8) With said curve to the left, an arc distance of 1,370.85 feet, through a central angle of 05°39'46", having a radius of 13,870.00 feet, and a chord that bears **South 24°21'57" East**, a distance of **1,370.29 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. 348+76.87, for the beginning of a curve to the right, and

9) With said curve to the right, an arc distance of 109.83 feet, through a central angle of 00°26'21", having a radius of 14,330.67 feet, and a chord that bears **South 26°58'40" East**, a distance of **109.83 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. 347+68.80 on the west line of said 20.000 acre tract, for the southeast corner of the parcel described herein;

THENCE, continuing with the proposed east right-of-way line of said East Wilco Highway, with the common line of said 58.581 acre tract and said 20.000 acre tract, the following two (2) courses and distances numbered 10-11:

10) **South 10°32'30" West,** a distance of **49.57 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 200.02 feet right of East Wilco Highway E.C.S. 347+29.92, and

11) **South 08°40'00" West**, passing at a distance of 17.33 feet a 5/8-inch iron rod with an aluminum cap stamped 'WILLIAMSON COUNTY" set** 190.02 feet right of East Wilco Highway E.C.S. 347+15.96, and continuing for a total distance of **732.43 feet** to the **POINT OF BEGINNING**, and containing 11.809 acres (514,400 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 §

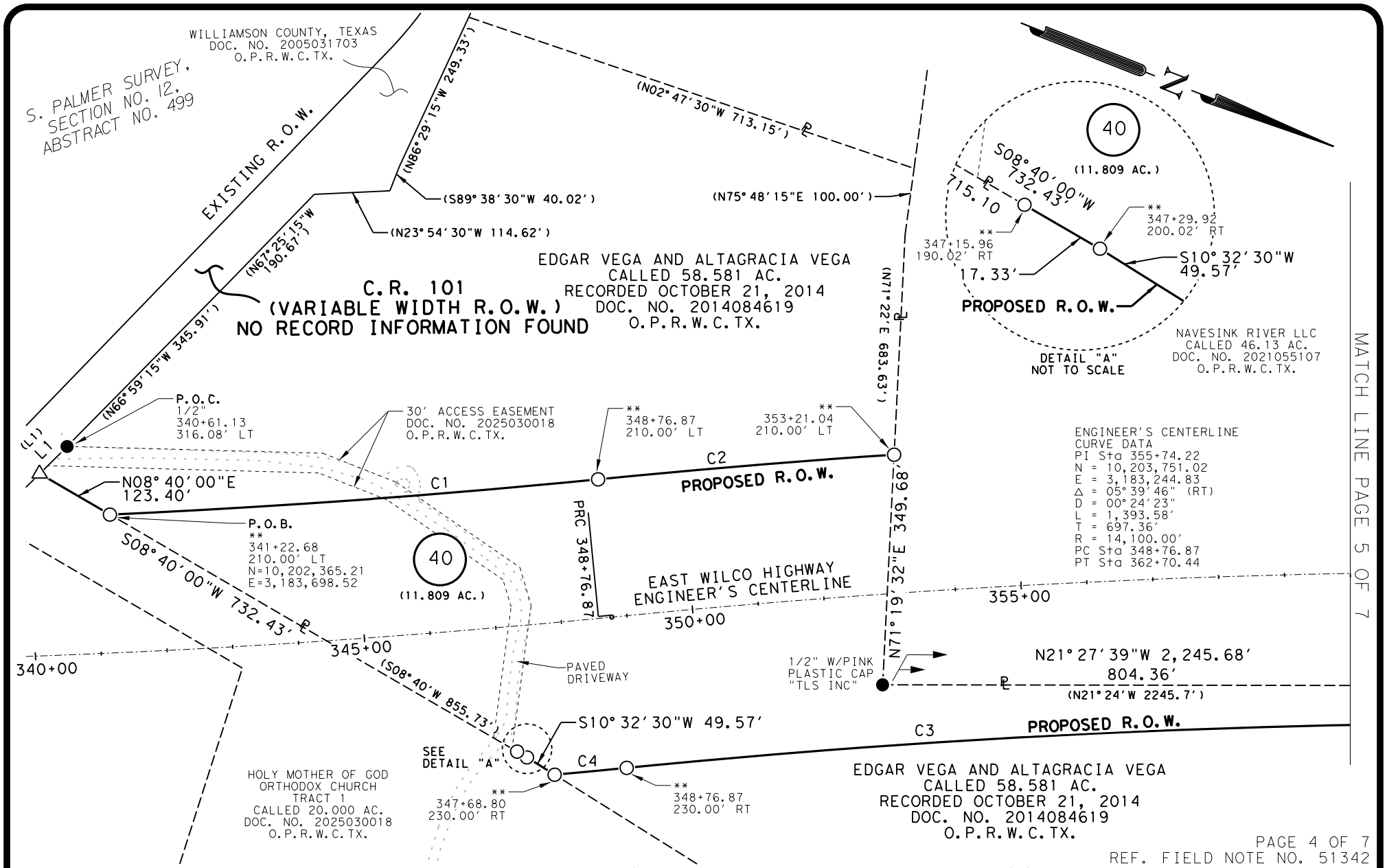
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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 8/1/2025

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



REF. FIELD NOTE NO. 51342

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_40\Parcel 40.dgn

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 341+76.78
N = 10,202,507.06
E = 3,183,884.07
Δ = 05°41'39" (LT)
D = 00°24'23"
L = 1401.32'
T = 701.24'
R = 14,100.00'
PC Sta 334+75.55
PT Sta 348+76.87

200 0 100 200

GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

				REMAINING	14.071 AC. LEFT
EXISTING	58.581 AC.	ACQUIRE	11.809 AC.	REMAINING	32.701 AC. RIGHT

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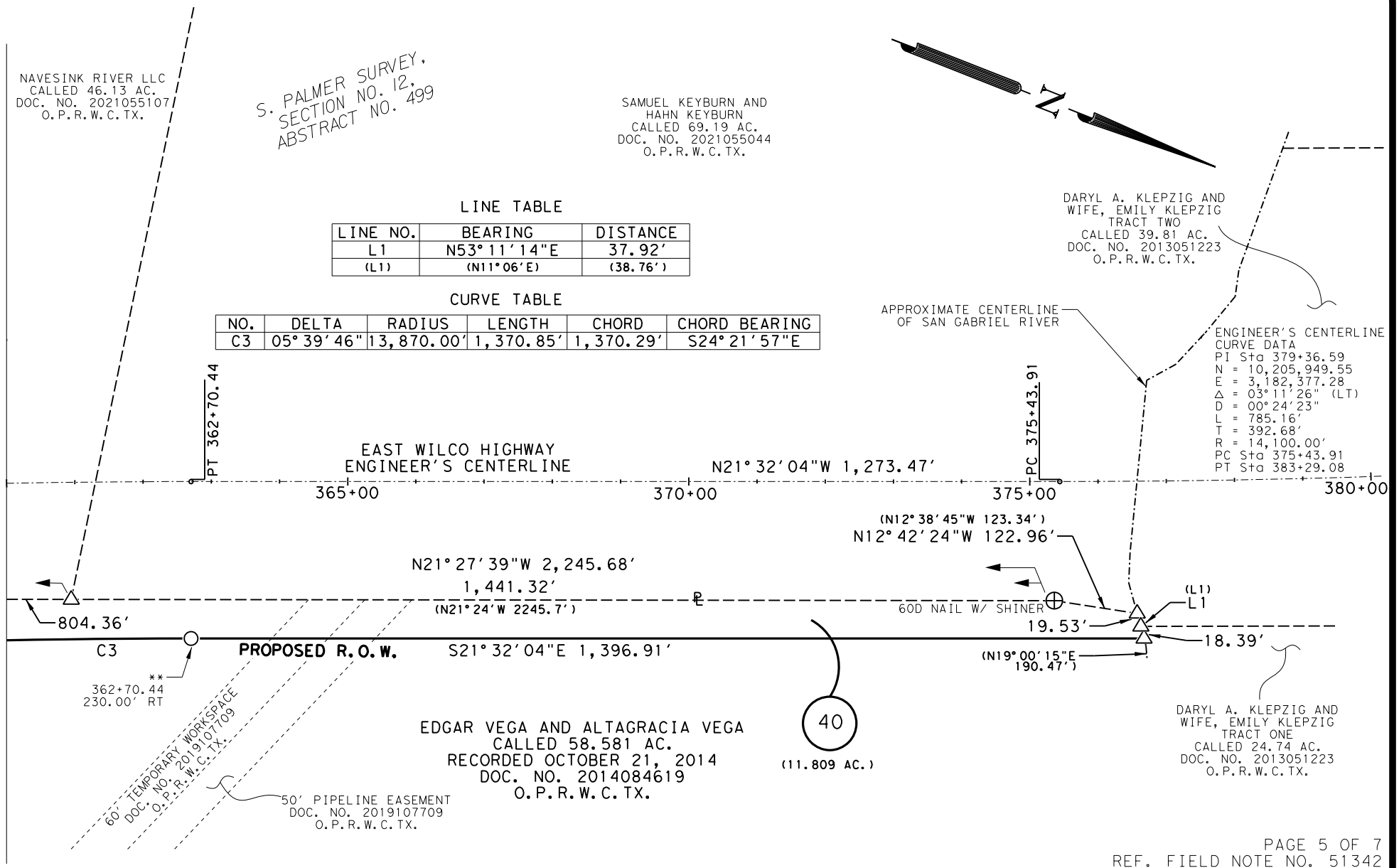
EDGAR VEGA AND ALTAGRACIA VEGA
PARCEL 40
11.809 AC. (514,400 SQ. FT.)



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N53°11'14"E	37.92'
(L1)	(N11°06'E)	(38.76')

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	05°39'46"	13,870.00'	1,370.85'	1,370.29'	S24°21'57"E

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 355+74.22
N = 10,203,751.02
E = 3,183,244.83
Δ = 05°39'46" (RT)
D = 00°24'23"
L = 1,393.58'
T = 697.36'
R = 14,100.00'
PC Sta 348+76.87
PT Sta 362+70.44

200 0 100 200

GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

REF. FIELD NOTE NO. 51342

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_40\Parcel 40_2.dgn

				REMAINING	14.071 AC. LEFT
EXISTING	58.581 AC.	ACQUIRE	11.809 AC.	REMAINING	32.701 AC. RIGHT

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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
EDGAR VEGA AND ALTAGRACIA VEGA
PARCEL 40
11.809 AC. (514,400 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2503630, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 18, 2025, AND ISSUED DATE JULY 1, 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. EASEMENT DATED JUNE 20, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 1, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

B. EASEMENT DATED JUNE 13, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 27, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

C. EASEMENT DATED FEBRUARY 11, 1936, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 277, PAGE 514, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

D. EASEMENT DATED FEBRUARY 25, 1946, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 335, PAGE 252, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON PLAT)

E. EASEMENT DATED DECEMBER 18, 1974, TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 601, PAGE 120, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)

F. EASEMENT DATED OCTOBER 25, 2019, TO M2E3 LLC, RECORDED UNDER DOCUMENT NO. 2019107709, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AND IS SHOWN ON THE PLAT)

G. 30' ACCESS EASEMENT GRANTED IN DEED DATED APRIL 22, 2025, EXECUTED BY ALTAGRACIA MONTEMAYOR GARCIA A/K/A ALTAGRACIA M. VEGA TO HOLY MOTHER OF GOD ORTHODOX CHURCH, RECORDED UNDER DOCUMENT NO. 2025030018, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AND IS SHOWN ON THE PLAT)

H. 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 MINERAL INTERESTS THAT ARE NOT LISTED. (NOT A SURVEY MATTER)

I. 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)

J. ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY, WHETHER DEDICATED OR NOT. (SUBJECT TO, IF APPLICABLE)

K. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT OF RECORD. (SUBJECT TO, IF APPLICABLE)

L. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (SUBJECT TO, IF APPLICABLE)

M. RIGHTS OF PARTIES IN POSSESSION. (NOT A SURVEY MATTER)

REF. FIELD NOTE NO. 51342
FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_40\Parcel 40.dgn

				REMAINING	14.071 AC. LEFT
EXISTING	58.581 AC.	ACQUIRE	11.809 AC.	REMAINING	32.701 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

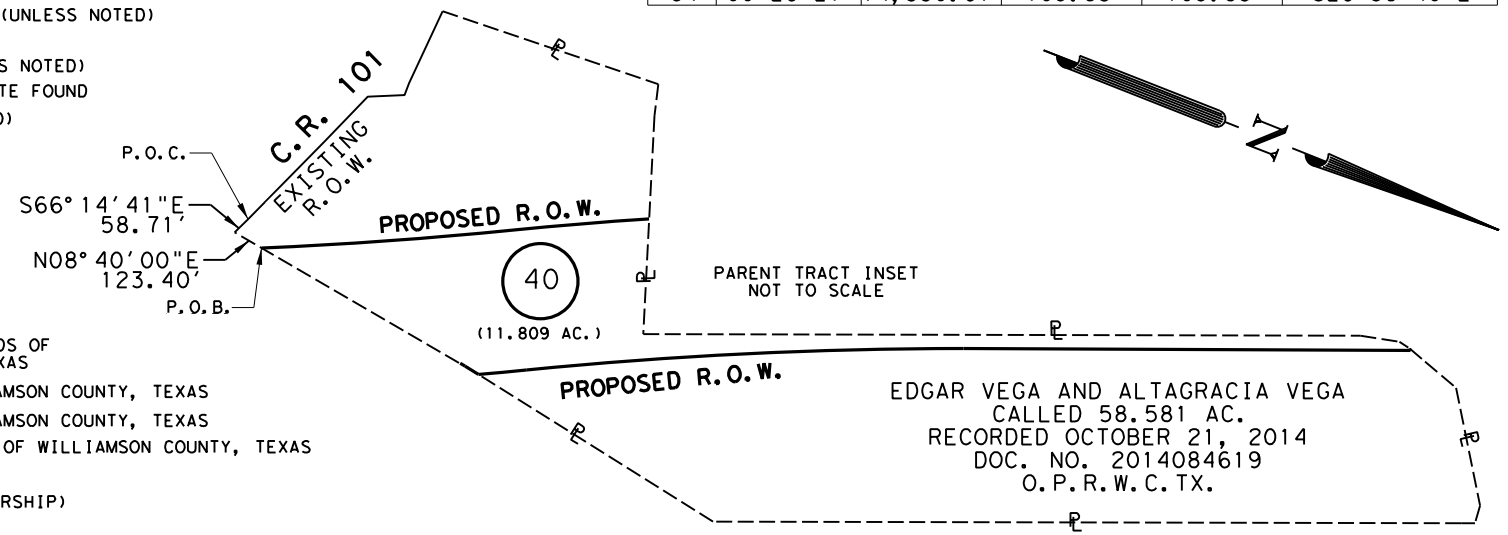
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
EDGAR VEGA AND ALTAGRACIA VEGA
PARCEL 40
11.809 AC. (514,400 SQ. FT.)

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

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03°03'53"	13,890.00'	742.95'	742.86'	N25°39'54"W
C2	01°48'18"	14,310.04'	450.79'	450.77'	N26°17'41"W
C3	05°39'46"	13,870.00'	1,370.85'	1,370.29'	S24°21'57"E
C4	00°26'21"	14,330.67'	109.83'	109.83'	S26°58'40"E



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S66°14'41"E	58.71'
(L1)	(N66°15'45"W)	(58.80')

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. GT2503630, EFFECTIVE DATE JUNE 18, 2025, AND ISSUED DATE JULY 1, 2025. 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.

** 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.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

8/1/2025
DATE

REF. FIELD NOTE NO. 51342

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_40\Parcel 40.dgn

				REMAINING	14.071 AC. LEFT
EXISTING	58.581 AC.	ACQUIRE	11.809 AC.	REMAINING	32.701 AC. RIGHT

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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
EDGAR VEGA AND ALTAGRACIA VEGA
PARCEL 40
11.809 AC. (514,400 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 43

DESCRIPTION OF A 7.084 ACRE (308,575 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO.12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 46.13 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO NAVESINK RIVER, LLC, RECORDED APRIL 14, 2021, IN DOCUMENT NO. 2021055107, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 7.084 ACRE (308,575 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 1/2-inch iron rod with a pink plastic cap stamped "TLS INC" found 541.94 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 353+58.68 on the common line of a called 58.581 acre tract of land, described in a deed to Edgar Vega and Altagracia Vega, recorded in Document No. 2014084619, O.P.R.W.C.TX., and said 46.13 acre tract;

THENCE, North 71°19'32" East, with the common line of said 58.581 acre tract and said 46.13 acre tract, a distance of 334.18 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,203,438.91, E=3,183,177.10) set** 210.00 feet left of East Wilco Highway E.C.S. 353+21.04 on the proposed west right-of-way line of East Wilco Highway, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, departing the common line of said 58.581 acre tract and said 46.13 acre tract, with the proposed west right-of-way line of East Wilco Highway, over and across said 46.13 acre tract, the following two (2) courses and distances numbered 1-2:

1) **North 25°22'12" West**, a distance of **11.24 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 353+32.17, said point being the beginning of a curve to the right, and

2) with said curve to the right, an arc distance of 855.57 feet, through a central angle of 03°25'32", having a radius of 14,310.00 feet, and a chord that bears North 23°38'04" West, a distance of 855.45 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 361+75.13 on the common line of said 46.13 acre tract and a called 69.19 acre tract, described in a deed to Samuel Keyburn and Hahn Keyburn, recorded in Document No. 2021055044, O.P.R.W.C.TX., for the northwest corner of the parcel described herein;

3) **THENCE, North 80°09'50" East**, departing the proposed west right-of-way line of said East Wilco Highway, with the common line of said 69.19 acre tract and said 46.13 acre tract, a distance of **390.49 feet** to a calculated point on the western line of said 58.581 acre tract, for the southeast corner of said 69.19 acre tract, same being the northeast corner of said 46.13 acre tract and the parcel described herein;

4) **THENCE, South 21°27'39" East**, departing the common line of said 69.19 acre tract and said 46.13 acre tract, with the common line of said 46.13 acre tract and said 58.581 acre tract, a distance of **804.36 feet** to a 1/2-inch iron rod with a pink plastic cap stamped "TLS INC" found, for an interior ell corner of said 58.581 acre tract, same being the southeast corner of said 46.13 acre tract and the parcel described herein;

5) **THENCE, South 71°19'32" West**, continuing with the common line of said 46.13 acre tract and said 58.581 acre tract, a distance of **349.68 feet** to the **POINT OF BEGINNING**, and containing 7.084 acres (308,575 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 §

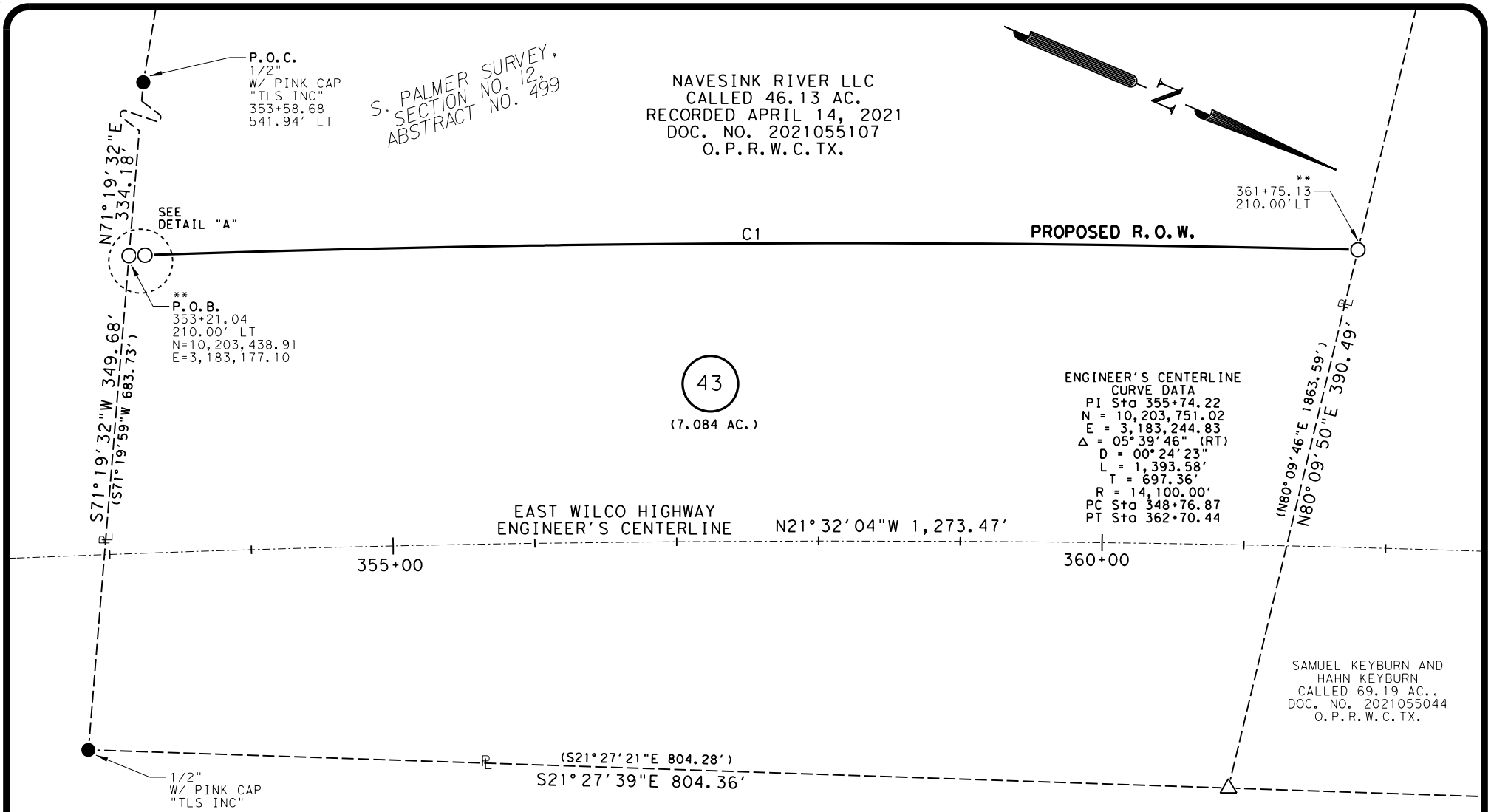
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 3/28/25

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03°25'32"	14,310.00'	855.57'	855.45'	N23°38'04"W

REF. FIELD NOTE NO. 51118

100 0 50 100

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

FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_43\Parcel_43.dgn

EXISTING	46.13 AC.	ACQUIRE	7.084 AC.	REMAINING	39.046 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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
NAVESINK RIVER, LLC
PARCEL 43
7.084 AC. (308,575 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2403128, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 27, 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 JUNE 20, 1928, EXECUTED BY C. A. NYQUIST TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 1, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET EASEMENT, UNABLE TO PLOT, MAY AFFECT)

B. OIL, GAS AND MINERAL LEASE DATED JANUARY 22, 1942 BETWEEN W. H. PERCY AND JESSIE B. PERCY, AS LESSOR AND J. E. SCHULTZ, AS LESSEE, RECORDED IN VOLUME 313, PAGE 344, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO. TITLE TO SAID MINERAL INTEREST HAS NOT BEEN RESEARCHED SINCE THE DATE OF SAID LEASE. (NOT SURVEY RELATED)

C. EASEMENT DATED MARCH 3, 1966, EXECUTED BY MRS. W. H. PERCY TO SOUTHWESTERN STATES TELEPHONE COMPANY, RECORDED IN VOLUME 486, PAGE 32, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED, MAY AFFECT)

D. RIGHT OF WAY EASEMENT DATED DECEMBER 18, 1974, EXECUTED BY JESSIE PERCY TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 601, PAGE 120, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET EASEMENT, UNABLE TO PLOT, MAY AFFECT)

E. MINERAL RESERVATION AS SHOWN IN DEED FROM ROSS R. COLE AND JOSEPHINE COLE TO STEVE RANDALL AND RITA RANDALL, DATED AUGUST 8, 1996 AND RECORDED UNDER DOCUMENT NO. 9641778, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID MINERAL INTEREST HAS NOT BEEN RESEARCHED SINCE THE DATE OF SAID DEED.
(NOT SURVEY RELATED)

F. EASEMENT AND RIGHT OF WAY DATED FEBRUARY 2, 2009, EXECUTED BY STEVE RANDALL AND RITA RANDALL TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2009017348, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT THE SUBJECT PARCEL)

G. EASEMENTS AS SET OUT IN WARRANTY DEED DATED FEBRUARY 12, 2016, TO BE EFFECTIVE FEBRUARY 14, 2016, FROM STEVE RANDALL AND RITA RANDALL TO JAMES MATULA AND DEBORAH MATULA, RECORDED UNDER DOCUMENT NO. 2016013155, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

H. TERMS, PROVISIONS AND STIPULATIONS OF MEMORANDUM OF PERMANENT EASEMENT AGREEMENT DATED AUGUST 20, 2019 BETWEEN JAMES MATULA AND WIFE, DEBORAH MATULA AND M2E3 LLC, RECORDED UNDER DOCUMENT NO. 2019083346, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

I. EASEMENT AND RIGHT OF WAY DATED DECEMBER 23, 2019, EXECUTED BY JAMES AND DEBORAH MATULA TO ONCOR ELECTRIC DELIVERY COMPANY, RECORDED UNDER DOCUMENT NO. 2020010477, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL)

J. EASEMENT DATED JANUARY 21, 2022, EXECUTED BY NAVESINK RIVER, LLC TO CAPITAL FARM CREDIT, ACA, RECORDED UNDER DOCUMENT NO. 2022011056, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET EASEMENT, UNABLE TO PLOT, MAY AFFECT)

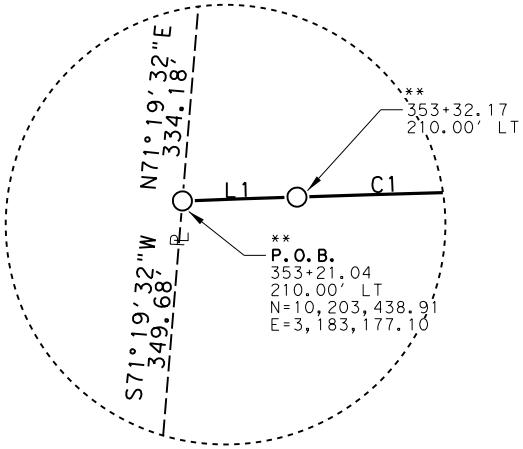
K. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS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

L. 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 SURVEY RELATED)

M. 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)
(NOT SURVEY RELATED)

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

O. "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)
(NOT SURVEY RELATED)



DETAIL "A"
NOT TO SCALE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N25°22'12"W	11.24'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03°25'32"	14,310.00'	855.57'	855.45'	N23°38'04"W

REF. FIELD NOTE NO. 51118

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_43\Parcel_43.dgn

EXISTING	46.13 AC.	ACQUIRE	7.084 AC.	REMAINING	39.046 AC. LEFT

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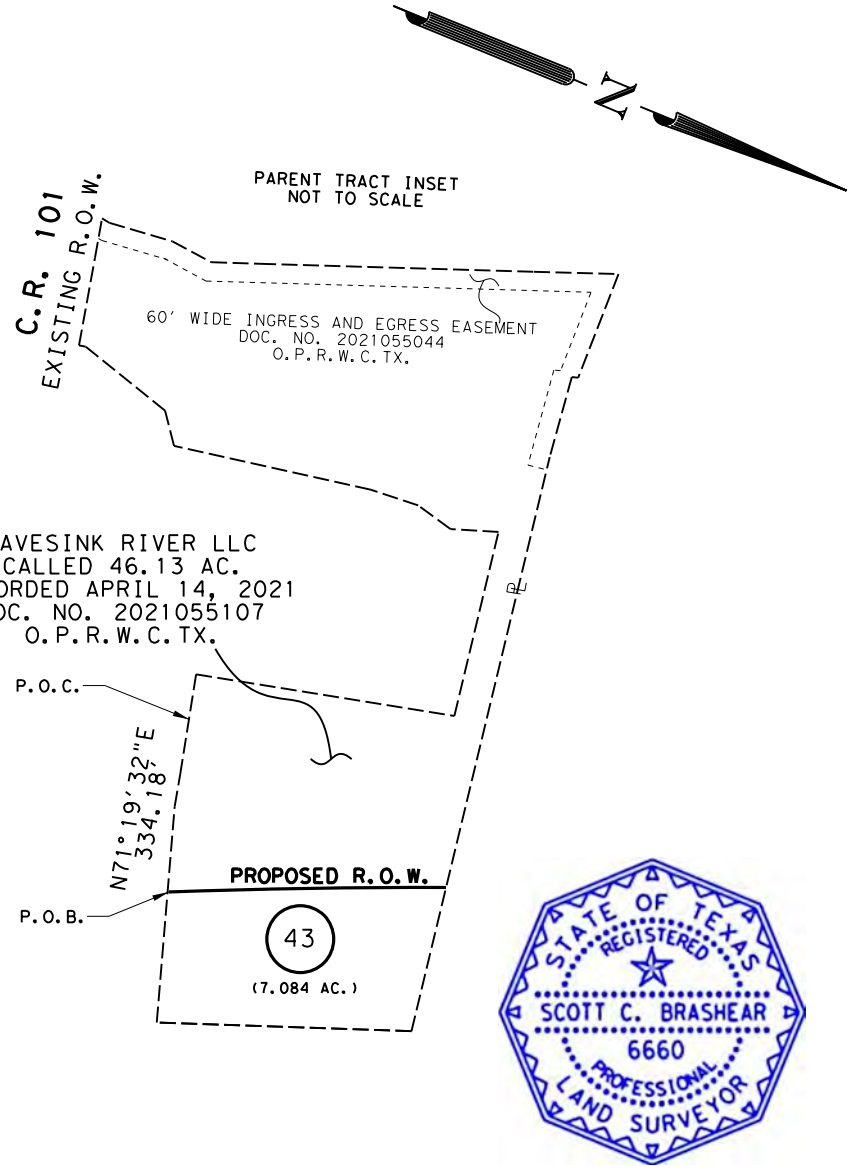
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
NAVESINK RIVER, LLC
PARCEL 43
7.084 AC. (308,575 SQ. FT.)

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 A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2403128, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 27, 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.

** 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

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

3/28/25

DATE

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

REF. FIELD NOTE NO. 51118

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_43\Parcel_43.dgn

EXISTING	46.13 AC.	ACQUIRE	7.084 AC.	REMAINING	39.046 AC. LEFT

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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
NAVESINK RIVER, LLC
PARCEL 43
7.084 AC. (308,575 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 56

DESCRIPTION OF A 13.52 ACRE (589,040 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO.12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 69.19 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SAMUEL KEYBURN AND HAHN KEYBURN, RECORDED APRIL 14, 2021, IN DOCUMENT NO. 2021055044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 13.52 ACRE (589,040 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 1/2-inch iron rod found 1,652.33 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 364+72.43 on the north line of a called 46.13 acre tract of land, described in a deed to Navesink River, LLC, recorded in Document No. 2021055107, O.P.R.W.C.TX., for the southwest corner of said 69.19 acre tract, and the southeast corner of a called 5.98 acre tract of land, described as Tract One in a deed to Randall E. Pipho and Priscilla Phipho, recorded in Document No. 2018065373, O.P.R.W.C.TX.;

THENCE, North 80°09'50" East, with the common line of said 46.13 acre tract and said 69.19 acre tract, a distance of 1,473.26 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,204,232.76, E=3,182,829.33) set** 210.00 feet left of East Wilco Highway E.C.S. 361+75.13 on the proposed west right-of-way line of East Wilco Highway, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein, said point being the beginning of a curve to the right;

THENCE, departing the common line of said 46.13 acre tract and said 69.19 acre tract, with the proposed west right-of-way line of East Wilco Highway, over and across said 69.19 acre tract, the following three (3) courses and distances numbered 1-3:

1) With said curve to the right, an arc distance of 96.73 feet, through a central angle of 00°23'14", having a radius of 14,310.00 feet, and a chord that bears North 21°43'41" West, a distance of 96.73 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 362+70.44,

2) **North 21°32'04" West,** a distance of **1,273.47 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 375+43.91, said point being the beginning of a curve to the left, and

3) With said curve to the left, an arc distance of 207.17 feet, through a central angle of 00°51'16", having a radius of 13,890.00 feet, and a chord that bears North 21°57'42" West, a distance of 207.17 feet to a calculated point in the approximate centerline of the San Gabriel River, same being the common line of said 69.19 acre tract and of a called 24.74 acre tract of land, described as Tract One in a deed to Daryl A. Klepzig and wife, Emily Klepzig, recorded in Document No. 2013051223, O.P.R.W.C.TX., for the northwest corner of the parcel described herein;

THENCE, departing the proposed west right-of-way line of said East Wilco Highway, with the approximate centerline of the San Gabriel River, and the common line of said 69.19 acre tract and said 24.74 acre tract, the following five (5) courses and distances numbered 4-8:

4) **South 68°26'00" East,** a distance of **54.38 feet** to a calculated point,

5) **South 50°09'01" East,** a distance of **48.58 feet** to a calculated point,

6) **North 73°59'27" East,** a distance of **253.58 feet** to a calculated point,

7) **North 70°50'22' East,** a distance of **44.44 feet** to a calculated point, and

8) **North 53°11'14" East,** a distance of **46.85 feet** to a calculated point, for the northwest corner of a called 58.581 acre tract of land, described in a deed to Edgar Vega and Altagracia Vega, recorded in Document No. 2014084619. O.P.R.W.C.TX., the northeast corner of said 69.19 acre tract and of the parcel described herein;

THENCE, departing the approximate centerline of the San Gabriel River, with the common line of said 69.19 acre tract and said 58.581 acre tract, the following two (2) courses and distances numbered 9-10:

9) **South 12°42'24" East**, a distance of **122.96 feet** to a 60d nail with shiner found, and

10) **South 21°27'39" East**, a distance of **1,441.43 feet** to a calculated point, for the northeast corner of said 46.13 acre tract, same being the southeast corner of said 69.19 acre tract and of the parcel described herein;

(THIS SPACE INTENTIONALLY LEFT BLANK)

11) **THENCE, South 80°09'50" West**, departing the common line of said 69.19 acre tract and said 58.581 acre tract, with the common line of said 46.13 acre tract and said 69.19 acre tract, a distance of **390.49 feet** to the **POINT OF BEGINNING**, and containing 13.52 acres (589,040 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 §

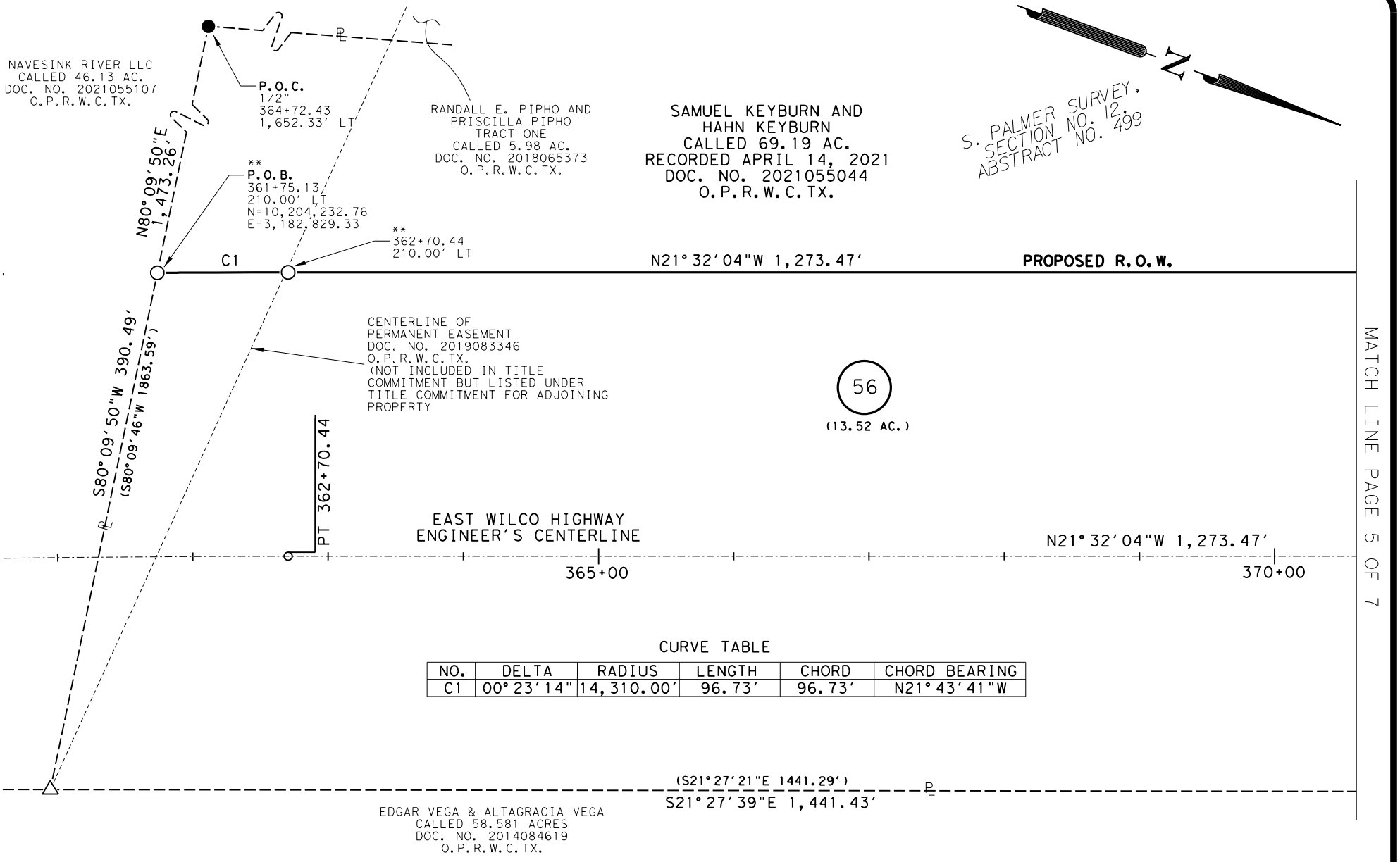
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 3/28/25

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



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00°23'14"	14,310.00'	96.73'	96.73'	N21°43'41"W

REF. FIELD NOTE NO. 51192

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_56\Parcel_56.dgn

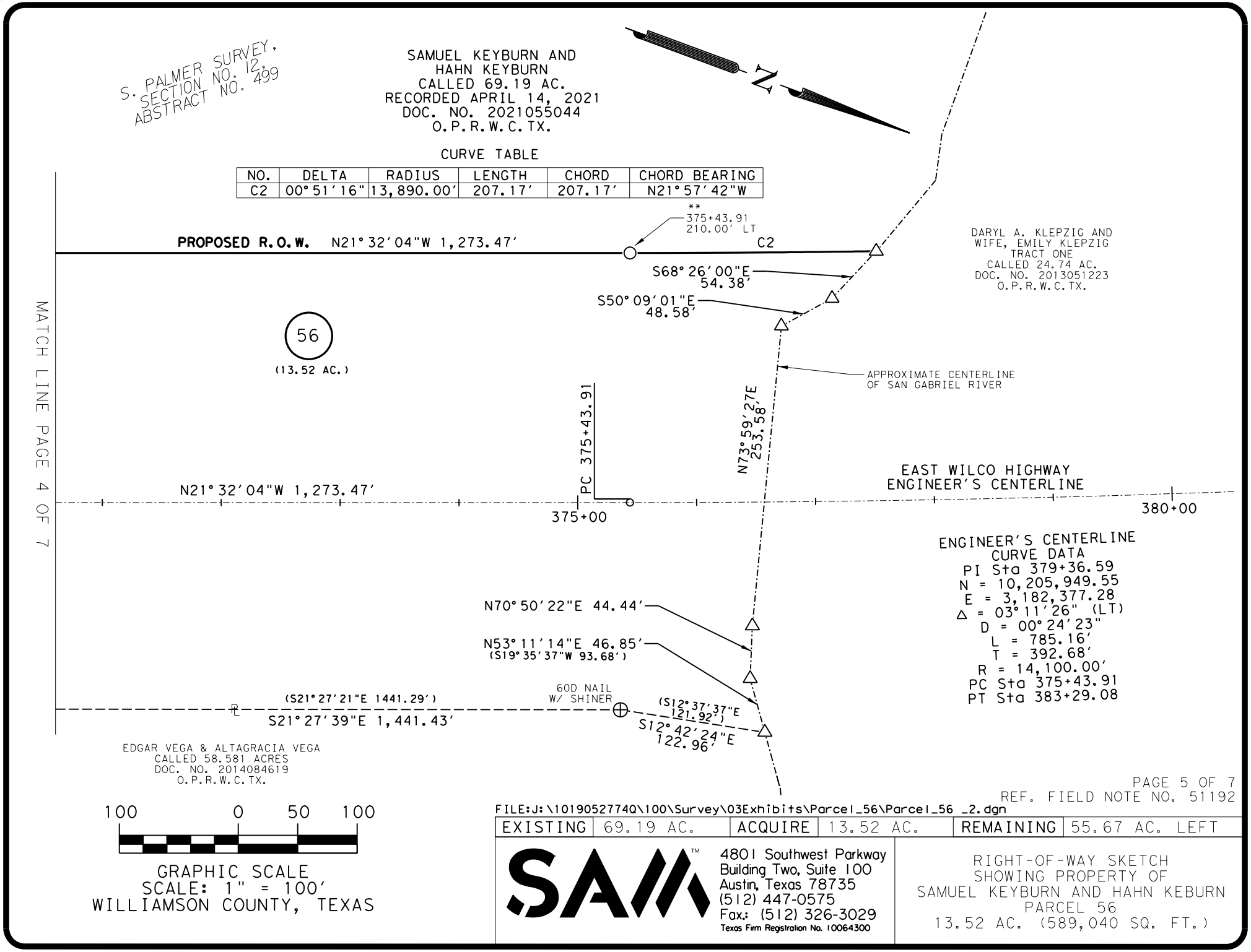
EXISTING	69.19 AC.	ACQUIRE	13.52 AC.	REMAINING	55.67 AC. LEFT

100 0 50 100

GRAPHIC SCALE
SCALE: 1" = 100'
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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SAMUEL KEYBURN AND HAHN KEBURN
PARCEL 56
13.52 AC. (589,040 SQ. FT.)


S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499
SAMUEL KEYBURN AND HAHN KEYBURN CALLED 69.19 AC. RECORDED APRIL 14, 2021 DOC. NO. 2021055044 O.P.R.W.C.TX.
N
CURVE TABLE
NO. | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING
C2 | 00°51'16" | 13,890.00' | 207.17' | 207.17' | N21°57'42"W
**
375+43.91
210.00' LT
PROPOSED R.O.W. N21°32'04"W 1,273.47'
C2
DARYL A. KLEPZIG AND WIFE, EMILY KLEPZIG TRACT ONE CALLED 24.74 AC. DOC. NO. 2013051223 O.P.R.W.C.TX.
S68°26'00"E 54.38'
S50°09'01"E 48.58'
56
(13.52 AC.)
APPROXIMATE CENTERLINE OF SAN GABRIEL RIVER
PC 375+43.91
N73°59'27E 253.58'
EAST WILCO HIGHWAY ENGINEER'S CENTERLINE
N21°32'04"W 1,273.47'
375+00
380+00
ENGINEER'S CENTERLINE CURVE DATA
PI Sta 379+36.59
N = 10,205,949.55
E = 3,182,377.28
Δ = 03°11'26" (LT)
D = 00°24'23"
L = 785.16'
T = 392.68'
R = 14,100.00'
PC Sta 375+43.91
PT Sta 383+29.08
N70°50'22"E 44.44'
N53°11'14"E 46.85'
(S19°35'37"W 93.68')
60D NAIL W/ SHINER
(S21°27'21"E 1441.29')
(S12°37'37"E 121.92')
S12°42'24"E 122.96'
S21°27'39"E 1,441.43'
EDGAR VEGA & ALTAGRACIA VEGA CALLED 58.581 ACRES DOC. NO. 2014084619 O.P.R.W.C.TX.
MATCH LINE PAGE 4 OF 7
100 0 50 100
GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS
PAGE 5 OF 7
REF. FIELD NOTE NO. 51192
FILE:J:\10190527740\100\Survey\03Exhibits\Parcel_56\Parcel_56 _2.dgn
EXISTING 69.19 AC. | ACQUIRE 13.52 AC. | REMAINING 55.67 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
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SAMUEL KEYBURN AND HAHN KEBURN
PARCEL 56
13.52 AC. (589,040 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2503461, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JANUARY 23, 2025, AND ISSUED DATE JANUARY 31, 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. EASEMENT DATED JUNE 20, 1928, EXECUTED BY C. A. NYQUIST TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 1, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(BLANKET EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

B. EASEMENT DATED AUGUST 5, 1937, EXECUTED BY W. H. PERCY AND JESSIE D. PERCY TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 286, PAGE 582, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

C. EASEMENT DATED FEBRUARY 25, 1946, EXECUTED BY W. H. PERCY TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 335, PAGE 252, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

D. EASEMENT DATED MARCH 22, 1946, EXECUTED BY W. H. PERCY TO TEXAS POWER & LIGHT COMPANY , RECORDED IN VOLUME 337, PAGE 9, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

E. EASEMENT DATED MARCH 3, 1966, EXECUTED BY MRS. W. H. PERCY TO SOUTHWESTERN STATES TELEPHONE COMPANY, RECORDED IN VOLUME 486, PAGE 32, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED, MAY AFFECT)

F. RIGHT OF WAY EASEMENT DATED DECEMBER 18, 1974, EXECUTED BY JESSIE B. PERCY TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 601, PAGE 120, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET EASEMENT, UNABLE TO PLOT, MAY AFFECT)

G. MINERAL RESERVATION AS SHOWN IN DEED FROM ROSS R. COLE AND JOSEPHINE COLE TO STEVE RANDALL AND RITA RANDALL, DATED AUGUST 5, 1996 AND RECORDED UNDER DOCUMENT NO. 9641778, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID MINERAL INTEREST HAS NOT BEEN RESEARCHED SINCE THE DATE OF SAID DEED.
(SUBJECT TO, IF APPLICABLE)

H. EASEMENT DATED FEBRUARY 12, 2016, TO BE EFFECTIVE FEBRUARY 14, 2016, EXECUTED BY STEVE RANDALL AND RITA RANDALL TO JAMES MATULA AND DEBORAH MATULA, RECORDED UNDER DOCUMENT NO. 2016013155, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT THE SUBJECT PARCEL, THEREFORE IS NOT SHOWN ON THE PLAT)

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. 51192
FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_56\Parcel_56.dgn

EXISTING	69.19 AC.	ACQUIRE	13.52 AC.	REMAINING	55.67 AC. LEFT

SAM™
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Building Two, Suite 100
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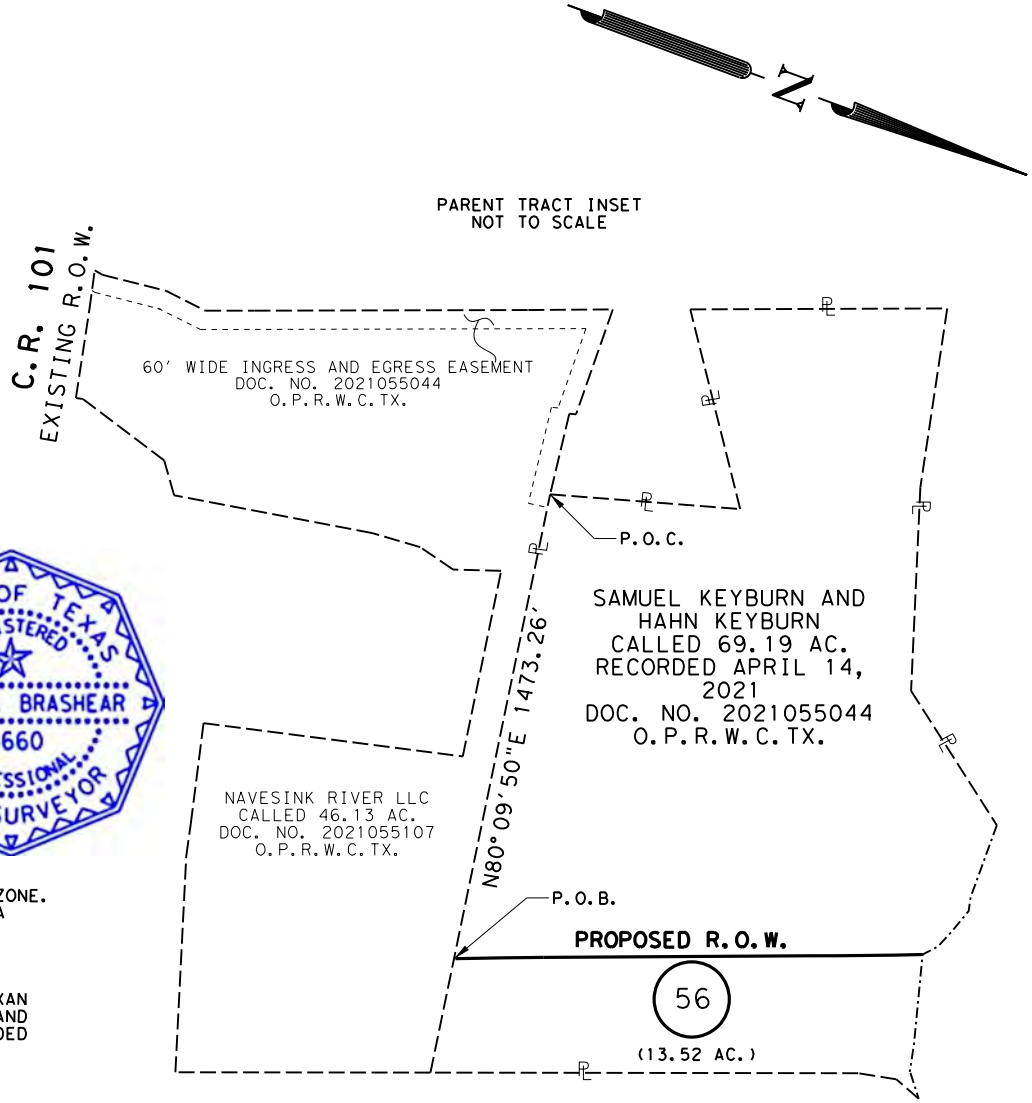
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SAMUEL KEYBURN AND HAHN KEBURN
PARCEL 56
13.52 AC. (589,040 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
NOT TO SCALE



STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

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 A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2503461, EFFECTIVE DATE JANUARY 23, 2025, AND ISSUED DATE JANUARY 31, 2025. 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.

** 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

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

3/28/25

DATE

REF. FIELD NOTE NO. 51192

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_56\Parcel_56.dgn

EXISTING	69.19 AC.	ACQUIRE	13.52 AC.	REMAINING	55.67 AC. LEFT

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Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
SAMUEL KEYBURN AND HAHN KEBURN
PARCEL 56
13.52 AC. (589,040 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 82 PART 1

DESCRIPTION OF A 2.070 ACRE (90,170 SQ. FT.) PARCEL OF LAND LOCATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 30.842 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO DON FRAZIER AND JILL FRAZIER CO-TRUSTEES OF THE FRAZIER MANAGEMENT TRUST, RECORDED OCTOBER 29, 2021 IN DOCUMENT NO. 2021165423, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), BEING FURTHER DESCRIBED IN DOCUMENT NO. 2015040347, O.P.R.W.C.TX.; SAID 2.070 ACRE (90,170 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 1/2-inch iron rod found 1,053.70 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 251+26.57 on the existing north right-of-way line of County Road 368 (C.R. 368), a variable width right-of-way, no record information found, for the common corner of the remainder of a called 12.794 acre tract of land, described in a deed to Terry Gibich and Phyllis B. Gibich, recorded in Document No. 2005061151, O.P.R.W.C.TX., and said remainder of a called 30.842 acre tract;

THENCE, South 66°31'20" West, with the existing north right-of-way line of said C.R. 368, a distance of 850.23 feet to a calculated point, for the common corner of a remainder of a called 10.00 acre tract of land, described in a deed to Michael T. Marx, recorded in Document No. 2007056988, O.P.R.W.C.TX., and said remainder of a called 30.842 acre tract;

THENCE, departing the existing north right-of-way line of said C.R. 368, with the common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, the following two (2) courses and distances:

North 22°49'47" West, a distance of 725.90 feet to a calculated point, being the northeast corner of said remainder of a called 10.00 acre tract, same being an interior corner of said remainder of a called 30.842 acre tract, and

South 66°27'19" West, a distance of 186.31 feet to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 254.49 feet right of East Wilco Highway E.C.S. 258+33.97 (Surface Coordinates: N= 10,194,842.47, E= 3,187,181.74) on the proposed east right-of-way line of East Wilco Highway, for the most southerly southeast corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, South 66°27'19" West,** departing the proposed east right-of-way line of said East Wilco Highway, continuing with the common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, a distance of **121.19 feet** to a calculated point on the existing east right-of-way line of County Road 101 (C.R. 101), a variable width right-of-way, as described in a deed to Williamson County, Texas, recorded in Document No. 2017063984, O.P.R.W.C.TX., for the southwest corner of the parcel described herein;

THENCE, departing the common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, with the existing east right-of-way line of said C.R. 101, the following four (4) courses and distances numbered 2-5:

2) **North 03°55'08" West,** a distance of **190.75 feet** to an iron rod found with an aluminum cap stamped "Wilco ROW", said point being the beginning of a curve to the left,

3) With said curve to the left, an arc distance of 378.95 feet, through a central angle of 16°44'25", having a radius of 1,297.00 feet, and a chord that bears North 12°17'16" West, a distance of 377.60 feet to an iron rod found with an aluminum cap stamped "Wilco ROW",

4) **North 20°41'39" West,** a distance of **167.73 feet** to an iron rod found with an aluminum cap stamped "Wilco ROW", for the most northerly northwest corner of said remainder of a called 30.842 acre tract and of the parcel described herein, and

5) **North 23°50'27" East,** a distance of **135.41 feet** to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 354.36 feet right of East Wilco Highway E.C.S. 266+50.02 on the existing south right-of-way line of Chandler Road, a variable width right-of-way, as described in a deed to Williamson County, Texas, recorded in Document No. 2011075347, O.P.R.W.C.TX., for the most northerly northwest corner of said remainder of a called 30.842 acre tract and the north corner of the parcel described herein;

THENCE, departing the existing south right-of-way line of said Chandler Road, with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 30.842 acre tract, the following two (2) courses and distances numbered 6-7:

6) **South 21°39'20" East,** passing at a distance of 21.03 feet the northeast line of a waterline easement granted to Jonah Water Special Utility District, recorded in Document No. 2019052231, O.P.R.W.C.TX., and continuing for a total distance of **625.82 feet** to a 5/8-inch iron rod with an aluminum cap stamped "Williamson County" set 353.95 feet right of East Wilco Highway E.C.S. 260+20.16, said point being the beginning of a curve to the left, and

THIS SPACE IS INTENTIONALLY LEFT BLANK

7) With said curve to the left, an arc distance of 211.29 feet, through a central angle of 08°38'05", having a radius of 1,402.00 feet, and a chord that bears South 05°57'20" West, a distance of 211.09 feet to the **POINT OF BEGINNING**, and containing 2.070 acres (90,170 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

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.

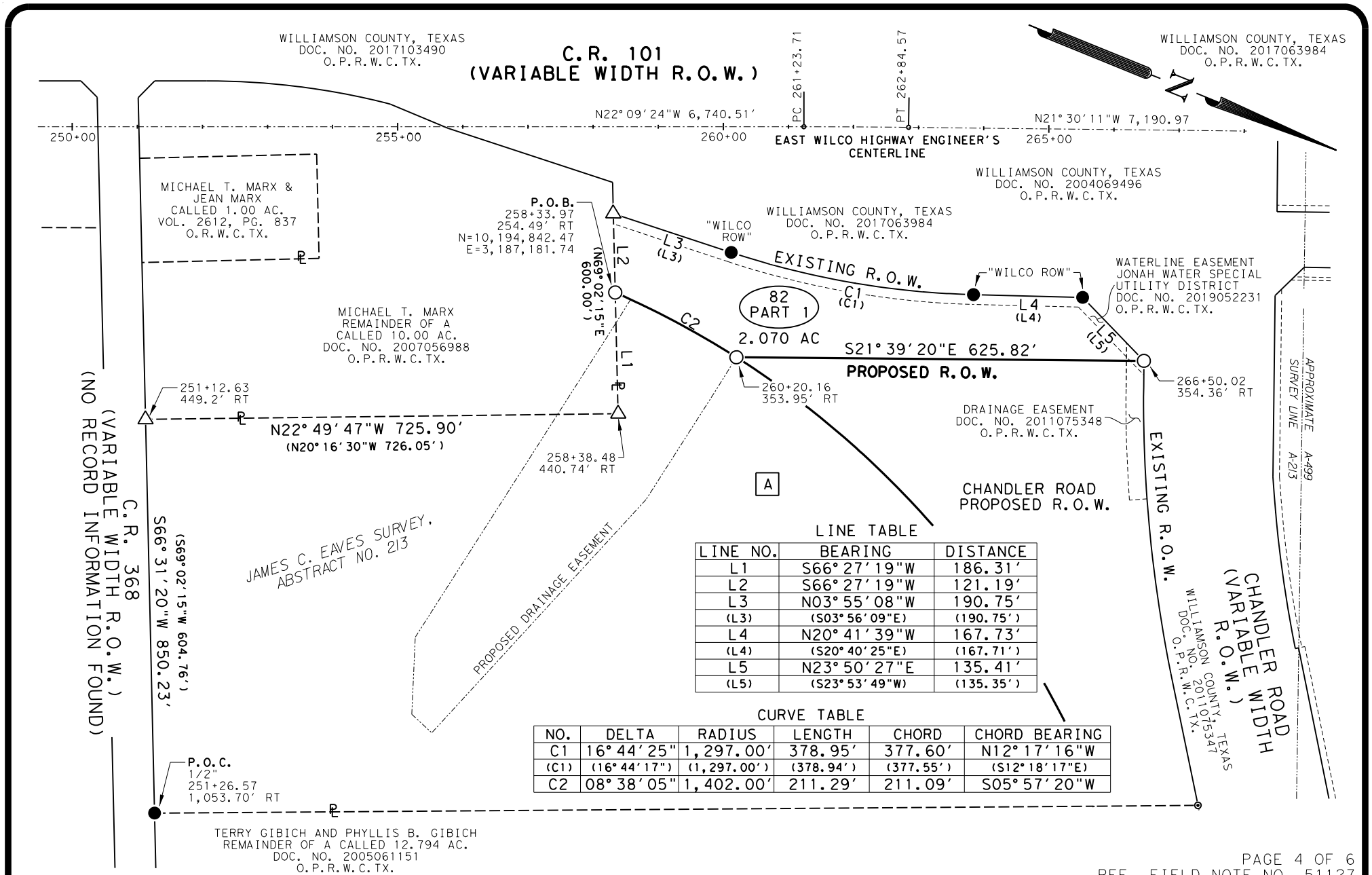
THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

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.

Scott C. Brashear 4/11/2025
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S66°27'19"W	186.31'
L2	S66°27'19"W	121.19'
L3	N03°55'08"W	190.75'
(L3)	(S03°56'09"E)	(190.75')
L4	N20°41'39"W	167.73'
(L4)	(S20°40'25"E)	(167.71')
L5	N23°50'27"E	135.41'
(L5)	(S23°53'49"W)	(135.35')

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	16°44'25"	1,297.00'	378.95'	377.60'	N12°17'16"W
(C1)	(16°44'17")	(1,297.00')	(378.94')	(377.55')	(S12°18'17"E)
C2	08°38'05"	1,402.00'	211.29'	211.09'	S05°57'20"W

ENGINEER'S CENTERLINE CURVE DATA
PI Sta 262+04.15
N = 10,195,089.33
E = 3,186,806.44
Δ = 00°39'13" (RT)
D = 00°24'23"
L = 160.86'
T = 80.43'
R = 14,100.00
PC Sta 261+23.71
PT Sta 262+84.57

200 0 100 200
GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

REF. FIELD NOTE NO. 51127
FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_82_Part1\00\Parcel_82_Part1.dgn

EXISTING	*25.497 AC.	ACQUIRE	2.070 AC.	REMAINING	23.427 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
DON FRAZIER AND JILL FRAZIER
CO-TRUSTEES OF THE FRAZIER
MANAGEMENT TRUST
PARCEL 82 PART 1
2.070 AC. (90,170 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2403127, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 27, 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. RIGHT OF WAY EASEMENT DATED JULY 13, 1972, EXECUTED BY MRS. J. W. PARKS TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 563, PAGE 698, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)

B. EASEMENT AND RIGHT OF WAY DATED OCTOBER 10TH AND OCTOBER 16TH, 1978, EXECUTED BY FRED R. PARKS, JR. AND MARTHA J. PARKS ET AL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 747, PAGE 142, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL)

C. RIGHT OF WAY EASEMENT DATED MAY 15, 1996, EXECUTED BY FRED PARKS ESTATE ET AL TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9652478, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT. EASEMENT CALLS TO ADJOIN ORIGINAL CR 101)

D. WATERLINE EASEMENT DATED APRIL 25, 2019, EXECUTED BY DON P. FRAZIER AND JILL D. FRAZIER TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2019052231, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON PLAT)

E. DRAINAGE EASEMENT DATED OCTOBER 26, 2011, EXECUTED BY DONHAM P. FRAZIER AND FRAZIER FAMILY INVESTMENTS, LTD. TO WILLIAMSON COUNTY, TEXAS, RECORDED UNDER DOCUMENT NO. 2011075348, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON PLAT)

F. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS. (SUBJECT TO, IF APPLICABLE)

G. 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)

H. 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)

I. 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)

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

K. "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)

A

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

FURTHER DESCRIBED IN
DOC. NO. 2015040347
O.P.R.W.C.TX.

REF. FIELD NOTE NO. 51127

FILE:J:\1019052774Q\100\Survey\03Exhibits\Parcel_82_Part1\00\Parcel_82_Part1.dgn

EXISTING	*25.497 AC.	ACQUIRE	2.070 AC.	REMAINING	23.427 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
DON FRAZIER AND JILL FRAZIER
CO-TRUSTEES OF THE FRAZIER
MANAGEMENT TRUST
PARCEL 82 PART 1
2.070 AC. (90,170 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
·-·-·-·-·	DRAINAGE EASEMENT 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. GT2403127, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 27, 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 12.564 ACRES OUT OF THE ORIGINAL CALLED 30.842 ACRE TRACT HAVE BEEN DEEDED TO WILLIAMSON COUNTY.

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

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

4/11/2025

DATE

REF. FIELD NOTE NO. 51127

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_82_Part1\00\Parcel_82_Part1.dgn

EXISTING	*25.497 AC.	ACQUIRE	2.070 AC.	REMAINING	23.427 AC. RIGHT

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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
DON FRAZIER AND JILL FRAZIER
CO-TRUSTEES OF THE FRAZIER
MANAGEMENT TRUST
PARCEL 82 PART 1
2.070 AC. (90,170 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 85

DESCRIPTION OF A 0.7584 ACRE (33,036 SQ. FT.) PARCEL OF LAND LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 30.00 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JERRY WAYNE ROZNOVAK AND WIFE, LINDA ROZNOVAK, RECORDED SEPTEMBER 27, 2006, IN DOCUMENT NO. 2006083935, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.7584 ACRE (33,036 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 277+25.90 on the proposed east right-of-way line of East Wilco Highway, for a future exterior corner of the remainder of a called 50 acre tract of land, described as First Tract in a deed to Charlotte Lyn Davis, recorded in Document No. 2000014961, O.P.R.W.C.TX., from which 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, bears with a curve to the left, 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 South 43°08'07" East, a distance of 69.05 feet;

THENCE, North 21°30'11" West, with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 50 acre tract, a distance of 76.82 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N= 10,196,660.94, E= 3,186,434.48) 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 acre tract and the south line of said 30.00 acre tract, for the southeast corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, South 68°29'57" West,** departing the proposed east right-of-way line of said East Wilco Highway, with the north line of said remainder of a called 50 acre tract and the south line of said 30.00 acre tract, passing at a distance of 18.15 feet a 1/2-inch iron rod with an aluminum cap found on the existing east right-of-way line of County Road (C.R.) 101, a variable width right-of-way, as described in a deed to Williamson County, recorded in Document No. 2017024803, O.P.R.W.C.TX., corrected in an affidavit, recorded in Document No. 2017045935, O.P.R.W.C.TX., for the northwest corner of said remainder of a called 50 acre tract, and continuing with the south line of said 30.00 acre tract for a total distance **58.07 feet** to a 5/8-inch iron pipe found, for the southwest corner of said 30.00 acre tract and of the parcel described herein;

2) **THENCE, North 21°26'19" West,** with the existing east right-of-way line of said C.R. 101 and the west line of said 30.00 acre tract, a distance of **572.05 feet** to a calculated point, for the southwest corner of a remainder of a called 71.00 acre tract, described in a deed to Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of the Roznovak Family Revocable Trust Agreement, dated June 5, 2024, recorded in Document No. 2024046146, O.P.R.W.C.TX., being further described in Volume 352, Page 98, Deed Records of Williamson County, Texas (D.R.W.C.TX.), same being the northwest corner of said 30.00 acre tract and of the parcel described herein, from which a 1/2-inch iron rod found bears North 42°54'02" West, a distance of 4.26 feet;

3) **THENCE, North 68°29'57" East,** departing the existing east right-of-way line of said C.R. 101, with the south line of said remainder of a called 71.00 acre tract and the north line of said 30.00 acre tract, a distance of **57.43 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. 283+74.77 on the proposed east right-of-way line of said East Wilco Highway, for the northeast corner of the parcel described herein;

4) **THENCE, South 21°30'11" East**, departing the south line of said remainder of a called 71.00 acre tract and the north line of said 30.00 acre tract, with the proposed east right-of-way line of said East Wilco Highway, over and across said 30.00 acre tract, a distance of **572.05 feet** to the **POINT OF BEGINNING**, and containing 0.7584 acres (33,036 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.

Scott C. Brashear 5/23/2025

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

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

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04°01'46"	982.00'	69.06'	69.05'	S43°08'07"E

N

N21°30'11"W 7,190.97

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

280+00

285+00

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N21°30'11"W	76.82'
L2	S68°29'57"W	58.07'

C.R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)

EXISTING R.O.W.

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

CORRECTION AFFIDAVIT
DOC. NO. 2017045935
O.P.R.W.C.TX.

5/8"

N21°26'19"W 572.05'

(N19°00'W 572.07')

EXISTING R.O.W.

SEE DETAIL "A"

39.92'

1/2" W/ALUM CAP

18.15'

L2

85 (0.7584 AC.)

N68°29'57"E 57.43'

L1

S21°30'11"E 572.05'

PROPOSED R.O.W.

C1

P.O.C.
277+25.90
230.00' RT

P.O.B.
278+02.72
230.00' RT
N=10,196,660.94
E=3,186,434.48

P.O.R.
276+61.72
255.45' RT

**
283+74.77
230.00' RT

(N70°57'010"E 2282.83')

JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
DATED JUNE 5, 2024
REMAINDER OF A CALLED 71.00 AC.
DOC. NO. 2024046146
O.P.R.W.C.TX.

FURTHER DESCRIBED IN
VOL. 352, PG. 98
D.R.W.C.TX.

APPROXIMATE LOCATION OF CENTERLINE
20' WIDE EASEMENT
TEXAS POWER & LIGHT COMPANY
VOL. 1369, PG. 163
O.R.W.C.TX.

(S70°57'10"W 2285.84')

DIRT ROAD

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

JERRY WAYNE ROZNOVAK AND
WIFE, LINDA ROZNOVAK
CALLED 30.00 AC.
RECORDED SEPTEMBER 27, 2006
DOC. NO. 2006083935
O.P.R.W.C.TX.

P.O.R.
1/2"

N42°54'02"W
4.26'

N21°26'19"W
572.05'

EXISTING
R.O.W.

85
(0.7584 AC.)

DETAIL "A"
NOT TO SCALE

100 0 50 100

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

REF. FIELD NOTE NO. 51257

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_85\Parcel 85.dgn

EXISTING	30.00 AC.	ACQUIRE	0.7584 AC.	REMAINING	29.2416 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
JERRY WAYNE ROZNOVAK
AND LINDA ROZNOVAK
PARCEL 85
0.7584 AC. (33,036 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2403129, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 30, 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 JUNE 28, 1928, EXECUTED BY LOUISE EULENFELD, ET AL TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 191, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

B. EASEMENT DATED FEBRUARY 6, 1941, EXECUTED BY LOUISE EULENFELD ET AL 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)

C. MINERAL DEED DATED SEPTEMBER 23, 1942, EXECUTED BY FRANK HEJL, JR. AND CORNELIA HEJL TO A. A. EULENFELD, RECORDED IN VOLUME 315, PAGE 12, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

D. LEASE FOR COAL, LIGNITE OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 325, PAGE 406 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF EACH INTEREST(S). (SUBJECT TO, IF APPLICABLE)

E. EASEMENT DATED JULY 23, 1962, EXECUTED BY JERRY ROZNOVAK AND HILDA ROZNOVAK TO TEXAS POWER & LIGHT COMPANY , RECORDED IN VOLUME 454, PAGE 691, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

F. EASEMENT AND RIGHT OF WAY DATED JUNE 11, 1985, EXECUTED BY JERRY E. ROZNOVAK TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 1369, P AGE 163, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS PARCEL AS SHOWN ON PLAT)

G. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, EXECUTED BY JERRY E. ROZNOVAK AND HILDA ROZNOVAK TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

H. 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)

I. 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)

J. 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)

K. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT A SURVEY MATTER)

L. "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. 51257
FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_85\Parcel 85.dgn

EXISTING	30.00 AC.	ACQUIRE	0.7584 AC.	REMAINING	29.2416 AC. RT

SAM™
4801 Southwest Parkway
Building Two, Suite 100
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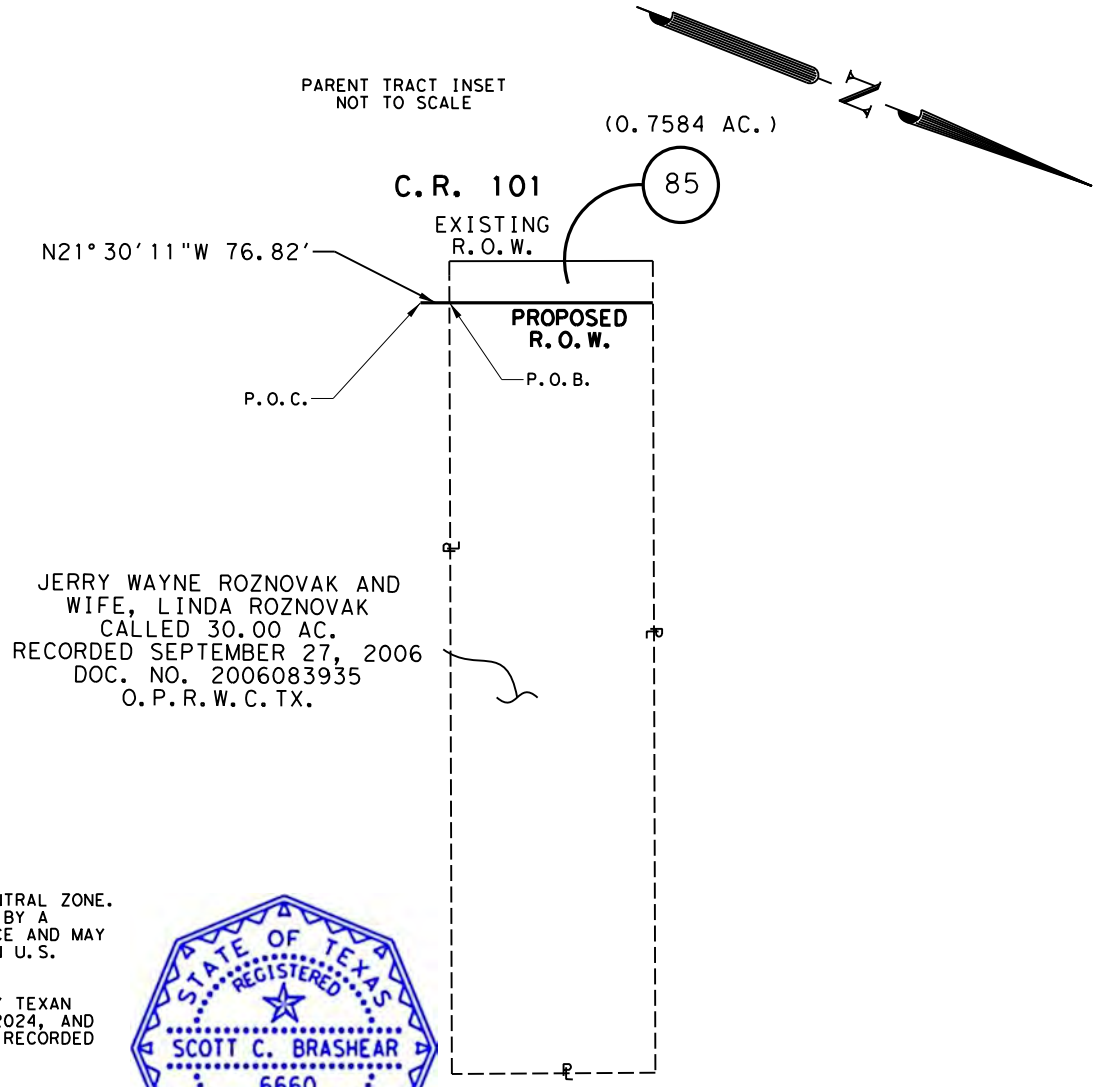
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK
AND LINDA ROZNOVAK
PARCEL 85
0.7584 AC. (33,036 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
NOT TO SCALE



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. GT2403129, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 30, 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.

** 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 TOTHE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

5/23/2025
DATE

REF. FIELD NOTE NO. 51257
FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_85\Parcel 85.dgn

EXISTING	30.00 AC.	ACQUIRE	0.7584 AC.	REMAINING	29.2416 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
JERRY WAYNE ROZNOVAK
AND LINDA ROZNOVAK
PARCEL 85
0.7584 AC. (33,036 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 86A

DESCRIPTION OF A 0.2912 ACRE (12,686 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.007 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRANDON KEITH ROZNOVAK AND ABBY MARIE ROZNOVAK, RECORDED MARCH 1, 2021, IN DOCUMENT NO. 2021027533, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.2912 ACRE (12,686 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with a plastic cap stamped "M. MEADOR RPLS 1966" found 176.13 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 309+06.07 on the existing east right-of-way line of County Road 101, a variable width right-of-way, no record information found, for the northwest corner of the remainder of a called 90.23 acre tract of land described as Tract 1 in a deed to Karole D. Eno, recorded in Document No. 2024031436, O.P.R.W.C.TX., same being the southwest corner of a called 10.33 acre tract of land, described in said deed to Karole Gay Eno, recorded in Document No. 2024031436, O.P.R.W.C.TX.;

THENCE, South 21°29'21" East, with the existing east right-of-way line of said County Road 101, a distance of 280.46 feet to a 2-inch iron pipe found 176.06 feet right of East Wilco Highway E.C.S. 306+25.61 on the proposed east right-of-way line of East Wilco Highway, for the southwest corner of said remainder of a called 90.23 acre tract, same being the northwest corner of a called 50 acre tract, described as Second Tract in a deed to Charlotte Lyn Walker, recorded in Document No. 2000014961, O.P.R.W.C.TX.;

THENCE, North 68°30'39" East, departing the existing east right-of-way line of said County Road 101, with the proposed east right-of-way line of said East Wilco Highway and common line of said remainder of a called 90.23 acre tract and said 50 acre tract, a distance of 33.94 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet right of East Wilco Highway E.C.S. 306+25.60;

THENCE, departing the common line of said remainder of a called 90.23 acre tract and said 50 acre tract, with the proposed east right-of-way line of said East Wilco Highway, the following two (2) courses and distances:

South 21°30'11" East, passing at a distance of 938.90 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet right of East Wilco Highway E.C.S. 296+86.70 on the common line of said 50 acre tract and a remainder of a called 71.00 acre tract, described in a deed to Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of The Roznovak Family Revocable Trust Agreement Dated June 5, 2024, recorded in Document No. 2024046146, O.P.R.W.C.TX., being further described in Volume 352, Page 98, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and continuing for a total distance of 1,635.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet right of East Wilco Highway E.C.S. 289+90.32, and

South 23°24'42" East, a distance of 10.79 feet to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N= 10,197,748.66, E= 3,185,984.84) set** 210.36 feet right of East Wilco Highway E.C.S. 289+79.54 on the north line of said 5.007 acre tract and a south line of said remainder of a called 71.00 acre tract, for the northeast corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, South 23°24'42" East**, departing the northerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, with the proposed east right-of-way line of said East Wilco Highway, over and across said 5.007 acre tract, a distance of **300.21 feet** to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 220.36 feet right of East Wilco Highway E.C.S. 286+79.49 on the southerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, for the southeast corner of the parcel described herein;

2) **THENCE**, **South 68°33'41" West**, departing the proposed east right-of-way line of said East Wilco Highway, with the southerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, a distance of **47.45 feet**, to a calculated point on the existing east right-of-way line of said County Road 101, for the southwest corner of said 5.007 acre tract and the parcel described herein, from which an iron rod with a plastic cap stamped "KONTUR TECH" found bears South 68°33'41" West a distance of 1.00 foot;

3) **THENCE**, **North 21°26'19" West,** departing the southerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, with the existing east right-of-way line of said County Road 101, a distance of **300.04 feet**, to a calculated point for an exterior corner of said remainder of a called 71.00 acre tract, same being the northwest corner of said 5.007 acre tract and the parcel described herein, from which a 5/8-inch iron rod bears South 65°27'56" West a distance of 0.69 feet;

THIS SPACE IS INTENTIONALLY LEFT BLANK

4) **THENCE**, **North 68°33'41" East**, departing the existing east right-of-way line of said County Road 101, with the northerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, a distance of **37.11 feet** to the **POINT OF BEGINNING**, and containing 0.2912 acres (12,686 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 §

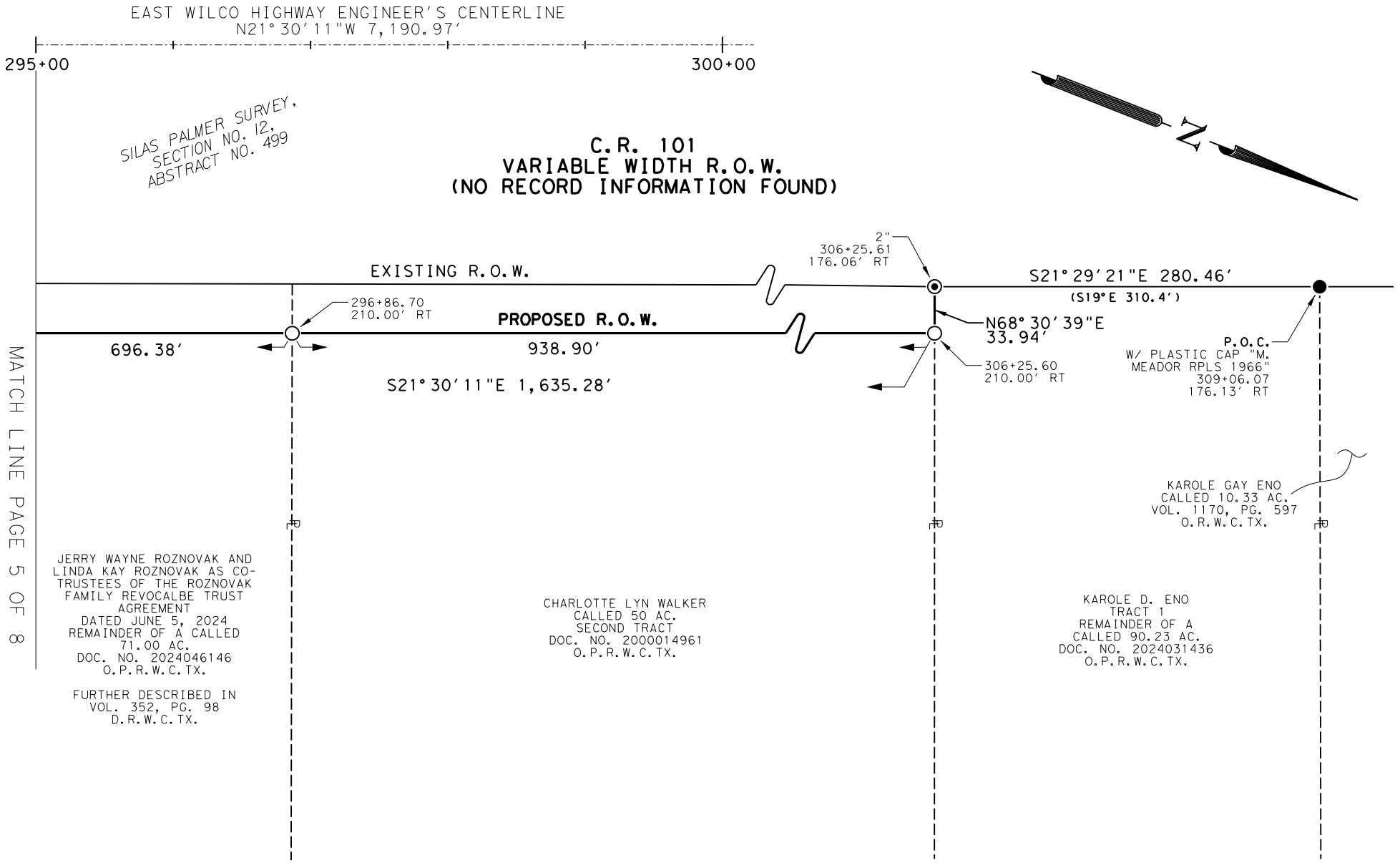
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 5/23/2025

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



REF. FIELD NOTE NO. 51236

FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86A\Parcel_86A.dgn

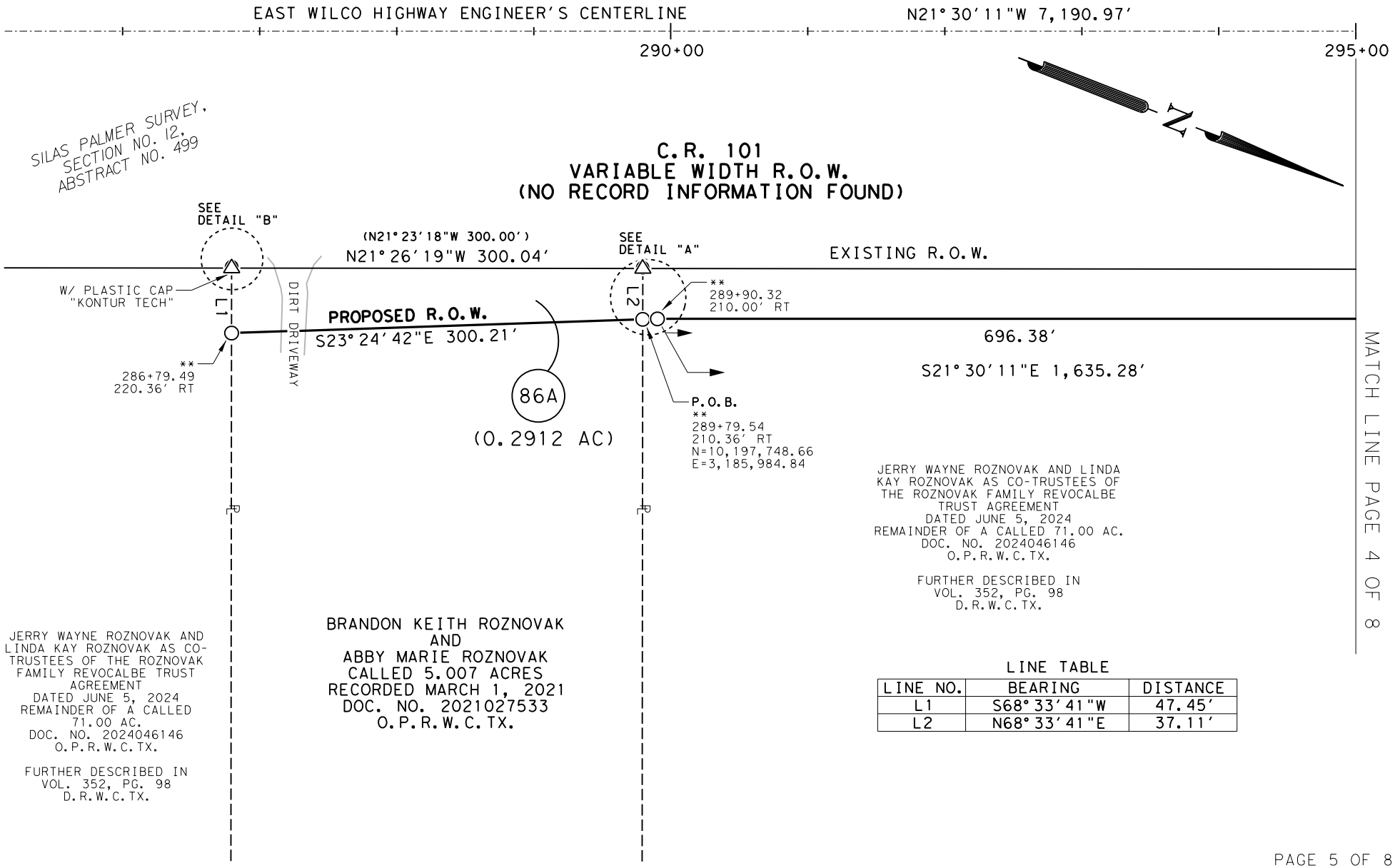
EXISTING	5.007 AC.	ACQUIRE	0.2912 AC.	REMAINING	4.7158 AC. LEFT

100 0 50 100

GRAPHIC SCALE
SCALE: 1" = 100'
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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRANDON KEITH ROZNOVAK AND
ABBY MARIE ROZNOVAK
PARCEL 86A
0.2912 AC. (12,686 SQ. FT.)



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S68°33'41"W	47.45'
L2	N68°33'41"E	37.11'

REF. FIELD NOTE NO. 51236

FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86A\Parcel_86A_2.dgn

EXISTING	5.007 AC.	ACQUIRE	0.2912 AC.	REMAINING	4.7158 AC. LEFT

100 0 50 100

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

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Fax: (512) 326-3029
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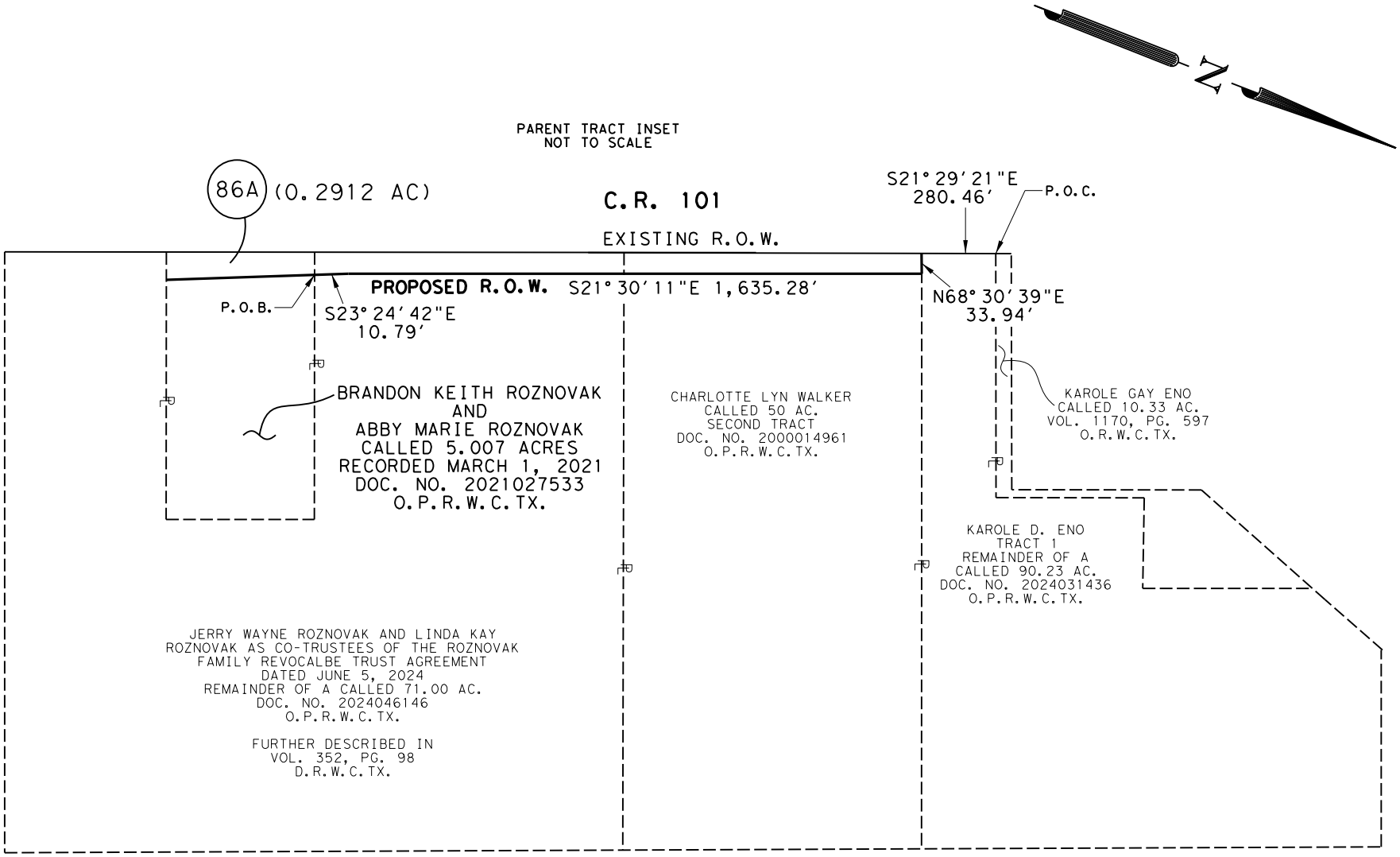
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRANDON KEITH ROZNOVAK AND
ABBY MARIE ROZNOVAK
PARCEL 86A
0.2912 AC. (12,686 SQ. FT.)



REF. FIELD NOTE NO. 51236

FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86A\Parcel_86A_2.dgn

EXISTING	5.007 AC.	ACQUIRE	0.2912 AC.	REMAINING	4.7158 AC. LEFT

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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRANDON KEITH ROZNOVAK AND
ABBY MARIE ROZNOVAK
PARCEL 86A
0.2912 AC. (12,686 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITL INSURANCE GF NO. GT2503455, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JANUARY 21, 2025, AND ISSUED DATE JANUARY 29, 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. EASEMENT DATED JUNE 28, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 191, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

B. EASEMENT DATED FEBRUARY 6, 1941, 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)

C. COAL, LIGNITE, OIL, GAS OR OTHER MINERAL INTEREST(S), TOGETHER WITH RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED SEPTEMBER 23, 1942 AND RECORDED ON NOVEMBER 4, 1942 IN VOLUME 315, PAGE 12, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, WHICH DOCUMENT CONTAINS THE FOLLOWING LANGUAGE "TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS AT ALL TIMES FOR THE PURPOSE OF EXPLORING, MINING, SAVING, MARKETING AND TAKING CARE OF SAID PRODUCTS". REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (SUBJECT TO, IF APPLICABLE)

D. EASEMENT DATED JULY 23, 1962, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 454, PAGE 691, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

E. EASEMENT AND RIGHT OF WAY DATED JUNE 11, 1985, TO TEXAS POWER & LIGHT, RECORDED IN VOLUME 1369, PAGE 163, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

F. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

G. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN RESOLUTION RECORDED UNDER DOCUMENT NO. 2010079705, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT SURVEY RELATED)

H. OSSF ROUTINE MAINTENANCE AFFIDAVIT RECORDED UNDER DOCUMENT NO. 2022063512, 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)

REF. FIELD NOTE NO. 51236
FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86A\Parcel_86A.dgn

EXISTING	5.007 AC.	ACQUIRE	0.2912 AC.	REMAINING	4.7158 AC. LEFT

SAM™
4801 Southwest Parkway
Building Two, Suite 100
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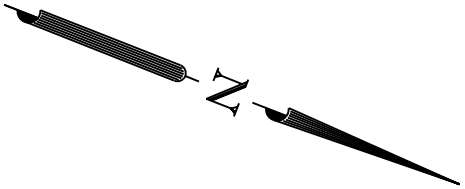
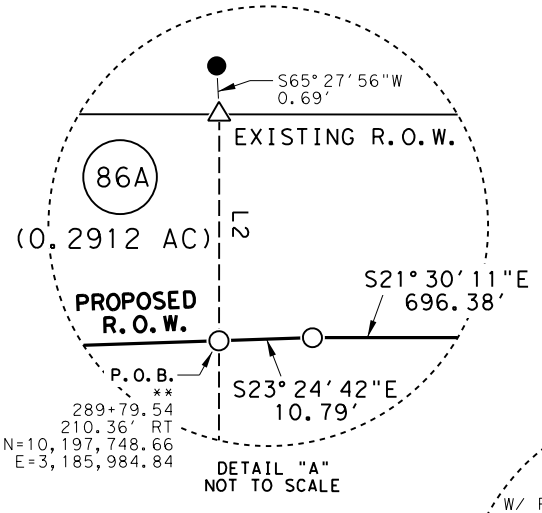
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRANDON KEITH ROZNOVAK AND
ABBY MARIE ROZNOVAK
PARCEL 86A
0.2912 AC. (12,686 SQ. FT.)

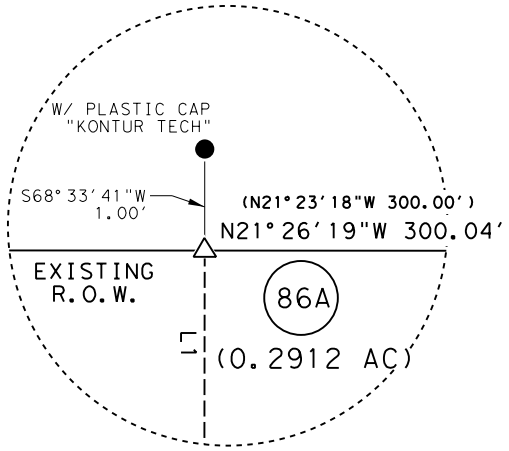
LEGEND

○	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





DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

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. GT2503455, EFFECTIVE DATE JANUARY 21, 2025, AND ISSUED DATE JANUARY 29, 2025. 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.

** 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.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S68°33'41"W	47.45'
L2	N68°33'41"E	37.11'

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
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

5/23/2025
DATE

REF. FIELD NOTE NO. 51236
FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86A\Parcel_86A_2.dgn

EXISTING	5.007 AC.	ACQUIRE	0.2912 AC.	REMAINING	4.7158 AC. LEFT

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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRANDON KEITH ROZNOVAK AND
ABBY MARIE ROZNOVAK
PARCEL 86A
0.2912 AC. (12,686 SQ. FT.)

PROPERTY DESCRIPTION FOR PARCEL 86 PART 1 AND 2

DESCRIPTION OF TWO PARCELS OF LAND TOTALING 0.9589 ACRES (41,767 SQ. FT.) OF LAND LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 71.00 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 5, 2024, RECORDED JUNE 11, 2024 IN DOCUMENT NO. 2024046146, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), FURTHER DESCRIBED IN VOLUME 352, PAGE 98, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.); SAID 0.9589 ACRE (41,767 SQ. FT.) PARCELS, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO (2) PARTS AS FOLLOWS:

PART 1: 0.3686 acres (16,055 sq. ft.)

COMMENCING at 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 a remainder of a called 50 acre tract called First Tract in a deed to Charlotte Lyn Davis in Document No. 2000014961, O.P.R.W.C.TX., the south line of a called 30.00 acre tract described in a deed to Jerry Wayne Roznovak and wife, Linda Roznovak in Document No. 2006083935, O.P.R.W.C.TX., and on the proposed east right-of-way line of East Wilco Highway, from which a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set bears South 21°30'11" East, a distance of 76.82 feet;

THENCE, North 21°30'11" West, with the proposed east right-of-way line of East Wilco Highway, over and across said 30.00 acre tract, a distance of 572.05 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,197,193.18, E=3,186,224.79) set** 230.00 feet right of East Wilco Highway E.C.S. 283+74.77 on the south line of said remainder of a called 71.00 acre tract, for the southeast corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, South 68°29'57" West**, departing the proposed east right-of-way line of said East Wilco Highway, with the common line of said 30.00 acre tract and said remainder of a called 71.00 acre tract, a distance of **57.43 feet** to a calculated point on the existing east right-of-way line of County Road 101, a variable width right-of-way, no record information found, for the northwest corner of said 30.00 acre tract, same being the southwest corner of said remainder of a called 71.00 acre tract and the parcel described herein;

2) **THENCE, North 21°26'19" West**, departing the common line of said 30.00 acre tract and said remainder of a called 71.00 acre tract, with the existing east right-of-way line of C.R. 101, a distance of **304.77 feet** to a calculated point, for the southwest corner of a called 5.007 acre tract of land described in a deed to Brandon Keith Roznovak and Abby Marie Roznovak, recorded in Document No. 2021027533, O.P.R.W.C.TX., same being the northwest corner of the parcel described herein, from which an iron rod with a plastic cap stamped "KONTUR TECH" found bears South 68°33'41" West, a distance of 1.00 foot;

3) **THENCE, North 68°33'41" East**, departing the existing east right-of-way line of C.R. 101, with the southerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, a distance of **47.45 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 220.36 feet right of East Wilco Highway E.C.S. 286+79.49 on the proposed east right-of-way line of said East Wilco Highway, for the northeast corner of the parcel described herein;

THENCE, departing the south line of said 5.007 acre tract, with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 71.00 acre tract, the following two (2) courses and distances numbered 4-5:

4) **South 23°24'42" East**, a distance of **289.49 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. 283+90.16, and

5) **South 21°30'11" East**, a distance of **15.40 feet** to the **POINT OF BEGINNING**, and containing 0.3686 acres (16,055 sq. ft.) of land.

PART 2: 0.5903 acres (25,712 sq. ft.)

COMMENCING at an iron rod with a plastic cap stamped "M. MEADOR RPLS 1966" found 176.13 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 309+06.07 on the existing east right-of-way line of said C.R. 101, for the northwest corner of the remainder of a called 90.23 acre tract of land described as Tract 1 in a deed to Karole D. Eno, recorded in Document No. 2024031436, O.P.R.W.C.TX., same being the southwest corner of a called 10.33 acre tract of land, described in said deed to Karole Gay Eno, recorded in Document No. 2024031436, O.P.R.W.C.TX.;

THENCE, South 21°29'21" East, with the existing east right-of-way line of said C.R. 101, a distance of 280.46 feet to a 2-inch iron pipe found 176.06 feet right of East Wilco Highway E.C.S. 306+25.61 on the proposed east right-of-way line of East Wilco Highway, for the southwest corner of said remainder of a called 90.23 acre tract, same being the northwest corner of a called 50 acre tract, described as Second Tract in a deed to Charlotte Lyn Davis, recorded in Document No. 2000014961, O.P.R.W.C.TX.;

THENCE, North 68°30'39" East, departing the existing east right-of-way line of said County Road 101, with the proposed east right-of-way line of said East Wilco Highway and common line of said remainder of a called 90.23 acre tract and said 50 acre tract, a distance of 33.94 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet right of East Wilco Highway E.C.S. 306+25.60;

THENCE, South 21°30'11" East, departing the north line of said remainder of a called 90.23 acre tract, with the proposed east right-of-way line of said East Wilco Highway, over and across and said 50 acre tract, a distance of 938.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,198,406.47, E=3,185,725.29) set 210.00 feet right of East Wilco Highway E.C.S. 296+86.70 on the common line of said 50 acre tract and said remainder of a called 71.00 acre tract, for the northeast corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, departing the common line of said 50 acre tract and said remainder of a called 71.00 acre tract, with the proposed east right-of-way line of East Wilco Highway, over and across said remainder of a called 71.00 acre tract, the following two (2) courses and distances numbered 1-2:

1) **South 21°30'11" East**, a distance of **696.38 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet right of East Wilco Highway E.C.S. 289+90.32, and

2) **South 23°24'42" East**, a distance of **10.79 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.36 feet right of East Wilco Highway E.C.S. 289+79.54 on the northerly common line of said remainder of a called 71.00 acre tract and said 5.007 acre tract, for the southeast corner of the parcel described herein;

3) **THENCE, South 68°33'41" West**, with the northerly common line of said remainder of a called 71.00 acre tract and said 5.007 acre tract, a distance of **37.11 feet** to a calculated point on the existing east right-of-way line of said C.R. 101, for the northwest corner of said 5.007 acre tract, same being the southwest corner of the parcel described herein, from which a 5/8-inch iron rod found bears South 65°27'56" West a distance of 0.69 feet;

4) **THENCE, North 21°26'19" West**, departing the northerly common line of said remainder of a called 71.00 acre tract and said 5.007 acre tract, with the existing east right-of-way line of said C.R. 101, a distance of **707.20 feet** to a 1/2-inch iron rod found, for the southwest corner of said 50 acre tract, same being the northwest corner of said remainder of a called 71.00 acre tract and the parcel described herein;

THIS SPACE IS INTENTIONALLY LEFT BLANK

5) **THENCE, North 68°37'13" East**, departing the existing east right-of-way line of said C.R. 101, with common line of said 50 acre tract and said remainder of a called 71.00 acre tract, a distance of **35.96 feet** to the **POINT OF BEGINNING**, and containing 0.5903 acres (25,712 sq. ft.) of land.

Part 1: 0.3686 Acres
Part 2: 0.5903 Acres
Total: 0.9589 Acres

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 §

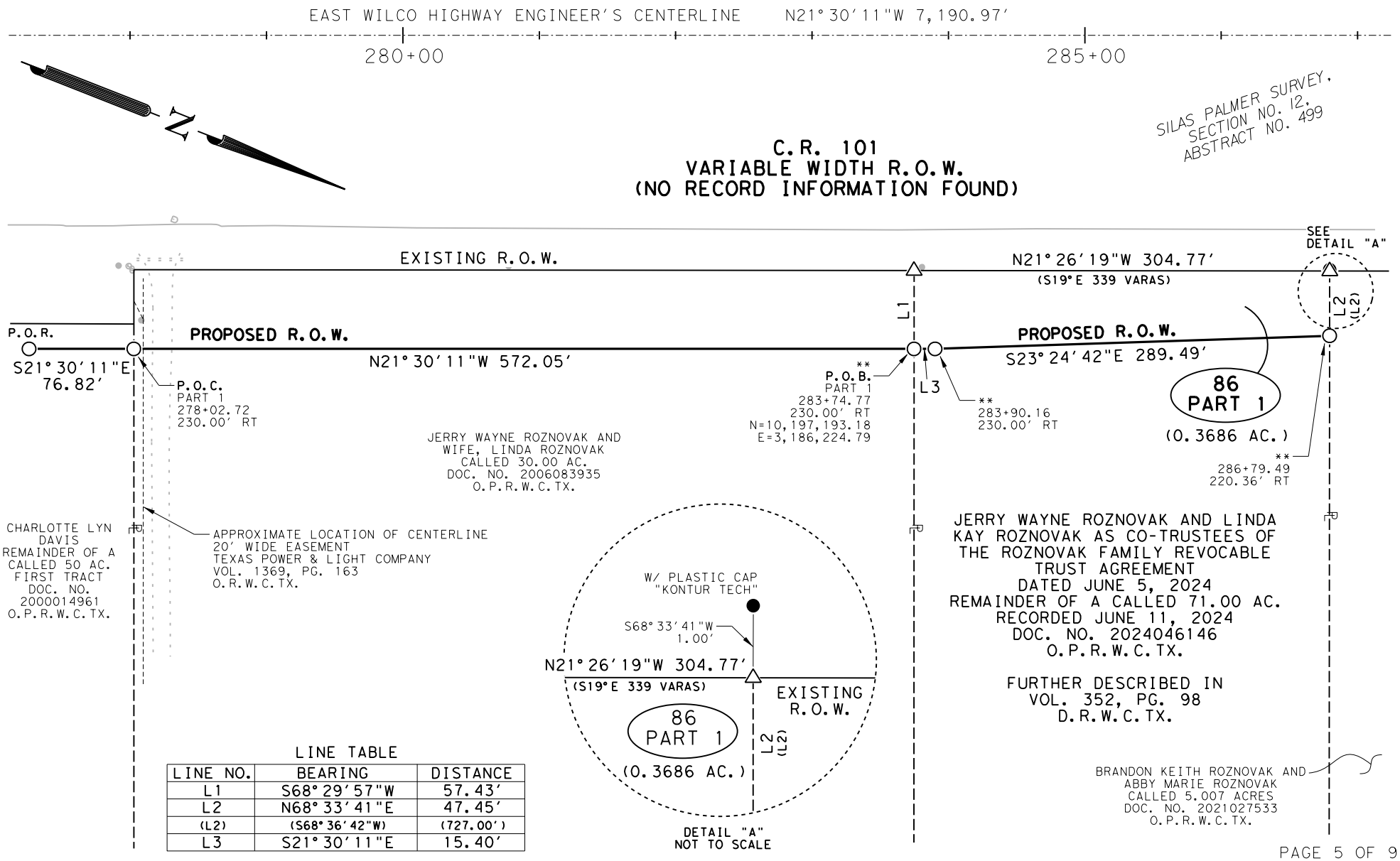
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

5/30/2025

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



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S68°29'57"W	57.43'
L2	N68°33'41"E	47.45'
(L2)	(S68°36'42"W)	(727.00')
L3	S21°30'11"E	15.40'

100 0 50 100

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

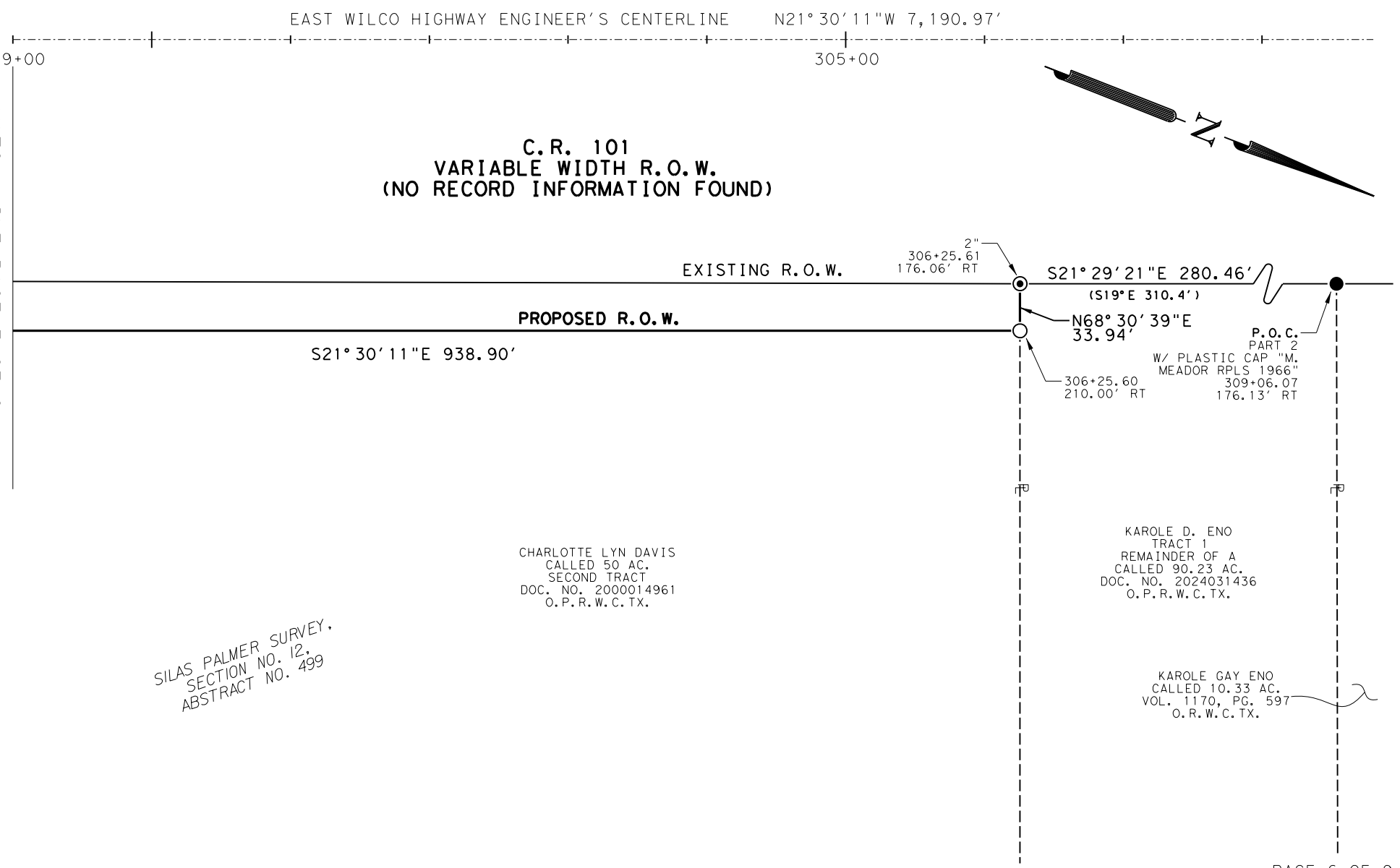
REF. FIELD NOTE NO. 51243

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_86_Part_1&2\Parcel_86_P1&2.dgn

EXISTING	*65.993 AC.	ACQUIRE	0.9589 AC.	REMAINING	65.0341 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
JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT DATED JUNE 5, 2024
PARCEL 86 PART 1 AND 2
0.9589 AC. (41,767 SQ. FT.)



REF. FIELD NOTE NO. 51243

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_86_Part_1&2\Parcel_86_P1&2.dgn

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0.9589 AC. (41,767 SQ. FT.)

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

290+00 295+00 299+00

MATCH LINE PAGE 6 OF 9

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

C.R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)

SEE DETAIL "B"

N21°26'19"W 707.20'
(N19°W 339 VARAS)

EXISTING R.O.W.

1/2"

N68°37'13"E 35.96'

PROPOSED R.O.W.
S21°30'11"E 696.38'

S21°30'11"E 938.90'

** 289+90.32 210.00' RT

** 289+79.54 210.36' RT

86 PART 2
(0.5903 AC.)

P.O.B.
PART 2
296+86.70
210.00' RT
N=10,198,406.47
E=3,185,725.29

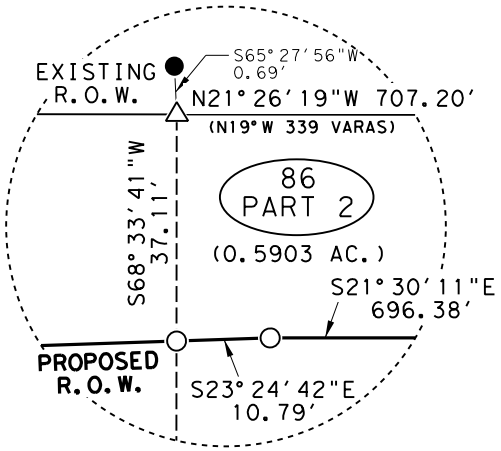
BRANDON KEITH ROZNOVAK AND
ABBY MARIE ROZNOVAK
CALLED 5.007 ACRES
DOC. NO. 2021027533
O.P.R.W.C.TX.

(N68°36'42"E 727.00')

JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
DATED JUNE 5, 2024
REMAINDER OF A CALLED 71.00 AC.
RECORDED JUNE 11, 2024
DOC. NO. 2024046146
O.P.R.W.C.TX.

FURTHER DESCRIBED IN
VOL. 352, PG. 98
D.R.W.C.TX.

CHARLOTTE LYN DAVIS
CALLED 50 AC.
SECOND TRACT
DOC. NO. 2000014961
O.P.R.W.C.TX.



DETAIL "B"
NOT TO SCALE

PAGE 7 OF 9
REF. FIELD NOTE NO. 51243

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_86_Part_1&2\Parcel_86_P1&2_p2.dgn

EXISTING	*65.993 AC.	ACQUIRE	0.9589 AC.	REMAINING	65.0341 AC. RIGHT

100 0 50 100

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

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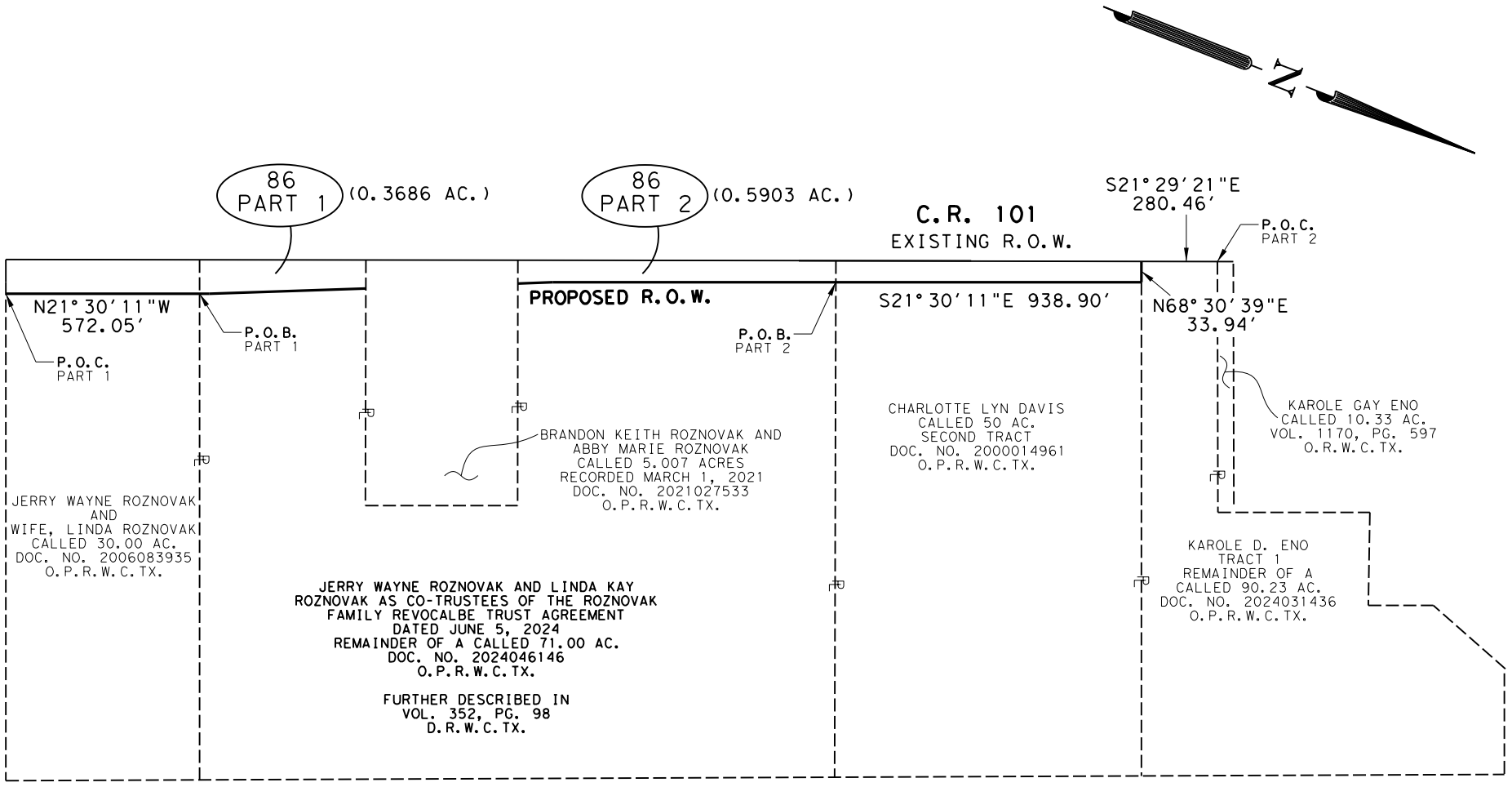
PARCEL 86 PART 1 AND 2
0.9589 AC. (41,767 SQ. FT.)



PARENT TRACT INSET
NOT TO SCALE

REF. FIELD NOTE NO. 51243

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_86_Part_1&2\Parcel_86_P1&2.dgn

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AGREEMENT DATED JUNE 5, 2024
PARCEL 86 PART 1 AND 2
0.9589 AC. (41,767 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
R.P.R.W.C.TX.	REAL PROPERTY 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
O.P.R.W.C.TX.	OFFICIAL PUBLIC 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. GT2403129, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 30, 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.

** 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 — 5/30/2025

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2403129, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 30, 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 JUNE 28, 1928, EXECUTED BY LOUISE EULENFELD, ET AL TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 191, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

B. EASEMENT DATED FEBRUARY 6, 1941, EXECUTED BY LOUISE EULENFELD ET AL 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)

C. MINERAL DEED DATED SEPTEMBER 23, 1942, EXECUTED BY FRANK HEJL, JR. AND CORNELIA HEJL TO A. A. EULENFELD, RECORDED IN VOLUME 315, PAGE 12, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

D. LEASE FOR COAL, LIGNITE OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 325, PAGE 406 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF EACH INTEREST(S). (SUBJECT TO, IF APPLICABLE)

E. EASEMENT DATED JULY 23, 1962, EXECUTED BY JERRY ROZNOVAK AND HILDA ROZNOVAK TO TEXAS POWER & LIGHT COMPANY , RECORDED IN VOLUME 454, PAGE 691, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

F. EASEMENT AND RIGHT OF WAY DATED JUNE 11, 1985, EXECUTED BY JERRY E. ROZNOVAK TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 1369, P AGE 163, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

G. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, EXECUTED BY JERRY E. ROZNOVAK AND HILDA ROZNOVAK TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

H. 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)

I. 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)

J. 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)

K. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT A SURVEY MATTER)

L. "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. 51243

FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_86_Part_1&2\Parcel_86_P1&2.dgn

EXISTING	*65.993 AC.	ACQUIRE	0.9589 AC.	REMAINING	65.0341 AC. RIGHT

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SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 5, 2024
PARCEL 86 PART 1 AND 2
0.9589 AC. (41,767 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 89

DESCRIPTION OF A 0.5810 ACRE (25,308 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOTS 5–8, RICHFIELD ESTATES SUBDIVISION, RECORDED IN CABINET H, SLIDE 314, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED AS TRACTS 2-5, IN A DEED TO KAROLE D. ENO, RECORDED APRIL 22, 2024, IN DOCUMENT NO. 2024031436, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.5810 ACRE (25,308 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with an aluminum cap stamped "M.MEADOR RPLS 1966" found 176.13 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 309+06.07 on the existing east right-of-way line of County Road (C.R.) 101, a variable width right-of-way, no record information found, for the northwest corner of a remainder of a called 90.23 acre tract of land described as Tract 1, in a deed to Karole D. Eno, recorded in Document No. 2024031436, O.P.R.W.C.TX., and the southwest corner of a called 10.33 acre tract of land, described in a deed to Karole Gay Eno, recorded in Volume 1170, Page 597, Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE, North 21°29'21" West, departing the north line of said 90.23 acre tract, with the existing east right-of-way line of said C.R. 101 and west line of said 10.33 acre tract, a distance of 30.00 feet to a TXDOT Type I concrete monument (Surface Coordinates: N=10,199,556.47, E=3,185,235.83) found 176.14 feet right of E.C.S. 309+36.07 on the proposed east right-of-way line of East Wilco Highway, for the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE, North 21°29'21" West,** departing the proposed east right-of-way line of said East Wilco Highway, with the existing east right-of-way line of said C.R. 101, passing at a distance of 791.28 feet a 1/2-inch iron rod found for the northwest corner of said Lot 6, and the southwest corner of said Lot 5, and continuing for a total distance of **1,054.90 feet** to a 1/2-inch iron rod found for the southwest corner of Lot 4, said Richfield Estates Subdivision, described in a deed to Katherine E. Cramer, recorded in Document No. 2017024471, O.P.R.W.C.TX., same being the northwest corner of said Lot 5 and of the parcel described herein;

2) **THENCE, North 68°23'09" East,** departing the existing east right-of-way line of said C.R. 101, with the common line of said Lot 5 and said Lot 4, a distance of **8.61 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 185.00 feet right of East Wilco Highway E.C.S. 319+90.97 on the proposed east right-of-way line of said East Wilco Highway, for the northeast corner of the parcel described herein;

THENCE, departing the common line of said Lot 4 and said Lot 5, with the proposed east right-of-way line of said East Wilco Highway, over and across said Lots 5-8, the following three (3) courses and distances numbered 3-5:

3) **South 21°30'11" East,** a distance of **152.20 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 185.00 feet right of East Wilco Highway E.C.S. 318+38.78,

4) **South 27°19'46" East,** passing at a distance of 111.97 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 196.37 feet right of East Wilco Highway E.C.S. 317+27.39 on the common line of said Lot 6 and said Lot 5, and continuing for a total distance of **197.02 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 205.00 feet right of East Wilco Highway E.C.S. 316+42.78, and

5) **South 21°30'11" East,** passing at a distance of 179.62 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 205.00 feet right of East Wilco Highway E.C.S. 314+63.17 on the common line of said Lot 7 and said Lot 6, passing at a distance of 442.85 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 205.00 feet right of East Wilco Highway E.C.S. 311+99.94 on the common line of said Lot 7 and said Lot 8, and continuing for a total distance of **706.66 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 205.00 feet right of East Wilco Highway E.C.S. 309+36.13 on the common line of said Lot 8 and said 10.33 acre tract, for the southeast corner of the parcel described herein;

6) **THENCE, South 68°23'09" West,** with the proposed east right-of-way line of said East Wilco Highway and the common line of said Lot 8 and said 10.33 acre tract, a distance of **28.86 feet** to the **POINT OF BEGINNING**, and containing 0.5810 acres (25,308 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 §

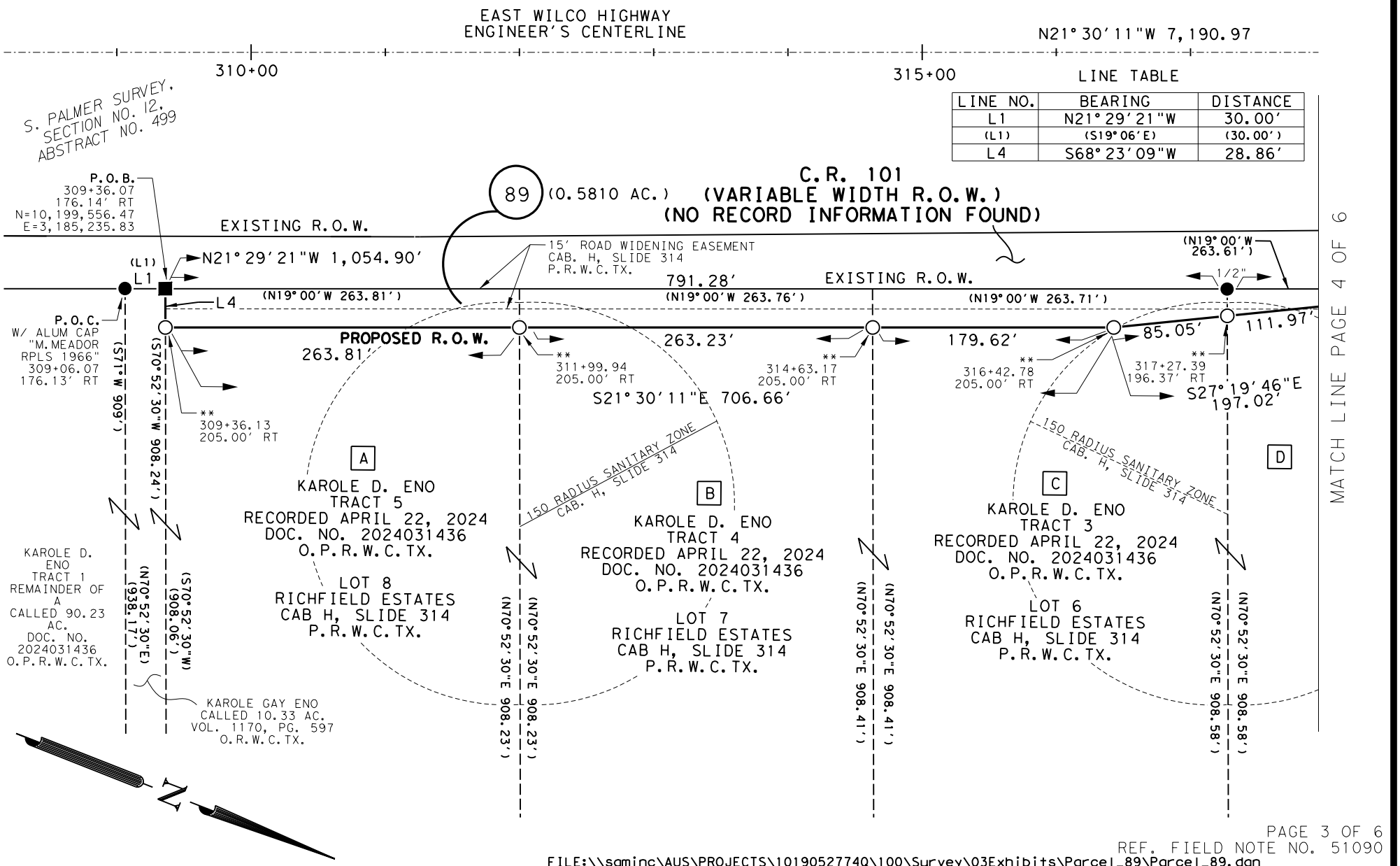
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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 8/22/2025

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



MATCH LINE PAGE 4 OF 6

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N21°29'21"W	30.00'
(L1)	(S19°06'E)	(30.00')
L4	S68°23'09"W	28.86'

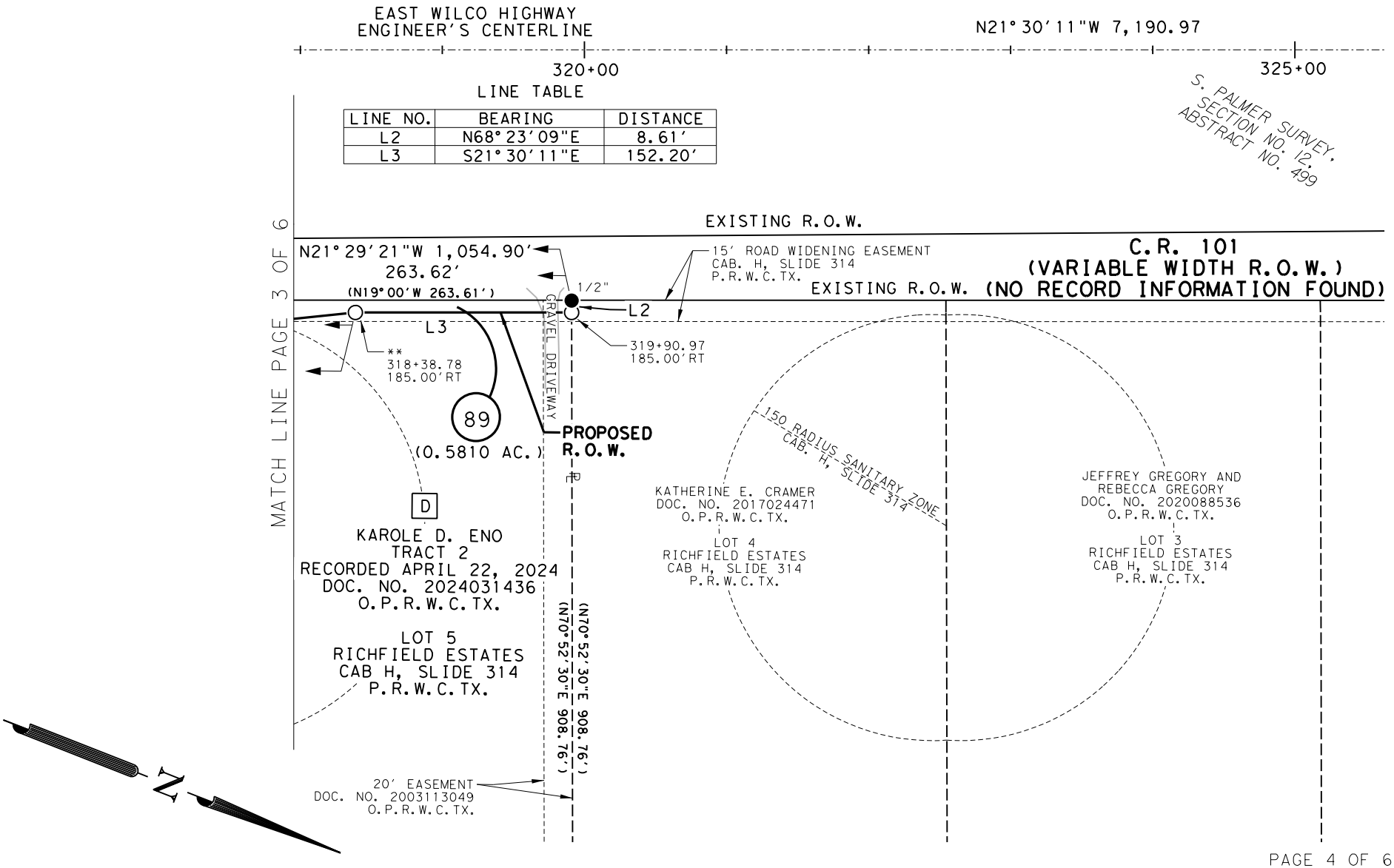
PAGE 3 OF 6
REF. FIELD NOTE NO. 51090

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_89\Parcel_89.dgn

EXISTING	*21.963 AC.	ACQUIRE	0.5810 AC.	REMAINING	21.3820 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
KAROLE D. ENO
PARCEL 89
0.5810 AC. (25,308 SQ. FT.)



REF. FIELD NOTE NO. 51090

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_89\Parcel_89_2.dgn

EXISTING	*21.963 AC.	ACQUIRE	0.5810 AC.	REMAINING	21.3820 AC. RT

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Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KAROLE D. ENO
PARCEL 89
0.5810 AC. (25,308 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2503539, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 7, 2025, AND ISSUED DATE JULY 17, 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.)

E. A 15 FOOT ROAD WIDENING EASEMENT ALONG COUNTY ROAD NO. 101, AS SHOWN ON THE PLAT AND DEDICATION OF SUBDIVISION RECORDED IN CABINET H, SLIDES 314-315, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

F. AN 8 INCH LONE STAR GAS COMPANY LINE, AS SHOWN ON THE PLAT AND DEDICATION OF SUBDIVISION, RECORDED IN CABINET H, SLIDES 314-315, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

G. SANITARY ZONE AS SHOWN ON THE PLAT AND DEDICATION OF SUBDIVISION, RECORDED IN CABINET H, SLIDES 314-315, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

H. EASEMENT DATED JUNE 22, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 20, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)

I. EASEMENT DATED JUNE 22, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 21, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)

J. EASEMENT DATED DECEMBER 2, 1940, TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 308, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

K. EASEMENT DATED SEPTEMBER 29, 1964, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 476, PAGE 232, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT)

L. EASEMENT DATED NOVEMBER 18, 2003, TO KAR GAY ENO, RECORDED UNDER DOCUMENT NO. 2003113049, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

M. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN OF CITY OF HUTTO RESOLUTION NO. 2010-050-00 RECORDED UNDER DOCUMENT NO. 2011001698, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)

N. 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)

O. 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)

P. 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)

Q. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT A SURVEY MATTER)

R. "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. 51090

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_89\Parcel_89.dgn

EXISTING	*21.963 AC.	ACQUIRE	0.5810 AC.	REMAINING	21.3820 AC. RT

SAM™
4801 Southwest Parkway
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Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KAROLE D. ENO
PARCEL 89
0.5810 AC. (25,308 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

A

KAROLE D. ENO
TRACT 5
RECORDED APRIL 22, 2024
DOC. NO. 2024031436
O.P.R.W.C.TX.

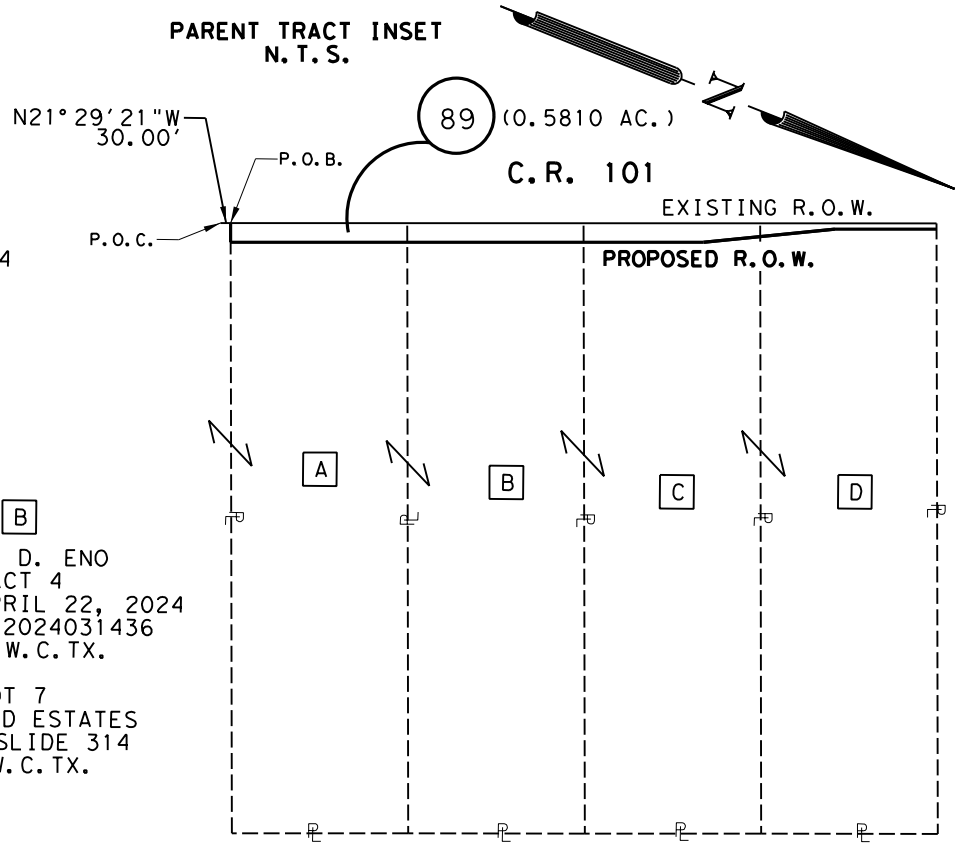
LOT 8
RICHFIELD ESTATES
CAB H, SLIDE 314
P.R.W.C.TX.

B

KAROLE D. ENO
TRACT 4
RECORDED APRIL 22, 2024
DOC. NO. 2024031436
O.P.R.W.C.TX.

LOT 7
RICHFIELD ESTATES
CAB H, SLIDE 314
P.R.W.C.TX.

PARENT TRACT INSET
N.T.S.



C

KAROLE D. ENO
TRACT 3
RECORDED APRIL 22, 2024
DOC. NO. 2024031436
O.P.R.W.C.TX.

LOT 6
RICHFIELD ESTATES
CAB H, SLIDE 314
P.R.W.C.TX.

D

KAROLE D. ENO
TRACT 2
RECORDED APRIL 22, 2024
DOC. NO. 2024031436
O.P.R.W.C.TX.

LOT 5
RICHFIELD ESTATES
CAB H, SLIDE 314
P.R.W.C.TX.

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. GT2503539, EFFECTIVE DATE JULY 7, 2025, AND ISSUED DATE JULY 17, 2025. 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.

** 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.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND 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
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

8/22/2025
DATE

REF. FIELD NOTE NO. 51090
FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_89\Parcel_89.dgn

EXISTING	*21.963 AC.	ACQUIRE	0.5810 AC.	REMAINING	21.3820 AC. RT

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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KAROLE D. ENO
PARCEL 89
0.5810 AC. (25,308 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 96

DESCRIPTION OF A 0.0523 ACRE (2,279 SQ. FT.) PARCEL OF LAND LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, RICHFIELD ESTATES, RECORDED IN CABINET H, SLIDE 314, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO KENNETH C. KOTRLA AND DONNA M. KOTRLA, RECORDED SEPTEMBER 30, 1996, IN DOCUMENT NO. 1996051983, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 0.0523 ACRE (2,279 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 5/8-inch iron rod found 176.74 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 334+75.13 on the existing east right-of-way line of C.R. 101, a variable width right-of-way, no record information found, for the northwest corner of a called 1.0 acre tract, described in a deed to Lone Star Gas Company, recorded in Volume 473, Page 265, Deed Records of Williamson County, Texas (D.R.W.C.TX.);

THENCE South 21°29'21" East, with the existing east right-of-way line of said C.R. 101, a distance of 413.40 feet to a 1/2-inch iron rod found (Surface Coordinates: N=10,201,534.36, E=3,184,457.14) 176.64 feet right of East Wilco Highway E.C.S. 330+61.72, on the proposed east right-of-way line of East Wilco Highway, for the southwest corner of the remainder of a called 57.66 acre tract, described in a deed to Kenneth C. Kotrla and Donna M. Kotrla, recorded in Document No. 2013012639, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), same being the northwest corner of said Lot 1 and the **POINT OF BEGINNING** and northwest corner of the parcel described herein;

1) **THENCE North 68°18'24" East**, departing the existing east right-of-way line of said C.R. 101, with the proposed east right-of-way line of said East Wilco Highway, same being the common line of said Lot 1 and said remainder of a called 57.66 acre tract, a distance of **8.36 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 185.00 feet right of East Wilco Highway E.C.S. 330+61.75, for the northeast corner of the parcel described herein;

2) **THENCE South 21°30'11" East**, departing the common line of said Lot 1 and said remainder of a called 57.66 acre tract, continuing with the proposed east right-of-way line of East Wilco Highway, over and across said Lot 1, a distance of **271.62 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 185.00 feet right of East Wilco Highway E.C.S. 327+90.13, on the common line of said Lot 1 and Lot 2, of said Richfield Estates subdivision, recorded in Cabinet H, Slide 314, P.R.W.C.TX., described in a deed to Elliot K. Gebbia, recorded in Document No. 2012091711, O.P.R.W.C.TX., for the southeast corner of the parcel described herein;

3) **THENCE South 68°23'09" West**, with the common line of said Lot 1 and said Lot 2, a distance of **8.42 feet** to a 1/2-inch iron rod found on the existing east right-of-way line of said C.R. 101, for the northwest corner of said Lot 2, same being the southwest corner of said Lot 1 and the parcel described herein;

THIS SPACE IS INTENTIONALLY LEFT BLANK

4) **THENCE North 21°29'21" West**, departing the common line of said Lot 1 and said Lot 2, with the existing east right-of-way line of said C.R. 101, a distance of **271.61 feet** to the **POINT OF BEGINNING**, and containing 0.0523 acres (2,279 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 §

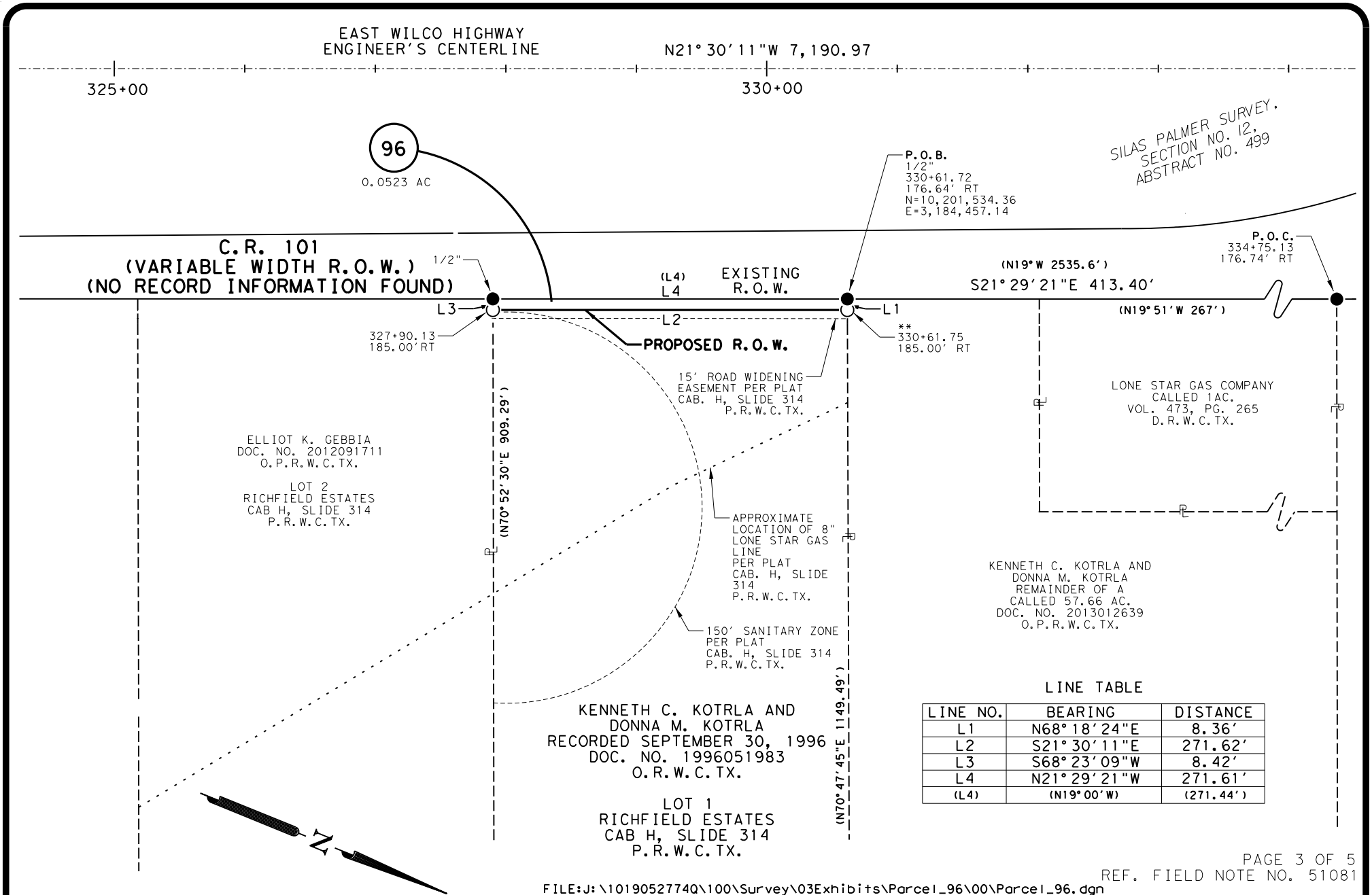
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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 4/25/25

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N68°18'24"E	8.36'
L2	S21°30'11"E	271.62'
L3	S68°23'09"W	8.42'
L4	N21°29'21"W	271.61'
(L4)	(N19°00'W)	(271.44')

REF. FIELD NOTE NO. 51081

FILE:J:\1019052774Q\100\Survey\03Exhibits\Parcel_96\00\Parcel_96.dgn

EXISTING	*6.419 AC.	ACQUIRE	0.0523 AC.	REMAINING	6.3667 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
KENNETH C. KOTRLA AND
DONNA M. KOTRLA
PARCEL 96
0.0523 AC. (2,279 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2403303, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE NOVEMBER 1, 2024, AND ISSUED DATE NOVEMBER 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. A 15 FOOT ROAD WIDENING EASEMENT ALONG COUNTY ROAD NO. 101, AS SHOWN ON THE PLAT AND DEDICATION OF SUBDIVISION RECORDED IN CABINET H, SLIDES 314-315, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

B. SANITARY ZONE AS SHOWN ON THE PLAT AND DEDICATION OF SUBDIVISION, RECORDED IN CABINET H, SLIDES 314-315, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

C. EASEMENT DATED JUNE 22, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 20, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, BUT IS OF A "BLANKET" NATURE, THEREFORE IS NOT SHOWN ON THE PLAT)

D. EASEMENT DATED JUNE 22, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 21, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES AFFECT THE SUBJECT PARCEL, BUT IS OF A "BLANKET" NATURE, THEREFORE IS NOT SHOWN ON THE PLAT)

E. EASEMENT DATED DECEMBER 2, 1940, TO TEXAS POWER AND LIGHT COMPANY, RECORDED IN VOLUME 308, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

F. EASEMENT DATED SEPTEMBER 29, 1964, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 476, PAGE 232, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
(DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

G. 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 SURVEY RELATED)

H. 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 SURVEY RELATED)

I. 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)
(NOT SURVEY RELATED)

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

K. "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)
(NOT SURVEY RELATED)

REF. FIELD NOTE NO. 51081

FILE:J:\1019052774Q\100\Survey\03Exhibits\Parcel_96\00\Parcel_96.dgn

EXISTING	*6.419 AC.	ACQUIRE	0.0523 AC.	REMAINING	6.3667 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
KENNETH C. KOTRLA AND
DONNA M. KOTRLA
PARCEL 96
0.0523 AC. (2,279 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 A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2403303, EFFECTIVE DATE NOVEMBER 1, 2024, AND ISSUED DATE NOVEMBER 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.

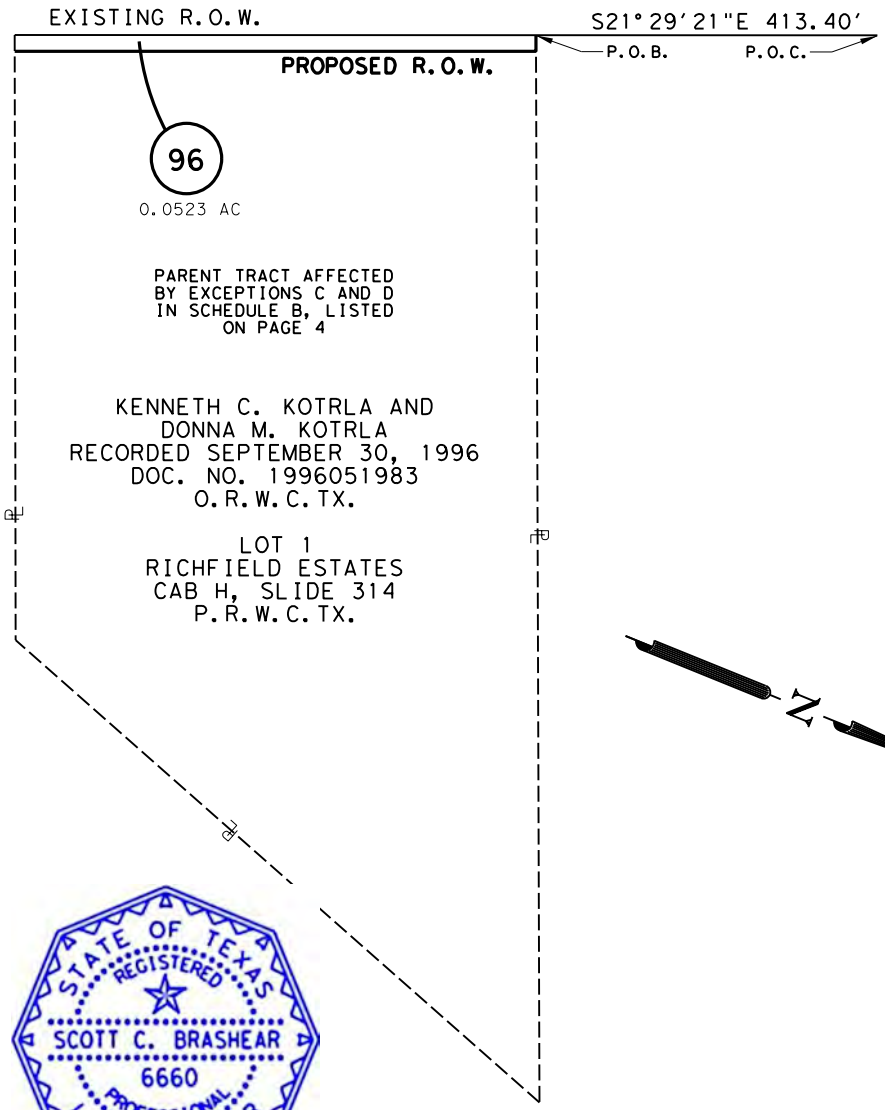
* AREA CALCULATED BY SAM, LLC.

** 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.

C.R. 101

PARENT TRACT
NOT TO SCALE



PAGE 5 OF 5
REF. FIELD NOTE NO. 51081

FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_96\00\Parcel_96.dgn

EXISTING	*6.419 AC.	ACQUIRE	0.0523 AC.	REMAINING	6.3667 AC. RIGHT

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

4/25/25

DATE

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
KENNETH C. KOTRLA AND
DONNA M. KOTRLA
PARCEL 96
0.0523 AC. (2,279 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 101

DESCRIPTION OF A 24.38 ACRE (1,062,019 SQ. FT.) PARCEL OF LAND LOCATED IN THE S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 39.81 ACRE TRACT OF LAND, DESCRIBED AS TRACT TWO IN A DEED TO DARYL A. KLEPZIG AND WIFE, EMILY KLEPZIG, RECORDED JUNE 4, 2013 IN DOCUMENT NO. 2013051223, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 24.38 ACRE (1,062,019 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with a cap stamped "FOREST 1847" found 736.17 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 400+03.34 on the existing north right-of-way line of State Highway 29 (S.H. 29), an 80-foot wide right-of-way, as described in Volume 261, Page 582 and Volume 261, Page 592, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and as depicted on a Texas Department of Transportation (TxDOT) Right-of-Way Strip Map CSJ No. 337-2-2, dated November, 1931, same being the south line of Lot 901, Green Space, Georgetown Airpark Subdivision, recorded in Document No. 2024023487, O.P.R.W.C.TX.;

THENCE, South 01°46'12" West, departing the existing north right-of-way line of said S.H. 29 and the south line of said Georgetown Airpark Subdivision, over and across said S.H. 29, a distance of 80.00 feet to a calculated point on the existing south right-of-way line of said S.H. 29, same being the north line of Jonah Cemetery, for the beginning of a curve to the left;

THENCE, with said curve to the left and the existing south right-of-way line of said S.H. 29, an arc distance of 302.87 feet, having a radius of 915.40 feet, through a central angle of 18°57'24", and having a chord that bears South 82°17'30" West, a distance of 301.49 feet to a calculated point on the north line of a called 24.74 acre tract of land, described as Tract One in said deed to Daryl A. Klepzig and wife, Emily Klepzig, recorded in Document No. 2013051223, O.P.R.W.C.TX.;

THENCE, South 72°48'12" West, continuing with the existing south right-of-way line of said S.H. 29 and the north line of said 24.74 acre tract, a distance of 167.44 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (N=10,207,953.00, E=3,181,808.95) set 244.74 right of East Wilco Highway E.C.S. 400+11.28 on the proposed east right-of-way line of East Wilco Highway, for the northwest corner of said 24.74 acre tract, same being the northeast corner of said 39.81 acre tract, and the northeast corner and **POINT OF BEGINNING** of the parcel described herein, from which an iron rod with a cap stamped "RPLS 1847" found bears North 48°13'52" West, a distance of 1.11 feet;

THENCE, departing the existing south right-of-way line of said S.H. 29, with the proposed east right-of-way line of said East Wilco Highway and the common line of said 39.81 acre tract and said 24.74 acre tract, the following two (2) courses and distances numbered 1-2:

1) **South 21°40'11" East,** a distance of **1,150.08 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 250.81 feet right of East Wilco Highway E.C.S. 388+54.92, and

2) **South 21°40'10" East,** a distance of **1,196.23 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 212.75 feet right of East Wilco Highway E.C.S. 376+60.74 in the approximate centerline of the San Gabriel River, same being the north line of a called 58.581 acre tract of land, described in a deed to Edgar Vega and Altagracia Vega, recorded in Document No. 2014084619, O.P.R.W.C.TX., for the southwest corner of said 24.74 acre tract, and for the southeast corner of said 39.81 acre tract and of the parcel described herein;

3) **THENCE, South 53°11'14" West,** departing the proposed east right-of-way line of said East Wilco Highway and the common line of said 39.81 acre tract and said 24.74 acre tract, with the approximate centerline of the San Gabriel River and the common line of said 58.581 acre tract and said 39.81 acre tract, passing at a distance of 19.53 feet the northwest corner of said 58.581 acre tract and the northeast corner of a called 69.19 acre tract of land, described in a deed to Samuel Keyburn and Hahn Keyburn, recorded in Document No. 2021055044, O.P.R.W.C.TX., and continuing for a total distance of **66.38 feet** to a calculated point;

THENCE, continuing with the approximate centerline of the San Gabriel River and the south line of said 39.81 acre tract, with the north line of said 69.19 acre tract, the following four (4) courses and distances numbered 4-7:

4) **South 70°50'22" West,** a distance of **44.44 feet** to a calculated point,

5) **South 73°59'27" West,** a distance of **253.58 feet** to a calculated point,

6) **North 50°09'01" West,** a distance of **48.58 feet** to a calculated point, and

7) **North 68°26'00" West,** a distance of **54.38 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 377+54.22, on the proposed west right-of-way line of said East Wilco Highway, for the southwest corner of the parcel described herein, said point being the beginning of a curve to the left;

THENCE, departing the approximate centerline of the San Gabriel River and the common line of said 69.19 acre tract and said 39.81 acre tract, over and across said 39.81 acre tract, the following three (3) courses and distances numbered 8-10:

8) With said curve to the left, an arc distance of 566.30 feet, through a central angle of 02°20'09", having a radius of 13,890.00 feet, and a chord that bears **North 23°33'25" West**, a distance of **566.26 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 383+29.08, for the beginning of a curve to the right,

9) With said curve to the right, an arc distance of 892.89 feet, through a central angle of 03°34'30", having a radius of 14,310.00 feet, and a chord that bears **North 22°56'15" West**, a distance of **892.74 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet left of East Wilco Highway E.C.S. 392+08.86, and

10) **North 21°09'00" West,** a distance of **833.85 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet left of East Wilco Highway E.C.S. 400+42.71 on the existing south right-of-way line of said S.H. 29, same being the north line of said 39.81 acre tract, for northwest corner of the parcel described herein;

(THIS SPACE INTENTIONALLY LEFT BLANK)

11) **THENCE, North 72°48'12" East,** departing the proposed west right-of-way line of said East Wilco Highway, with the existing south right-of-way line of said S.H. 29, same being the north line of said 39.81 acre tract, a distance of **455.83 feet** to the **POINT OF BEGINNING**, and containing 24.38 acres (1,062,019 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 §

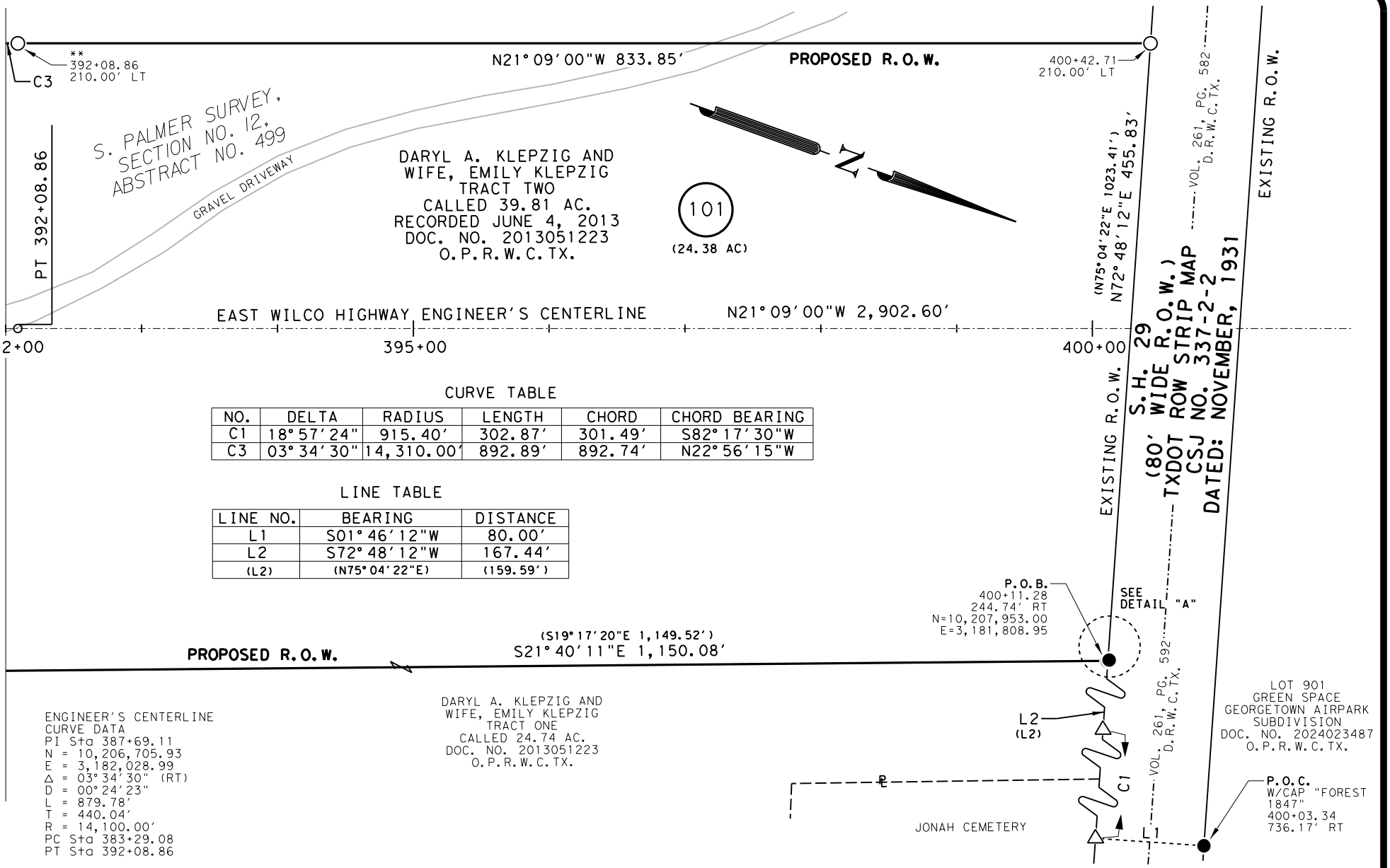
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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 10/17/2025

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	18°57'24"	915.40'	302.87'	301.49'	S82°17'30"W
C3	03°34'30"	14,310.00'	892.89'	892.74'	N22°56'15"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S01°46'12"W	80.00'
L2	S72°48'12"W	167.44'
(L2)	(N75°04'22"E)	(159.59')

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 387+69.11
N = 10,206,705.93
E = 3,182,028.99
Δ = 03°34'30" (RT)
D = 00°24'23"
L = 879.78'
T = 440.04'
R = 14,100.00'
PC Sta 383+29.08
PT Sta 392+08.86

PAGE 4 OF 8
REF. FIELD NOTE NO. 51257

100 0 50 100

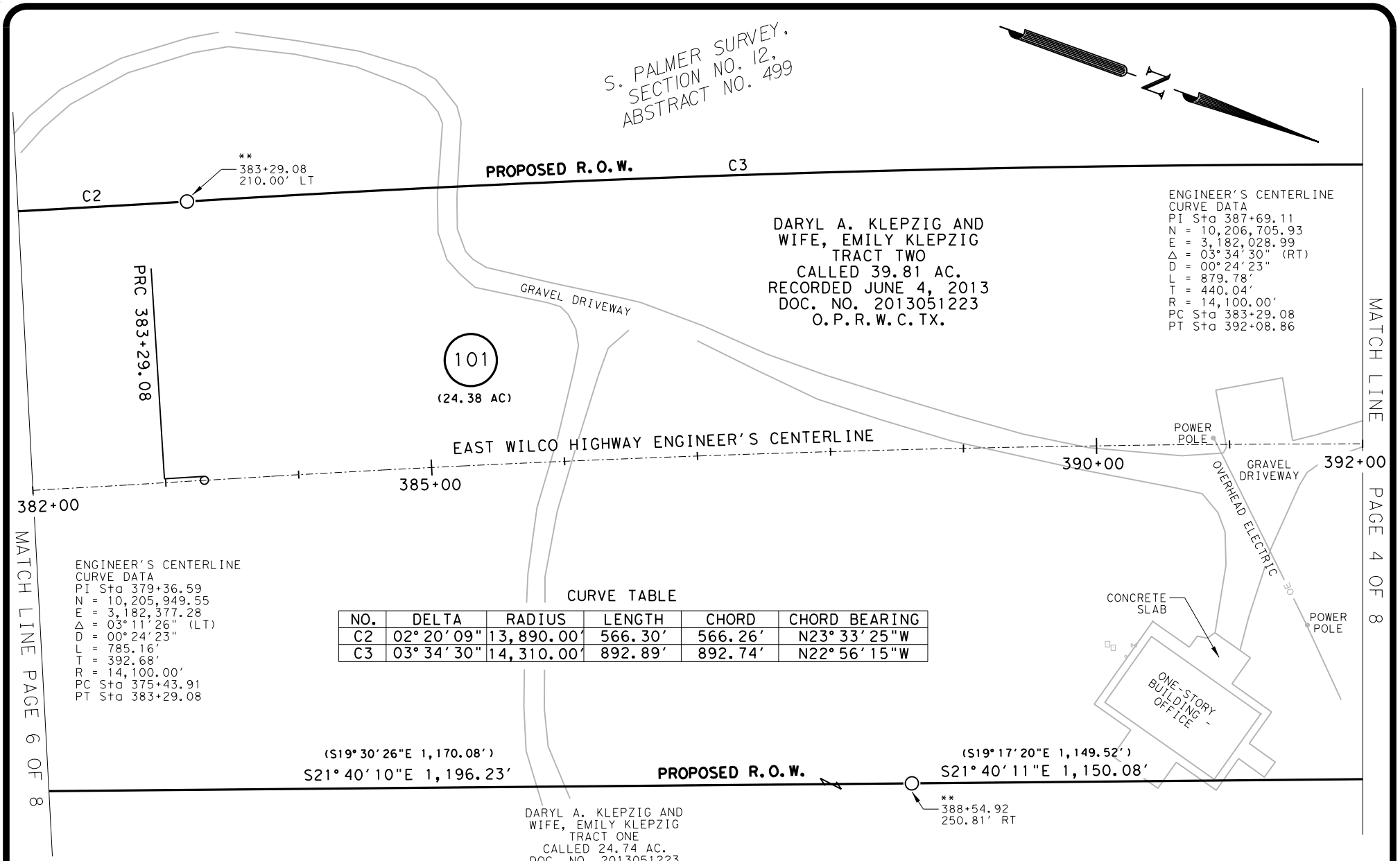
GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_101\Parcel 101.dgn

EXISTING	39.81 AC.	ACQUIRE	24.38 AC.	REMAINING	15.43 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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
DARYL A. KLEPZIG AND
WIFE, EMILY KLEPZIG
PARCEL 101
24.38 AC. (1,062,019 SQ. FT.)



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	02°20'09"	13,890.00'	566.30'	566.26'	N23°33'25"W
C3	03°34'30"	14,310.00'	892.89'	892.74'	N22°56'15"W

REF. FIELD NOTE NO. 51257

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_101\Parcel 101_2.dgn

EXISTING	39.81 AC.	ACQUIRE	24.38 AC.	REMAINING	15.43 AC. LEFT

100 0 50 100

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

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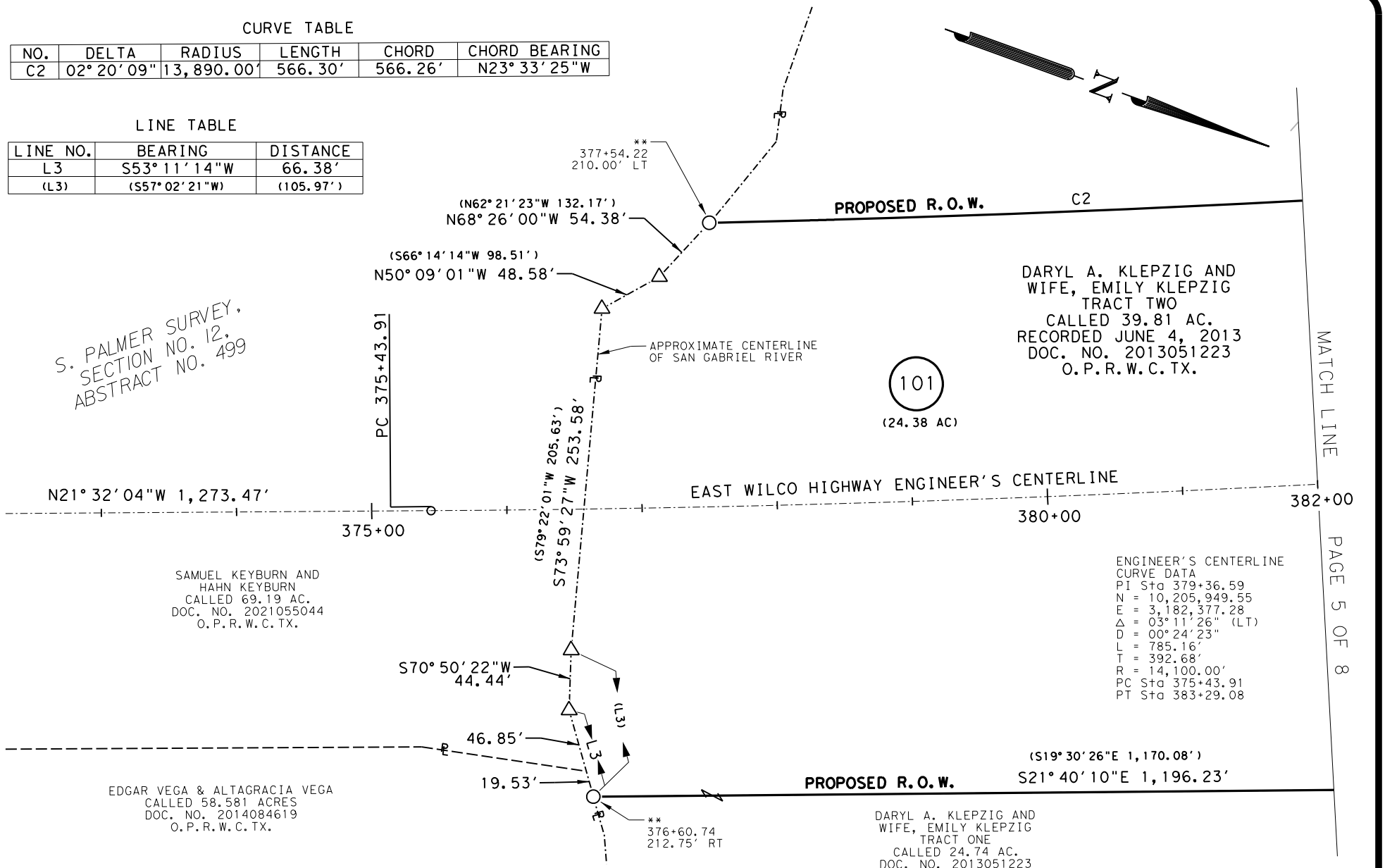
WIFE, EMILY KLEPZIG
PARCEL 101
24.38 AC. (1,062,019 SQ. FT.)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	02°20'09"	13,890.00'	566.30'	566.26'	N23°33'25"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L3	S53°11'14"W	66.38'
(L3)	(S57°02'21"W)	(105.97')



REF. FIELD NOTE NO. 51257

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_101\Parcel 101_3.dgn

EXISTING	39.81 AC.	ACQUIRE	24.38 AC.	REMAINING	15.43 AC. LEFT

100 0 50 100

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

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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
DARYL A. KLEPZIG AND
WIFE, EMILY KLEPZIG
PARCEL 101
24.38 AC. (1,062,019 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2503952, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 22, 2025, AND ISSUED DATE AUGUST 5, 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 UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERALS ON, IN, UNDER OR THAT MAY BE PRODUCED FROM THE SUBJECT PROPERTY AS SET FORTH IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2002010795, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. WE DO NOT FOLLOW TITLE TO THIS INTEREST. (NOT A SURVEY MATTER)

B. EASEMENT DATED JANUARY 17, 1936, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 278, PAGE 343, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

C. RIGHT OF WAY EASEMENT DATED AUGUST 26, 1936, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 282, PAGE 43, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

D. EASEMENT DATED SEPTEMBER 13, 1941, TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 308, PAGE 551, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

E. EASEMENT DATED APRIL 10, 1946, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 337, PAGE 219, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

F. RIGHT OF WAY EASEMENT DATED JULY 9, 1954, TO STATE OF TEXAS, RECORDED IN VOLUME 397, PAGE 134, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLACE, MAY AFFECT THE SUBJECT PARCEL)

G. RIGHT OF WAY EASEMENT DATED JULY 17, 1986, TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 1401, PAGE 638, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

H. EASEMENT & RIGHT OF WAY DATED OCTOBER 3, 1997, TO STATE OF TEXAS, RECORDED UNDER DOCUMENT NO. 9746611, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AS-BUILT EASEMENT, UNABLE TO PLOT, MAY AFFECT THE SUBJECT PARCEL)

I. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT OF RECORD. (SUBJECT TO, IF APPLICABLE)

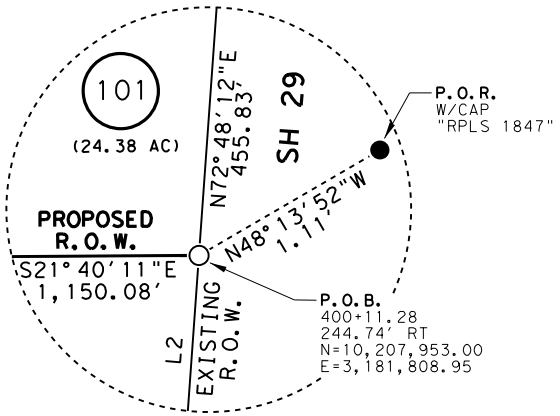
J. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF A ROAD, ROADWAY, RAILROAD OR RAILROAD RIGHT-OF-WAY. (SUBJECT TO, IF APPLICABLE)

K. 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)

L. 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)

M. 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)

N. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT A SURVEY MATTER)



DETAIL "A"
NOT TO SCALE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	S72°48'12"W	167.44'

REF. FIELD NOTE NO. 51257

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_101\Parcel 101.dgn

EXISTING	39.81 AC.	ACQUIRE	24.38 AC.	REMAINING	15.43 AC. LEFT

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PARCEL 101
24.38 AC. (1,062,019 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
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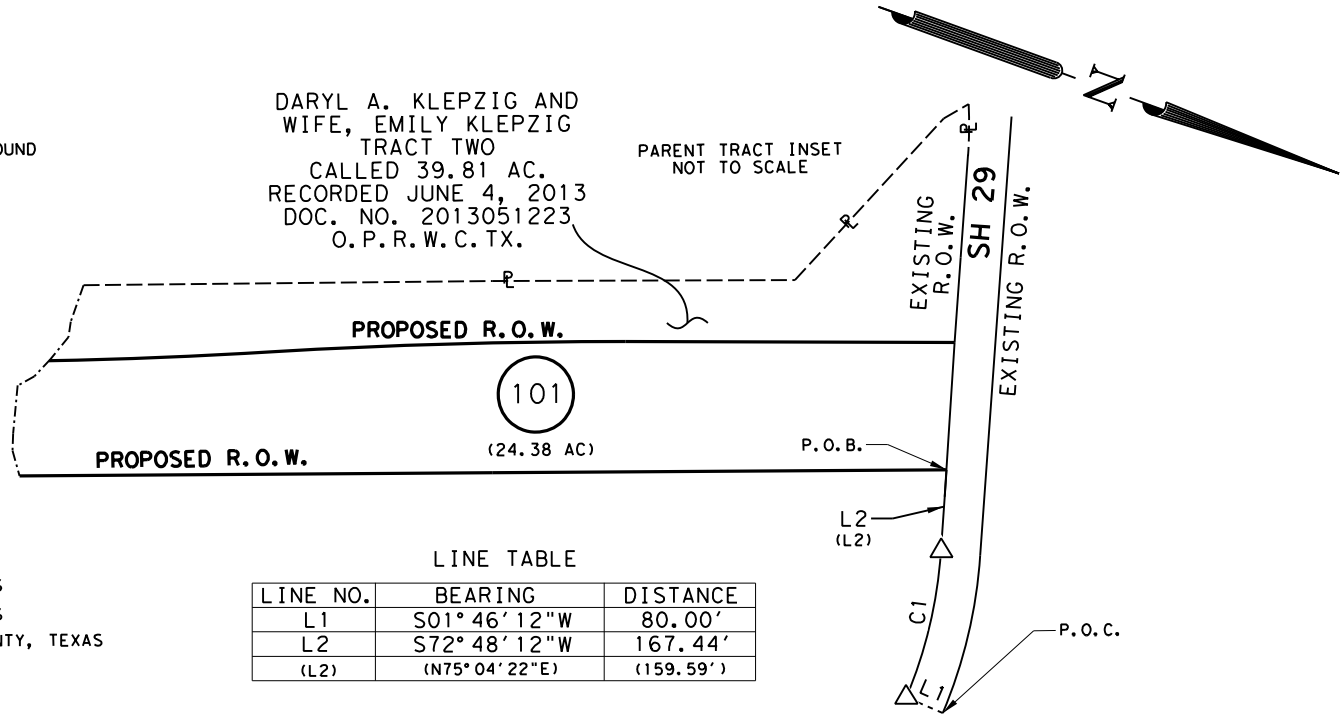
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.TX.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
----/-----	DISTANCE NOT TO SCALE
----\-----	DEED LINE (COMMON OWNERSHIP)
———————	PROPERTY LINE
—·—·—·—	ABSTRACT/SURVEY LINE
- - - - - -	EASEMENT LINE
———————	EXISTING RIGHT-OF-WAY
▬▬▬▬▬▬	PARCEL LIMITS



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S01°46'12"W	80.00'
L2	S72°48'12"W	167.44'
(L2)	(N75°04'22"E)	(159.59')

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	18°57'24"	915.40'	302.87'	301.49'	S82°17'30"W

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. GT2503952, EFFECTIVE DATE JULY 22, 2025, AND ISSUED DATE AUGUST 5, 2025. 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.

** 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
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

10/17/2025
DATE

REF. FIELD NOTE NO. 51257

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Parcel_101\Parcel 101.dgn

EXISTING	39.81 AC.	ACQUIRE	24.38 AC.	REMAINING	15.43 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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
DARYL A. KLEPZIG AND
WIFE, EMILY KLEPZIG
PARCEL 101
24.38 AC. (1,062,019 SQ. FT.)

EXHIBIT "C"

EXHIBIT "A"

PROPERTY DESCRIPTION FOR UTILITY EASEMENT 39UE

DESCRIPTION OF A 0.5319 ACRE (23,168 SQ. FT.) EASEMENT LOCATED IN THE S. PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 107.80 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO WELDON R. COPELAND (25%), KENNETH W. SNOW (27.5%), A. DEARL DOTSON (27.5%) AND DOTSAF, LIMITED PARTNERSHIP (20%), RECORDED FEBRUARY 10, 2020, IN DOCUMENT NO. 2020013612, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.5319 ACRE (23,168 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with a white plastic cap stamped "TLS 10056200" found 886.13 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 346+07.76 on the existing south right-of-way line of County Road 101 (C.R. 101), a variable width right-of-way, no record information found, same being the north line of said 107.80 acre tract;

THENCE, South 67°29'01" East, with the existing south right-of-way line of said C.R. 101 and the north line of said 107.80 acre tract, passing at a distance of 449.24 feet a calculated point from which an iron rod with a white plastic cap stamped "TLS 10056200" found bears South 22°30'59" West, a distance of 0.26 feet, and continuing for a total distance of 971.15 feet to a calculated point (Surface Coordinates: N=10,202,128.46, E=3,183,785.65) 225.00 feet left of East Wilco Highway E.C.S. 338+66.90 for the northwest corner and **POINT OF BEGINNING** of the easement described herein, and

1) **THENCE, South 67°29'01" East**, continuing with the existing south right-of-way line of said C.R. 101 and the north line of said 107.80 acre tract, a distance of **21.43 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet left of East Wilco Highway E.C.S. 338+51.36 on the proposed west right-of-way line of East Wilco Highway, for the northeast corner of the easement described herein, said point being the beginning of a curve to the right;

THENCE, departing the existing south right-of-way line of said C.R. 101 and the north line of said 107.80 acre tract, with the proposed west right-of-way line of said East Wilco Highway, over and across said 107.80 acre tract, the following two (2) courses and distances numbered 2-3:

2) With said curve to the right, arc length of **370.21 feet**, through a central angle of **01°31'38",** having a radius of **13,890.00 feet**, and a chord that bears **South 22°16'00" East**, a distance of **370.20 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet left of East Wilco Highway E.C.S. 334+75.55, and

3) **South 21°30'11" East**, a distance of **1,166.82 feet** to a calculated point 210.00 feet left of East Wilco Highway E.C.S. 323+08.73, for the southeast corner of the easement described herein;

THENCE, departing the proposed west right-of-way line of said East Wilco Highway, over and across said 107.80 acre tract, the following three (3) courses and distances numbered 4-6:

4) **South 68°29'49" West**, a distance of **15.00 feet** to a calculated point 225.00 feet left of East Wilco Highway E.C.S. 323+08.73, for the southwest corner of the easement described herein,

5) **North 21°30'11" West**, a distance of **1,166.82 feet** to a calculated point 225.00 feet left of East Wilco Highway E.C.S. 334+75.55, for the beginning of a curve to the left, and

6) With said curve to the left, an arc length of **385.11 feet**, through a central angle of **01°35'25",** having a radius of **13,875.00 feet**, and a chord that bears **North 22°17'53" West**, a distance of **385.10 feet** to the **POINT OF BEGINNING**, and containing 0.5319 acres (23,168 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

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 §

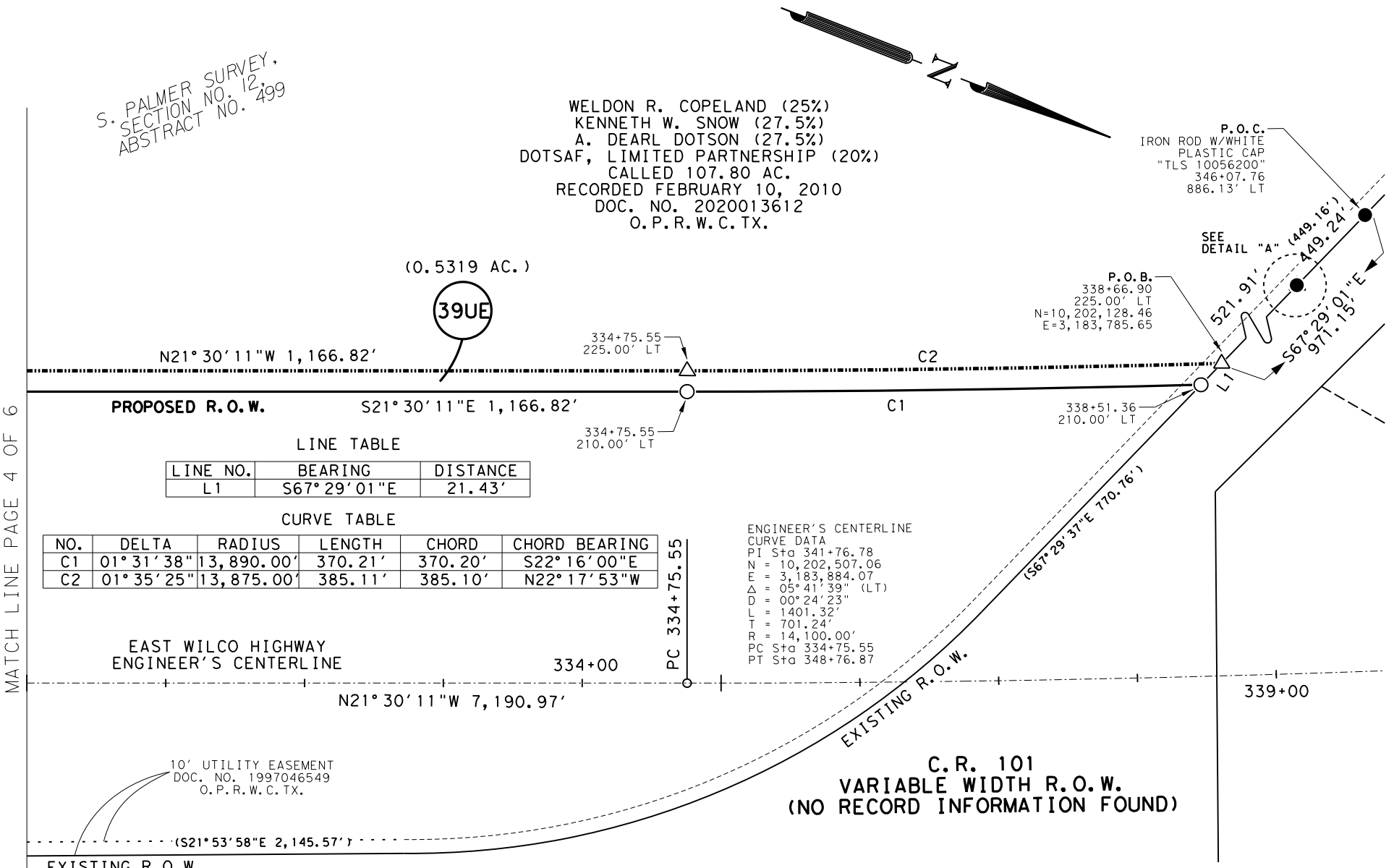
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 1/9/2026

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



REF. FIELD NOTE NO. 51618

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_39E\Esmt_39E.dgn

EXISTING	107.80 AC.	ACQUIRE	0.00 AC.	REMAINING	107.80 AC. LEFT

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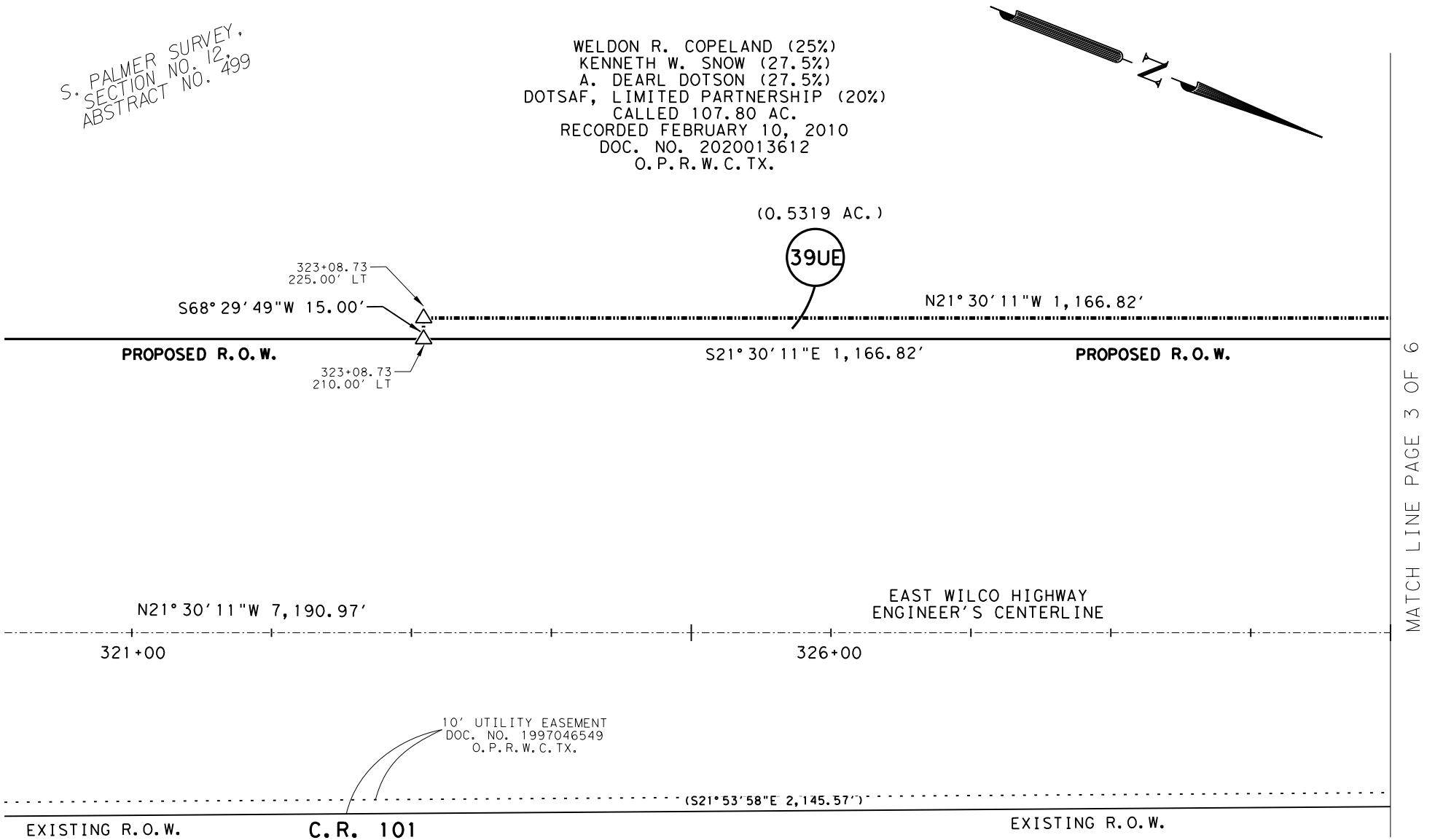
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
UTILITY EASEMENT 39UE
0.5319 AC. (23,168 SQ. FT.)



100 0 50 100

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

REF. FIELD NOTE NO. 51618

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_39E\Esmt_39E_2.dgn

EXISTING	107.80 AC.	ACQUIRE	0.00 AC.	REMAINING	107.80 AC. LEFT

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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
UTILITY EASEMENT 39UE
0.5319 AC. (23,168 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2504280, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE DECEMBER 17, 2025, AND ISSUED DATE DECEMBER 27, 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. EASEMENT DATED JUNE 20, 1928, EXECUTED BY ED NYGRIN ET AL TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 189, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

B. EASEMENT DATED JUNE 20, 1928, EXECUTED BY C. A. NYQUIST TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 239, PAGE 1, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

C. EASEMENT DATED SEPTEMBER 23, 1964, EXECUTED BY OLGA PEARSON AND THEODORE PEARSON TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 476, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT))

D. RIGHT OF WAY EASEMENT DATED AUGUST 29, 1974, EXECUTED BY OLGA PEARSON TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 597, PAGE 978, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DEFINED 15' WIDE EASEMENT LOCATION CANNOT BE DETERMINED BASED ON DESCRIPTION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

E. EASEMENT AND RIGHT OF WAY DATED JANUARY 24, 1991, EXECUTED BY OLGA PEARSON TO TEXAS UTILITIES ELECTRIC COMPANY , RECORDED IN VOLUME 1990, PAGE 646, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, THEREFORE NOT SHOWN ON THE PLAT. MAY AFFECT)

F. EASEMENT AND RIGHT OF WAY DATED OCTOBER 7, 1997, EXECUTED BY OLGA PEARSON TO GTE SOUTHWEST INCORPORATED, RECORDED UNDER DOCUMENT NO. 9746549, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PARCEL, AS SHOWN ON THE PLAT)

G. EASEMENT AND RIGHT OF WAY DATED JUNE 18, 2009, EXECUTED BY MARJORIE PEARSON SIMMANS TO ONCOR ELECTRIC DELIVERY COMPANY, LLC, RECORDED UNDER DOCUMENT NO. 2009058280, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

H. MINERAL RESERVATION AS SHOWN IN DEED FROM MARJORIE PEARSON SIMMANS TO WELDON R. COPELAND; KENNETH W. SNOW; A. DEARL DOTSON; AND DOTSAF LIMITED PARTNERSHIP, DATED FEBRUARY 3, 2020 AND RECORDED UNDER DOCUMENT NO. 2020013612, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID MINERAL INTEREST HAS NOT BEEN RESEARCHED SINCE THE DATE OF SAID DEED. (NOT SURVEY RELATED)

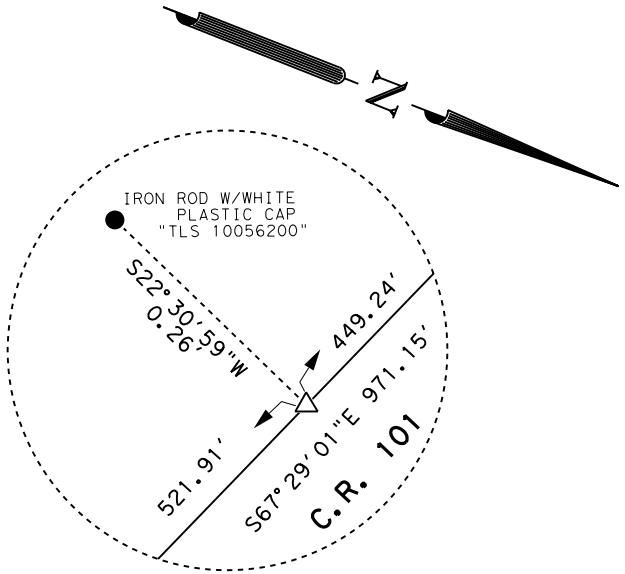
I. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS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

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. (NOT SURVEY RELATED)

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)



DETAIL "A"
NOT TO SCALE

REF. FIELD NOTE NO. 51618

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_39E\Esmt_39E.dgn

EXISTING	107.80 AC.	ACQUIRE	0.00 AC.	REMAINING	107.80 AC. LEFT

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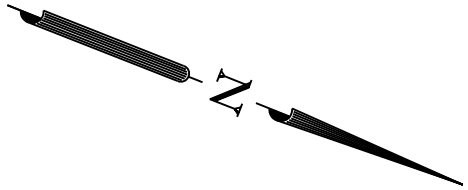
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

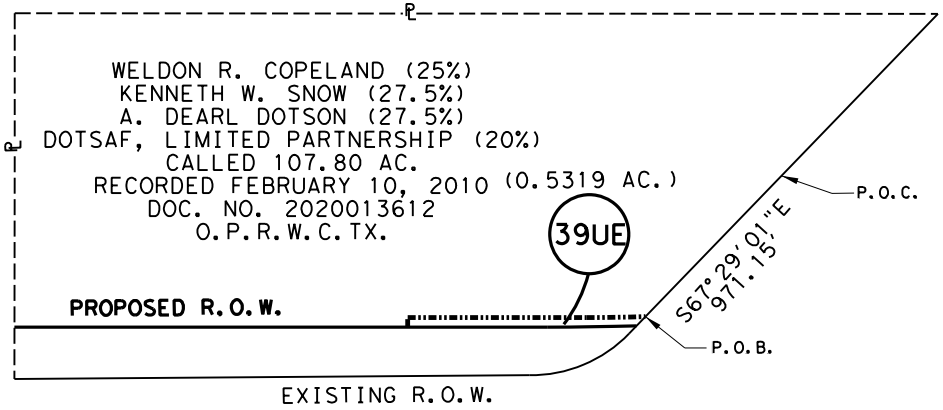
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
UTILITY EASEMENT 39UE
0.5319 AC. (23,168 SQ. FT.)

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
NOT TO SCALE



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 A TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2504280, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE DECEMBER 17, 2025, AND ISSUED DATE DECEMBER 27, 2025. 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.

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

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

1/9/2026

DATE

REF. FIELD NOTE NO. 51618

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_39E\Esmt_39E.dgn

EXISTING	107.80 AC.	ACQUIRE	0.00 AC.	REMAINING	107.80 AC. LEFT

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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
WELDON R. COPELAND (25%)
KENNETH W. SNOW (27.5%)
A. DEARL DOTSON (27.5%)
DOTSAF, LIMITED PARTNERSHIP (20%)
UTILITY EASEMENT 39UE
0.5319 AC. (23,168 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR PARCEL 82E

DESCRIPTION OF A 2.418 ACRE (105,343 SQ. FT.) EASEMENT LOCATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 30.842 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO DON FRAZIER AND JILL FRZIER, RECORDED OCTOBER 29, 2021, IN DOCUMENT NO. 2021165423, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), BEING FURTHER DESCRIBED IN DOCUMENT NO. 2015040347, O.P.R.W.C.TX.; SAID 2.418 ACRE (105,343 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 1/2-inch iron rod found 449.27 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 251+12.63 on the existing north right-of-way line of C.R. 368, a variable width right-of-way, no record information found, for the southeast corner of remainder of a called 10.00 acre tract, described in a deed to Michael T. Marx, recorded in Document No. 2007056988, same being the most southerly southwest corner of said remainder of a called 30.842 tract;

THENCE North 22°49'47" West, departing the existing north R.O.W. line of said C.R. 368, with the east common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, a distance of 632.74 feet to a calculated point (Surface Coordinates: N=10,194,831.02, E=3,187,388.69) 441.84 feet right of East Wilco Highway E.C.S. 257+45.32, for the **POINT OF BEGINNING** of the easement described herein;

1) **THENCE, North 22°49'47" West**, continuing with the east common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, a distance of **93.17 feet** to a calculated point 440.74 feet right of East Wilco Highway E.C.S. 258+38.48, for an interior ell corner of said remainder of a called 30.842 acre tract, same being the northeast corner of said remainder of a called 10.0 acre tract;

2) **THENCE, South 66°27'19" West**, with west common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, a distance of **139.45 feet** to a calculated point 301.34 feet right of East Wilco Highway E.C.S. 258+35.11, from which a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set on the proposed east right-of-way line of East Wilco Highway bears S66°27'19"W 46.86 feet;

3) **THENCE, North 80°21'14" West**, departing the west common line of said remainder of a called 10.00 acre tract and said remainder of a called 30.842 acre tract, over and across said remainder of a called 30.842 acre tract, a distance of **42.58 feet** to a calculated point 265.14 feet right of East Wilco Highway E.C.S. 258+57.55 on the proposed east right-of-way line of East Wilco Highway, for the southwest corner of the easement described herein, said point being the beginning of a curve to the right;

4) **THENCE,** with the proposed east right-of-way line of said East Wilco Highway and said curve to the right, an arc distance of 185.42 feet, through a central angle of 07°34'39", having a radius of 1,402.00 feet, and a chord that bears North 06°29'03" East, a distance of 185.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 353.95 feet right of East Wilco Highway E.C.S. 260+20.16, for the northwest corner of the easement described herein;

THENCE, departing the proposed east right-of-way line of East Wilco Highway, over and across said remainder of a called 30.842 acre tract, the following six (6) courses and distances numbered 5-10;

5) **South 80°21'14" East**, a distance of **55.63 feet** to a calculated point 401.23 feet right of East Wilco Highway E.C.S. 259+90.84,

6) **South 79°34'12" East**, a distance of **203.17 feet** to a calculated point 572.42 feet right of East Wilco Highway E.C.S. 258+81.42,

7) **South 69°34'12" East**, a distance of **486.29 feet** to a calculated point 930.45 feet right of East Wilco Highway E.C.S. 255+52.35, for the northeast corner of the easement described herein,

8) **South 20°25'48" West**, a distance of **42.00 feet** to a calculated point 902.03 feet right of East Wilco Highway E.C.S. 255+21.42,

9) **South 70°25'48" West**, a distance of **118.39 feet** to a calculated point 783.76 feet right of East Wilco Highway E.C.S. 255+26.77,

THIS SPACE IS INTENTIONALLY LEFT BLANK

10) **North 79°34'12" West**, a distance of **405.80 feet** to the **POINT OF BEGINNING**, and containing 2.418 acres (105,343 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

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 §

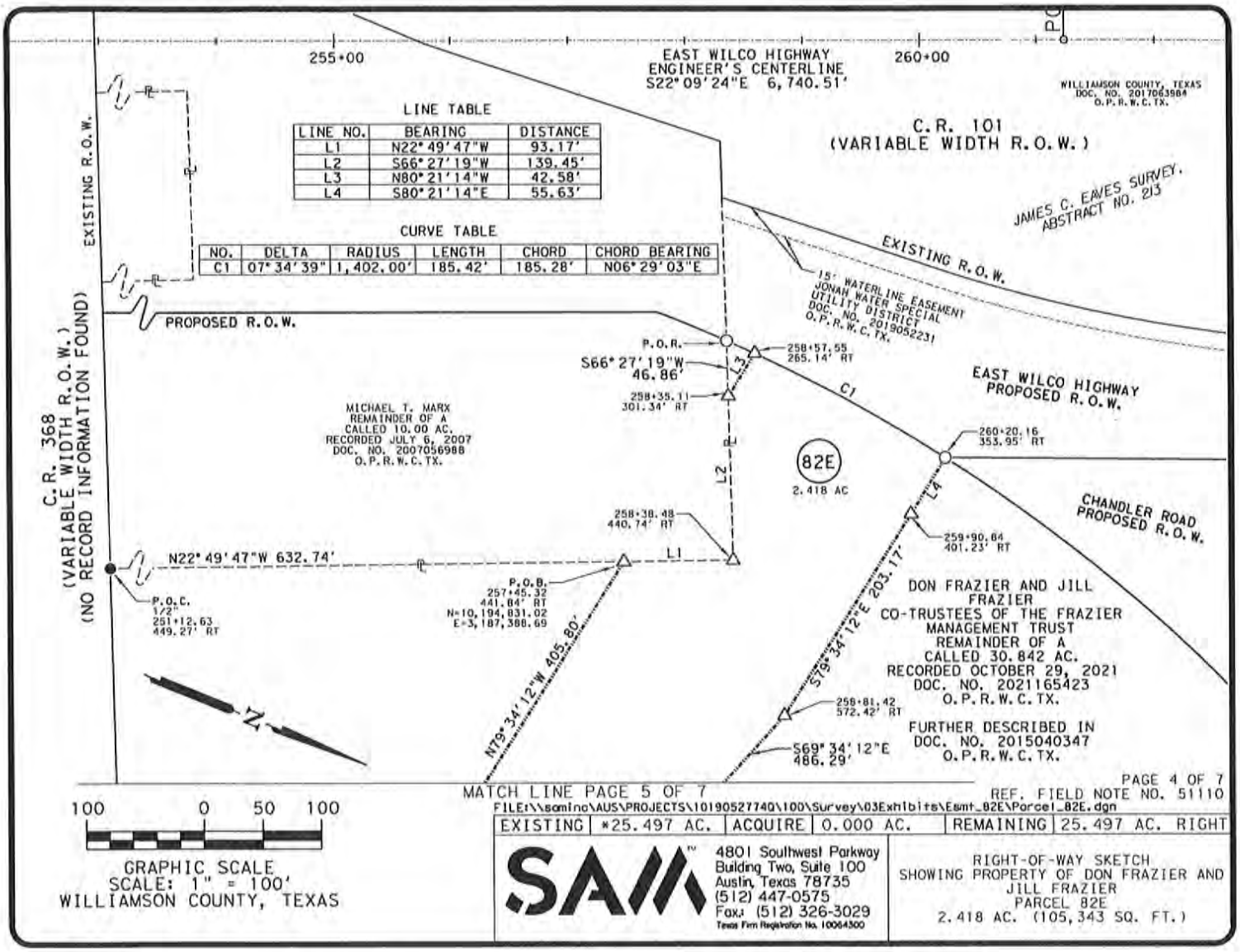
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 12/20/2024

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N22°49'47"W	93.17'
L2	S66°27'19"W	139.45'
L3	N80°21'14"W	42.58'
L4	S80°21'14"E	55.63'

CURVE TABLE

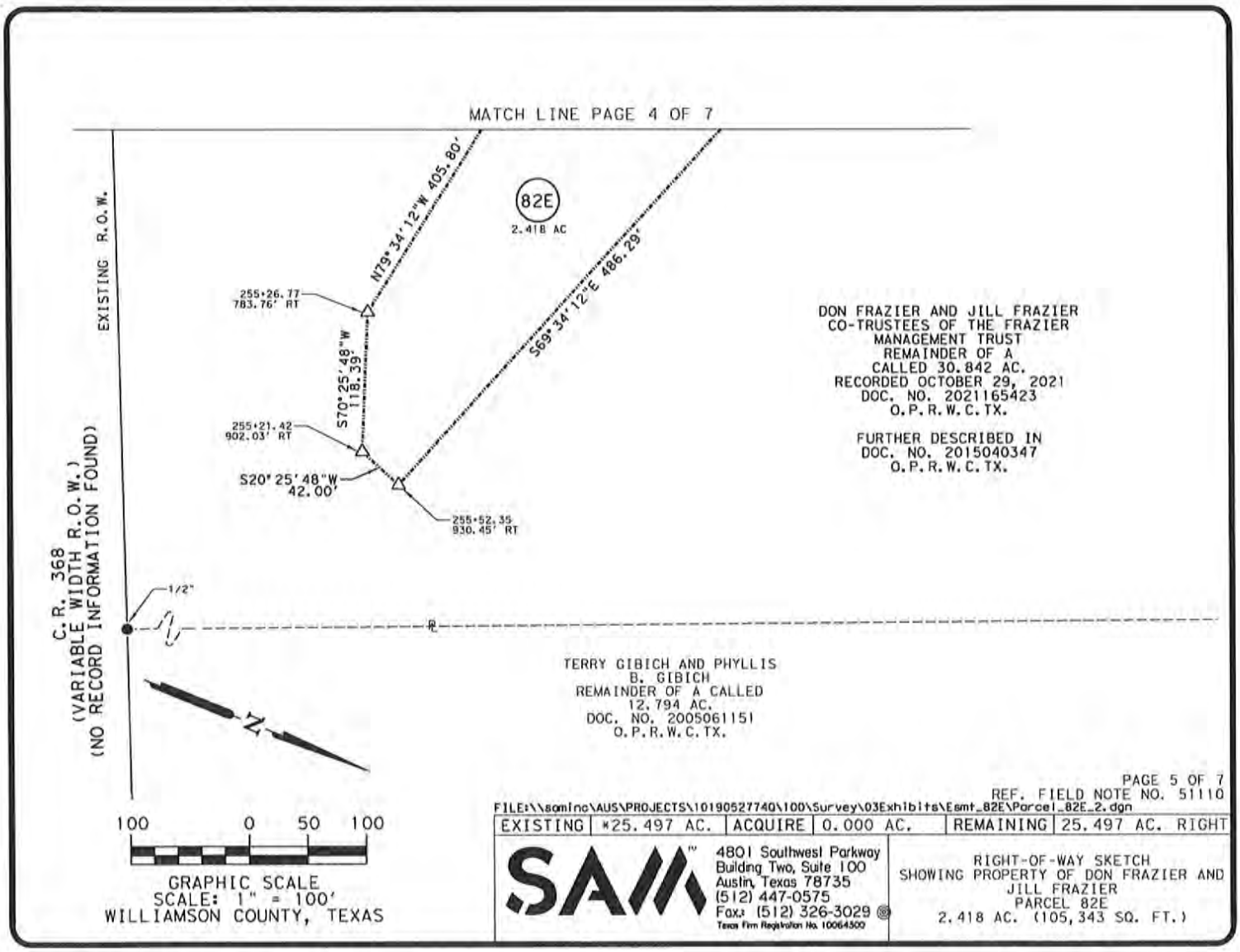
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	07°34'39"	1,402.00'	185.42'	185.28'	N06°29'03"E

FILE:\\samino\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_82E\Parcel_82E.dgn

EXISTING	±25.497 AC.	ACQUIRE	0.000 AC.	REMAINING	25.497 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 DON FRAZIER AND
JILL FRAZIER
PARCEL 82E
2.418 AC. (105,343 SQ. FT.)



REF. FIELD NOTE NO. 51110

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_82E\Parcel_82E_2.dgn

EXISTING	*25.497 AC.	ACQUIRE	0.000 AC.	REMAINING	25.497 AC. RIGHT

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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF DON FRAZIER AND JILL FRAZIER
PARCEL 82E
2.418 AC. (105,343 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2403127, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 27, 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. RIGHT OF WAY EASEMENT DATED JULY 13, 1972, EXECUTED BY MRS. J. W. PARKS TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 563, PAGE 698, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

B. EASEMENT AND RIGHT OF WAY DATED OCTOBER 10TH AND OCTOBER 16TH, 1978, EXECUTED BY FRED R. PARKS, JR. AND MARTHA J. PARKS ET AL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 747, PAGE 142, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

C. RIGHT OF WAY EASEMENT DATED MAY 15, 1996, EXECUTED BY FRED PARKS ESTATE ET AL TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9652478, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

D. WATERLINE EASEMENT DATED APRIL 25, 2019, EXECUTED BY DON P. FRAZIER AND JILL D. FRAZIER TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 2019052231, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AS SHOWN ON PLAT)

E. DRAINAGE EASEMENT DATED OCTOBER 26, 2011, EXECUTED BY DONHAM P. FRAZIER AND FRAZIER FAMILY INVESTMENTS, LTD. TO WILLIAMSON COUNTY, TEXAS, RECORDED UNDER DOCUMENT NO. 2011075348, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

F. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS. (SUBJECT TO, IF APPLICABLE)

G. 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)

H. 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)

I. 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)

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

K. "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. 51110
FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_82E\Parcel_82E_2.dgn

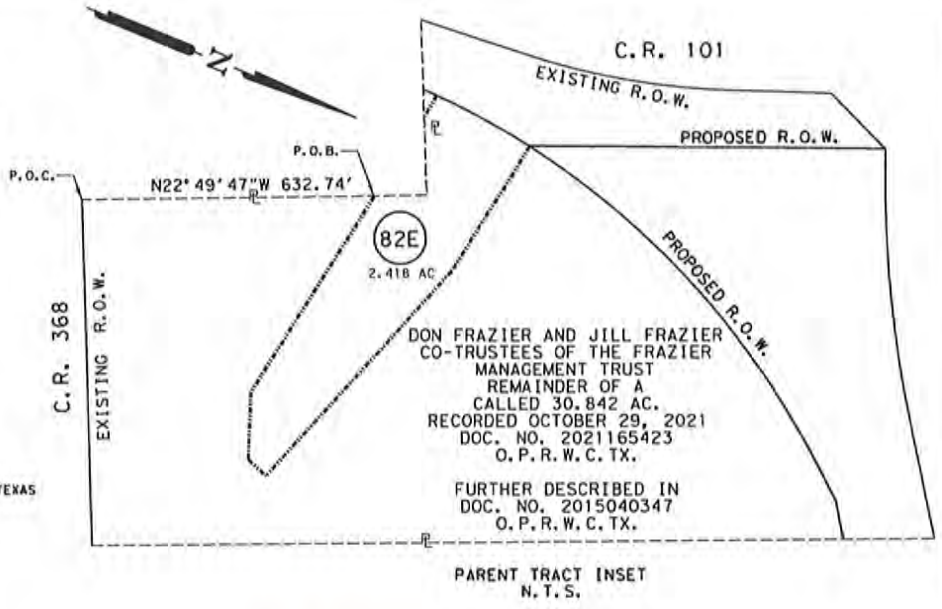
EXISTING	*25.497 AC.	ACQUIRE	0.000 AC.	REMAINING	25.497 AC. RIGHT

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 DON FRAZIER AND JILL FRAZIER
PARCEL 82E
2.418 AC. (105,343 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. GT2403127, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 27, 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.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

REF. FIELD NOTE NO. 51110

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 — 12/20/2024

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

FILE:\\samino\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_82E\Parcel_82E_2.dgn

EXISTING	*25.497 AC.	ACQUIRE	0.000 AC.	REMAINING	25.497 AC. RIGHT

SAM™
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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF DON FRAZIER AND JILL FRAZIER
PARCEL 82E
2.418 AC. (105,343 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR UTILITY EASEMENT 85UE

DESCRIPTION OF A 0.1970 ACRE (8,581 SQ. FT.) UTILITY EASEMENT LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 30.00 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JERRY WAYNE ROZNOVAK AND WIFE, LINDA ROZNOVAK, RECORDED SEPTEMBER 27, 2006, IN DOCUMENT NO. 2006083935, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.1970 ACRE (8,581 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 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 277+25.90 on the proposed east right-of-way line of East Wilco Highway, for a future exterior corner of the remainder of a called 50 acre tract of land, described as First Tract in a deed to Charlotte Lyn Davis, recorded in Document No. 2000014961, O.P.R.W.C.TX., from which 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, bears with a curve to the left, 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 South 43°08'07" East, a distance of 69.05 feet;

THENCE, North 21°30'11" West, with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 50 acre tract, a distance of 76.82 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N= 10,196,660.94, E= 3,186,434.48) 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 acre tract and the south line of said 30.00 acre tract, for the southwest corner and the **POINT OF BEGINNING** of the utility easement described herein;

1) **THENCE, North 21°30'11" West,** continuing with the proposed east right-of-way line of said East Wilco Highway, over and across said 30.00 acre tract, a distance of **572.05 feet** to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY"** set 230.00 feet right of East Wilco Highway E.C.S. 283+74.77, on the south line of a remainder of a called 71.00 acre tract, described in a deed to Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of the Roznovak Family Revocable Trust Agreement, dated June 5, 2024, recorded in Document No. 2024046146, O.P.R.W.C.TX., being further described in Volume 352, Page 98, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and the north line of said 30.00 acre tract, for the northwest corner of the utility easement described herein;

2) **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 30.00 acre tract, and the south line of said remainder of a called 71.00 acre tract, a distance of **15.00 feet** to a calculated point 245.00 feet right of East Wilco Highway E.C.S. 283+74.76, for the northeast corner of the utility easement described herein;

3) **THENCE, South 21°30'11" East,** departing the north line of said 30.00 acre tract, and the south line of said remainder of a called 71.00 acre tract, over and across said 30.00 acre tract, a distance of **572.05 feet** to a calculated point 245.00 feet right of East Wilco Highway E.C.S. 278+02.71, on the south line of said 30.00 acre tract, and the north line of said remainder of a called 50.00 acre tract, for the south corner of the utility easement described herein;

4) **THENCE, South 68°29'57" West**, with the south line of said 30.00 acre tract, and the north line of said remainder of a called 50.00 acre tract, a distance of 1**5.00 feet** to the **POINT OF BEGINNING**, and containing 0.1970 acre (8,581 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
11/21/2025 2:04:20 PM

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

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

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04°01'46"	982.00'	69.06'	69.05'	S43°08'07"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N21°30'11"W	76.82'
L2	N68°29'57"E	15.00'
L3	S68°29'57"W	15.00'

N

N21°30'11"W 7,190.97

EAST WILCO HIGHWAY
ENGINEER'S CENTERLINE

280+00

285+00

C.R. 101
VARIABLE WIDTH R.O.W.
(NO RECORD INFORMATION FOUND)

EXISTING R.O.W.

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

DIRT ROAD

EXISTING R.O.W.

(N19°00'W 572.07')

CORRECTION AFFIDAVIT
DOC. NO. 2017045935
O.P.R.W.C.TX.

85UE (0.1970 AC.)

P.O.C.
277+25.90
230.00' RT

L1

N21°30'11"W 572.05'

PROPOSED R.O.W.

**
283+74.77
230.00' RT

C1

P.O.B.
278+02.72
230.00' RT
N=10,196,660.94
E=3,186,434.48

L3

L2

S21°30'11"E 572.05'

278+02.71
245.00'RT

283+74.76
245.00' RT

JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT
DATED JUNE 5, 2024
REMAINDER OF A CALLED 71.00 AC.
DOC. NO. 2024046146
O.P.R.W.C.TX.

FURTHER DESCRIBED IN
VOL. 352, PG. 98
D.R.W.C.TX.

P.O.R.
276+61.72
255.45' RT

APPROXIMATE LOCATION OF CENTERLINE
20' WIDE EASEMENT
TEXAS POWER & LIGHT COMPANY
VOL. 1369, PG. 163
O.R.W.C.TX.

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

JERRY WAYNE ROZNOVAK AND
WIFE, LINDA ROZNOVAK
CALLED 30.00 AC.
RECORDED SEPTEMBER 27, 2006
DOC. NO. 2006083935
O.P.R.W.C.TX.

(S70°57'10"W 2285.84')

(N70°57'010"E 2282.83')

REF. FIELD NOTE NO. 51620

FILE:\\saminc\aus\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_85UE\Parcel 85UE.dgn

EXISTING	30.00 AC.	ACQUIRE	0.0000 AC.	REMAINING	30.0000 AC. RT

100 0 50 100

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

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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK
AND LINDA ROZNOVAK
UTILITY EASEMENT 85UE
0.1970 AC. (8,581 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2403129, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 30, 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 JUNE 28, 1928, EXECUTED BY LOUISE EULENFELD, ET AL TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 191, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

B. EASEMENT DATED FEBRUARY 6, 1941, EXECUTED BY LOUISE EULENFELD ET AL 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)

C. MINERAL DEED DATED SEPTEMBER 23, 1942, EXECUTED BY FRANK HEJL, JR. AND CORNELIA HEJL TO A. A. EULENFELD, RECORDED IN VOLUME 315, PAGE 12, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

D. LEASE FOR COAL, LIGNITE OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 325, PAGE 406 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF EACH INTEREST(S). (SUBJECT TO, IF APPLICABLE)

E. EASEMENT DATED JULY 23, 1962, EXECUTED BY JERRY ROZNOVAK AND HILDA ROZNOVAK TO TEXAS POWER & LIGHT COMPANY , RECORDED IN VOLUME 454, PAGE 691, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

F. EASEMENT AND RIGHT OF WAY DATED JUNE 11, 1985, EXECUTED BY JERRY E. ROZNOVAK TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 1369, P AGE 163, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS PARCEL AS SHOWN ON PLAT)

G. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, EXECUTED BY JERRY E. ROZNOVAK AND HILDA ROZNOVAK TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

H. 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)

I. 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)

J. 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)

K. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT A SURVEY MATTER)

L. "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. 51620

FILE:\\saminc\aus\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_85UE\Parcel 85UE.dgn

EXISTING	30.00 AC.	ACQUIRE	0.0000 AC.	REMAINING	30.0000 AC. RT

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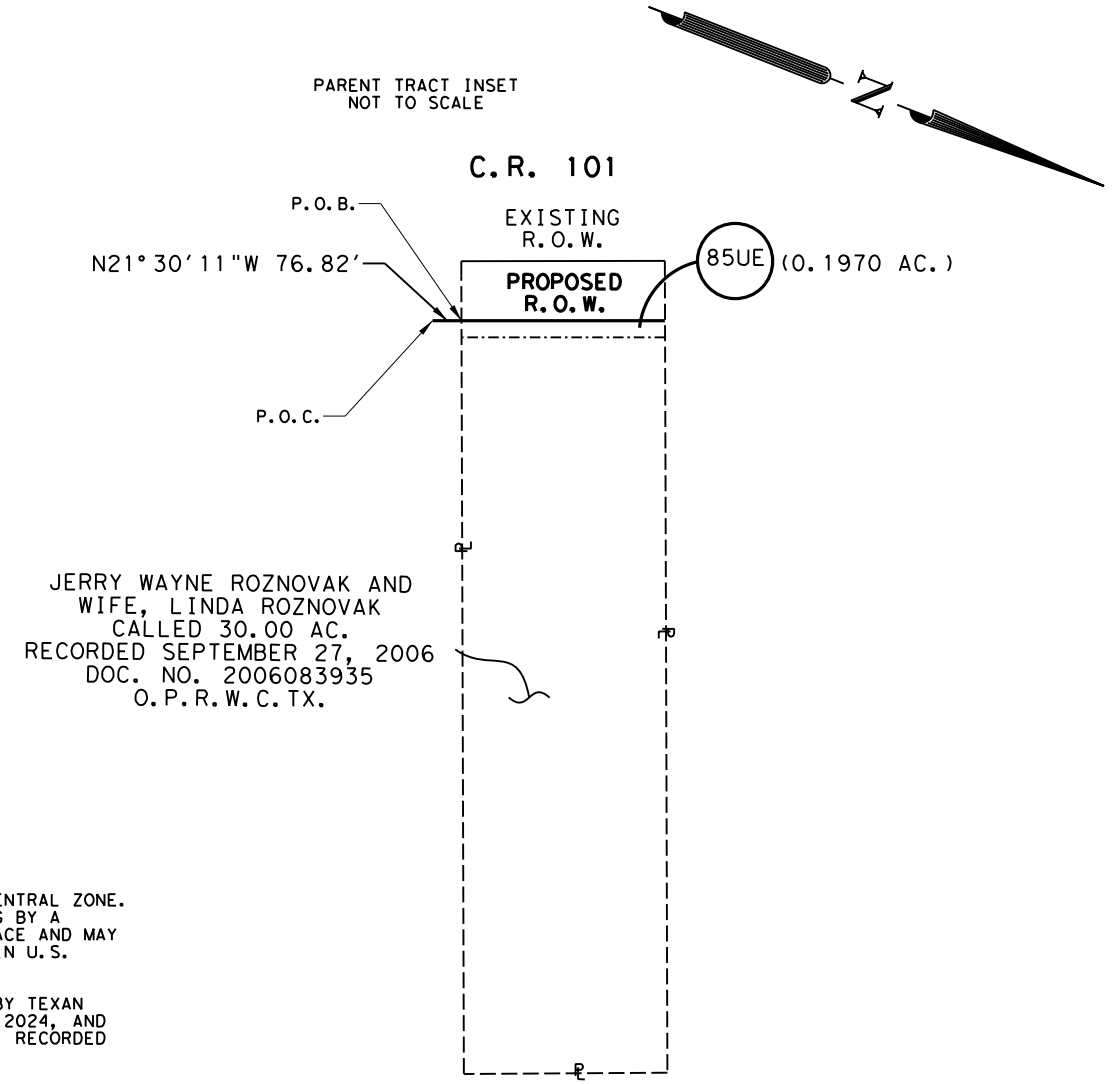
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK
AND LINDA ROZNOVAK
UTILITY EASEMENT 85UE
0.1970 AC. (8,581 SQ. FT.)

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
NOT TO SCALE



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. GT2403129, EFFECTIVE DATE SEPTEMBER 17, 2024, AND ISSUED DATE SEPTEMBER 30, 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.

** 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 TOTHE BEST OF MY KNOWLEDGE AND BELIEF.

Preliminary
11/21/2025 2:04:28 PM

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

REF. FIELD NOTE NO. 51620
FILE:\\saminc\aus\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_85UE\Parcel 85UE.dgn

EXISTING	30.00 AC.	ACQUIRE	0.0000 AC.	REMAINING	30.0000 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
JERRY WAYNE ROZNOVAK
AND LINDA ROZNOVAK
UTILITY EASEMENT 85UE
0.1970 AC. (8,581 SQ. FT.)

EXHIBIT "A"

PROPERTY DESCRIPTION FOR UTILITY EASEMENT 86AUE

DESCRIPTION OF A 0.1034 ACRE (4,503 SQ. FT.) UTILITY EASEMENT LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.007 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRANDON KEITH ROZNOVAK AND ABBY MARIE ROZNOVAK, RECORDED MARCH 1, 2021, IN DOCUMENT NO. 2021027533, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.1034 ACRE (4,503 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 230.00 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 278+02.72 on the proposed east right-of-way line of East Wilco Highway, same being the north line of a remainder of a called 50 acre tract of land, described as First Tract in a deed to Charlotte Lyn Davis, recorded in Document No. 2000014961, O.P.R.W.C.TX., and the south line of a called 30.00 acre tract of land, described in a deed to Jerry Wayne Roznovak and wife, Linda Roznovak, recorded in Document No. 2006083935, O.P.R.W.C.TX.;

THENCE, North 21°30'11" West, with the proposed east right-of-way line of said East Wilco Highway, over and across said 30.00 acre tract, passing at a distance of 572.05 feet 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. 283+74.77 on the common line of said 30.00 acre tract and a remainder of a called 71.00 acre tract, described in a deed to Jerry Wayne Roznovak and Linda Kay Roznovak as Co-Trustees of The Roznovak Family Revocable Trust Agreement Dated June 5, 2024, recorded in Document No. 2024046146, O.P.R.W.C.TX., being further described in Volume 352, Page 98, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and continuing for a total distance of 587.45 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. 283+90.16 for an angle point in the proposed east right-of-way line of said East Wilco Highway;

THENCE, North 23°24'42" West, continuing with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 71.00 acre tract, a distance of 289.49 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,197,473.16, E=3,186,104.12) set** 220.36 feet right of East Wilco Highway E.C.S. 286+79.49, on the common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, for the southwest corner and the **POINT OF BEGINNING** of the utility easement described herein;

1) **THENCE, North 23°24'42" West,** continuing with the proposed east right-of-way line of said East Wilco Highway, over and across said 5.007 acre tract, a distance of **300.21 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.36 feet right of East Wilco Highway E.C.S. 289+79.54, on the northerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, for the northwest corner of the utility easement described herein;

2) **THENCE, North 68°33'41" East,** departing the proposed east right-of-way line of said East Wilco Highway, with the common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, a distance of **15.01 feet** to a calculated point 225.37 feet right of East Wilco Highway E.C.S. 289+79.52, for the northeast corner of the utility easement described herein;

3) **THENCE, South 23°24'42" East,** departing the northerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, over and across said 5.007 acre tract, a distance of **300.21 feet** to a calculated point 235.37 feet right of East Wilco Highway E.C.S. 286+79.47 on the southerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, for the southeast corner of the utility easement described herein;

4) **THENCE, South 68°33'41" West,** with the southerly common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, a distance of **15.01 feet** to the **POINT OF BEGINNING**, and containing 0.1034 acres (4,503 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 §

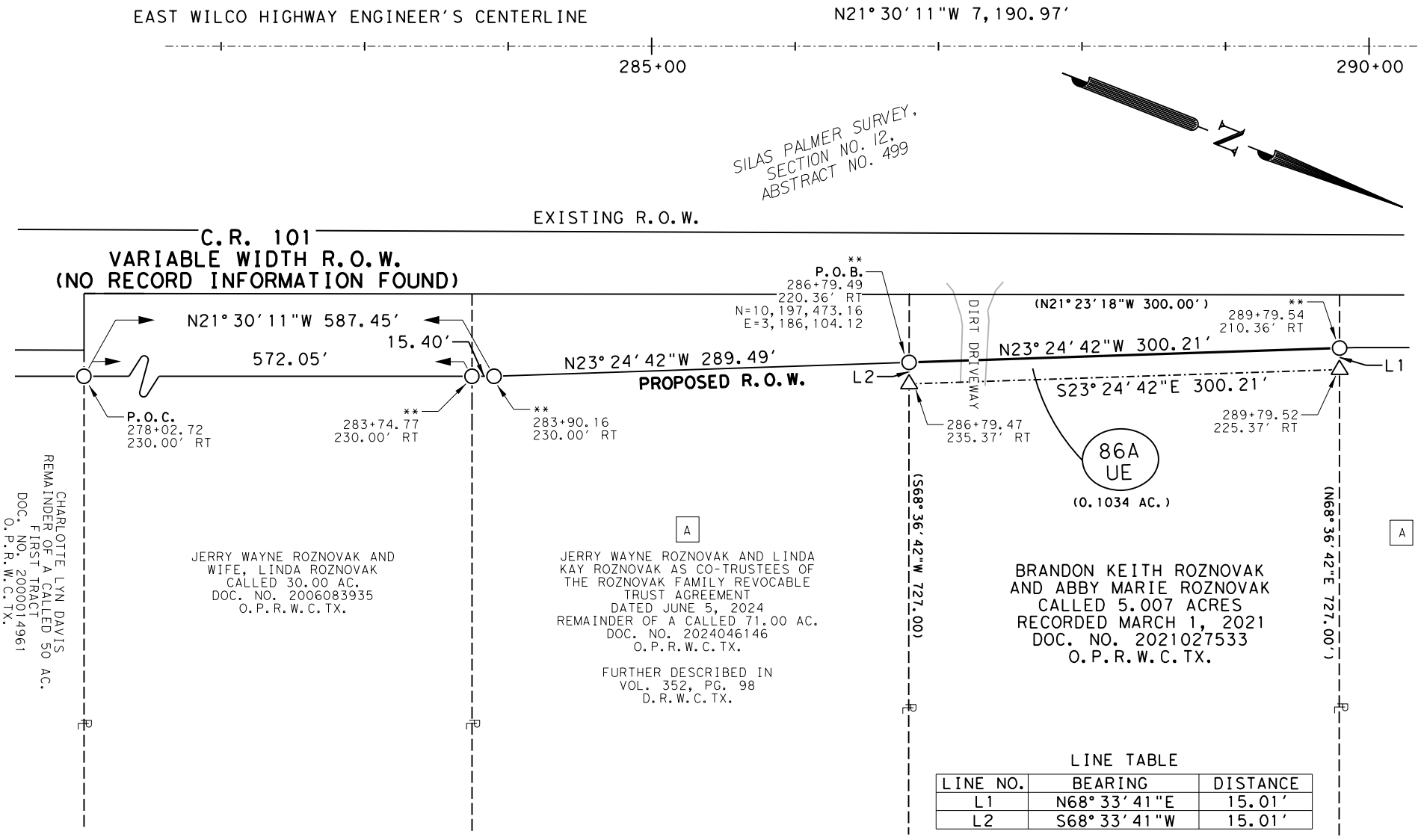
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 2/16/2026

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N68°33'41"E	15.01'
L2	S68°33'41"W	15.01'

REF. FIELD NOTE NO. 51624

FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_86AUE\86AUE.dgn

EXISTING	5.007 AC.	ACQUIRE	0.0000 AC.	REMAINING	5.007 AC. RIGHT

100 0 50 100

GRAPHIC SCALE
SCALE: 1" = 100'
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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRANDON KEITH ROZNOVAK
AND ABBY MARIE ROZNOVAK
UTILITY EASEMENT 86AUE
0.1034 AC. (4,503 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2504284, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JANUARY 16, 2026, AND ISSUED DATE FEBRUARY 2, 2026.

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 JUNE 28, 1928, TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 191, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

B. EASEMENT DATED FEBRUARY 6, 1941, 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)

C. COAL, LIGNITE, OIL, GAS OR OTHER MINERAL INTEREST(S), TOGETHER WITH RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED SEPTEMBER 23, 1942 AND RECORDED ON NOVEMBER 4, 1942 IN VOLUME 315, PAGE 12, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, WHICH DOCUMENT CONTAINS THE FOLLOWING LANGUAGE "TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS AT ALL TIMES FOR THE PURPOSE OF EXPLORING, MINING, SAVING, MARKETING AND TAKING CARE OF SAID PRODUCTS". REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR FULL PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (SUBJECT TO, IF APPLICABLE)

D. EASEMENT DATED JULY 23, 1962, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 454, PAGE 691, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

E. EASEMENT AND RIGHT OF WAY DATED JUNE 11, 1985, TO TEXAS POWER & LIGHT, RECORDED IN VOLUME 1369, PAGE 163, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PARCEL, AND IS NOT SHOWN ON THE PLAT)

F. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

G. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN RESOLUTION RECORDED UNDER DOCUMENT NO. 2010079705, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT SURVEY RELATED)

H. OSSF ROUTINE MAINTENANCE AFFIDAVIT RECORDED UNDER DOCUMENT NO. 2022063512, 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. ITEM INTENTIONALLY DELETED.

N. DIRT DRIVEWAY CROSSING THE LAND AS SHOWN ON SURVEY PLAT DATED JANUARY 9, 2026, PREPARED BY SCOTT C. BRASHEAR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6660, SURVEYING AND MAPPING, LLC.

REF. FIELD NOTE NO. 51624

FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_86AUE\86AUE.dgn

EXISTING	5.007 AC.	ACQUIRE	0.0000 AC.	REMAINING	5.007 AC. RIGHT

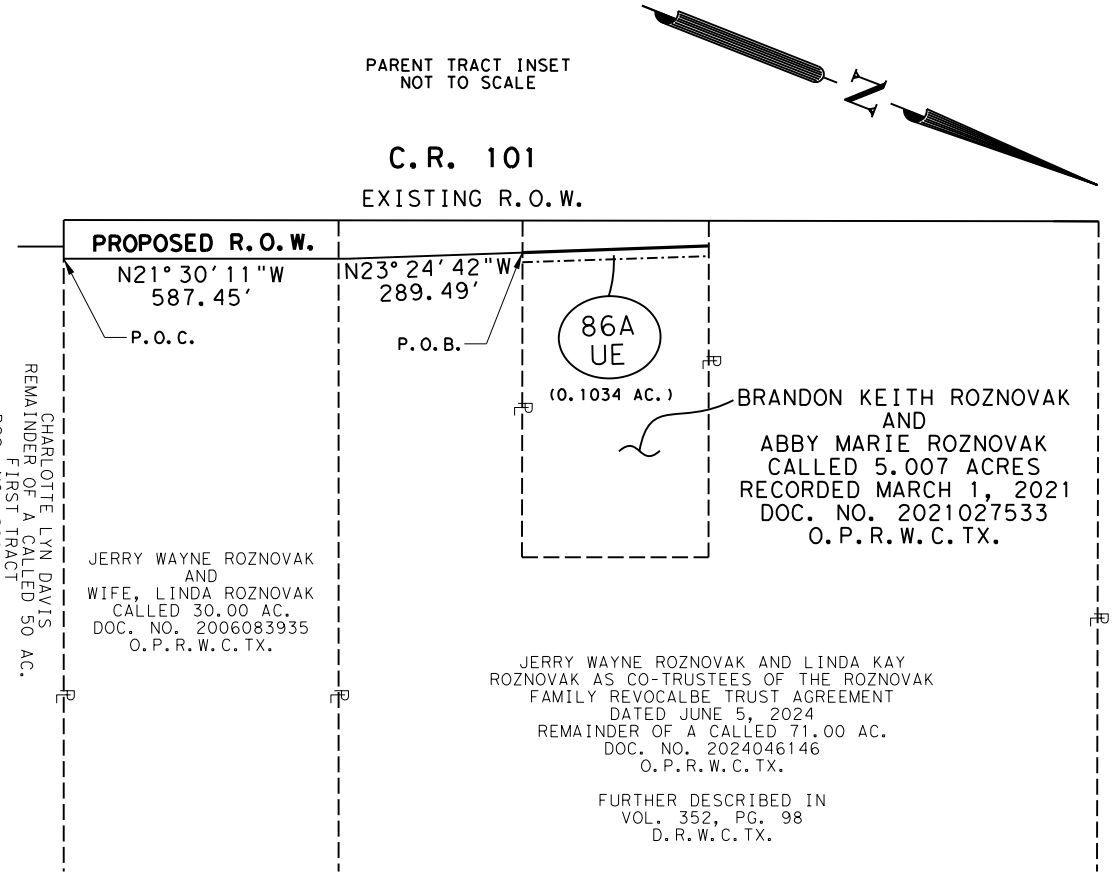
SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRANDON KEITH ROZNOVAK
AND ABBY MARIE ROZNOVAK
UTILITY EASEMENT 86AUE
0.1034 AC. (4,503 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
NOT TO SCALE



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. GT2504284, EFFECTIVE DATE JANUARY 16, 2026, AND ISSUED DATE FEBRUARY 2, 2026. 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.

** 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.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

REF. FIELD NOTE NO. 51624

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

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

2/16/2026

DATE

FILE:\\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Esmt_86AUE\86AUE.dgn

EXISTING	5.007 AC.	ACQUIRE	0.0000 AC.	REMAINING	5.007 AC. RIGHT

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4801 Southwest Parkway
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(512) 447-0575
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Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRANDON KEITH ROZNOVAK
AND ABBY MARIE ROZNOVAK
UTILITY EASEMENT 86AUE
0.1034 AC. (4,503 SQ. FT.)

PROPERTY DESCRIPTION FOR UTILITY EASEMENT 86UE PART 1 AND 2

DESCRIPTION OF TWO (2) EASEMENTS TOTALING 0.3485 ACRES (15,181 SQ. FT.) OF LAND LOCATED IN THE SILAS PALMER SURVEY, SECTION NO. 12, ABSTRACT NO. 499, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 71.00 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 5, 2024, RECORDED JUNE 11, 2024, IN DOCUMENT NO. 2024046146, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), FURTHER DESCRIBED IN VOLUME 352, PAGE 98, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.); SAID 0.3485 ACRE (15,181 SQ. FT.) EASEMENTS, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO (2) PARTS AS FOLLOWS:

PART 1: 0.1050 acres (4,573 sq. ft.)

COMMENCING at a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 278+02.72 on the proposed east right-of-way line of East Wilco Highway, same being the north line of a remainder of a called 50 acre tract of land, described as First Tract in a deed to Charlotte Lyn Davis, recorded in Document No. 2000014961, O.P.R.W.C.TX., and the south line of a called 30.00 acre tract of land, described in a deed to Jerry Wayne Roznovak and wife, Linda Roznovak, recorded in Document No. 2006083935, O.P.R.W.C.TX.;

THENCE, North 21°30'11" West, with the proposed east right-of-way line of said East Wilco Highway, over and across said 30.00 acre tract, a distance of 572.05 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,197,193.18, E=3,186,224.79) set** 230.00 feet right of East Wilco Highway E.C.S. 283+74.77 on the south line of said remainder of a called 71.00 acre tract, for the southwest corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE, continuing with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 71.00 acre tract, the following two (2) courses and distances numbered 1-2:

1) **North 21°30'11" West**, a distance of **15.40 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. 283+90.16, and

2) **North 23°24'42" West**, a distance of **289.49 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 220.36 feet right of East Wilco Highway E.C.S. 286+79.49 on the south line of a called 5.007 acre tract of land, described in a deed to Brandon Keith Roznovak and Abby Marie Roznovak, recorded in Document No. 2021027533, O.P.R.W.C.TX., and the north line of said remainder of a called 71.00 acre tract, for the northwest corner of the easement described herein;

3) **THENCE, North 68°33'41" East**, departing the proposed east right-of-way line of said East Wilco Highway, with the common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, a distance of **15.01 feet** to a calculated point 235.37 feet right of East Wilco Highway E.C.S. 286+79.47, for the northeast corner of the easement described herein;

THENCE, departing the common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, over and across said remainder of a called 71.00 acre tract, the following two (2) courses and distances numbered 4-5:

4) **South 23°24'42" East**, a distance of **289.22 feet** to a calculated point 245.00 feet right of East Wilco Highway E.C.S 283+90.41, and

5) **South 21°30'11" East**, a distance of **15.65 feet** to a calculated point 245.00 feet right of East Wilco Highway E.C.S. 283+74.76 on the north line of said 30.00 acre tract, same being the south line of said remainder of a called 71.00 acre tract, for the southeast corner of the easement described herein;

6) **THENCE**, **South 68°29'57" West**, with the common line of said 30.00 acre tract and said remainder of a called 71.00 acre tract, a distance of **15.00 feet** to the **POINT OF BEGINNING**, and containing 0.1050 acres (4,573 sq. ft.) of land.

PART 2: 0.2435 acres (10,608 sq. ft.)

COMMENCING at a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 210.00 feet right of East Wilco Highway Engineer's Centerline Station (E.C.S.) 306+25.60 on the proposed east right-of-way line of East Wilco Highway, same being the south line of a called 10.33 acre tract of land, described in a deed to Karole Gay Eno, recorded in Volume 1170, Page 597, O.P.R.W.C.TX., and the north line of a called 50 acre tract of land, described as Second Tract in a deed to Charlotte Lyn Davis, recorded in Document No. 2000014961, O.P.R.W.C.TX.;

THENCE, South 21°30'11" East, with the proposed east right-of-way line of said East Wilco Highway, over and across said 50 acre tract, a distance of 938.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,198,406.47, E=3,185,725.29) set 210.00 feet right of East Wilco Highway E.C.S. 296+86.70 on the north line of said remainder of a called 71.00 acre tract, same being the south line of said 50 acre tract, for the northwest corner and the **POINT OF BEGINNING** of the easement described herein;

1) **THENCE**, **North 68°37'13" East**, departing the proposed east right-of-way line of said East Wilco Highway, with the common line of said remainder of a called 71.00 acre tract and said 50 acre tract, a distance of **15.00 feet** to a calculated point 225.00 feet right of East Wilco Highway E.C.S. 296+86.67, for the northeast corner of the easement described herein;

THENCE, departing the common line of said remainder of a called 71.00 acre tract and said 50 acre tract, over and across said remainder of a called 71.00 acre tract, the following two (2) courses and distances numbered 2-3:

2) **South 21°30'11" East**, a distance of **696.10 feet** to a calculated point 225.00 feet right of East Wilco Highway E.C.S. 289+90.57, and

3) **South 23°24'42" East**, a distance of **11.06 feet** to a calculated point 225.37 feet right of East Wilco Highway E.C.S. 289+79.52 on the north line of a called 5.007 acre tract of land, described in a deed to Brandon Keith Roznovak and Abby Marie Roznovak, recorded in Document No. 2021027533, O.P.R.W.C.TX., same being the south line of said remainder of a called 71.00 acre tract, for the southeast corner of the easement described herein;

4) **THENCE**, **South 68°33'41" West**, with the common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, a distance of **15.01 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.36 feet right of East Wilco Highway E.C.S. 289+79.54 on the proposed east right-of-way line of said East Wilco Highway, for the southwest corner of the easement described herein;

THENCE, departing the common line of said 5.007 acre tract and said remainder of a called 71.00 acre tract, with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 71.00 acre tract, the following two (2) courses and distances numbered 5-6:

5) **North 23°24'42" West**, a distance of **10.79 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 210.00 feet right of East Wilco Highway E.C.S. 289+90.32, and

6) **North 21°30'11" West**, a distance of **696.38 feet** to the **POINT OF BEGINNING**, and containing 0.2435 acres (10,608 sq. ft.) of land.

Part 1: 0.1050 Acres (4,573 sq. ft.)
Part 2: 0.2435 Acres (10,608 sq. ft.)
Total: 0.3485 Acres (15,181 sq. ft.)

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 §

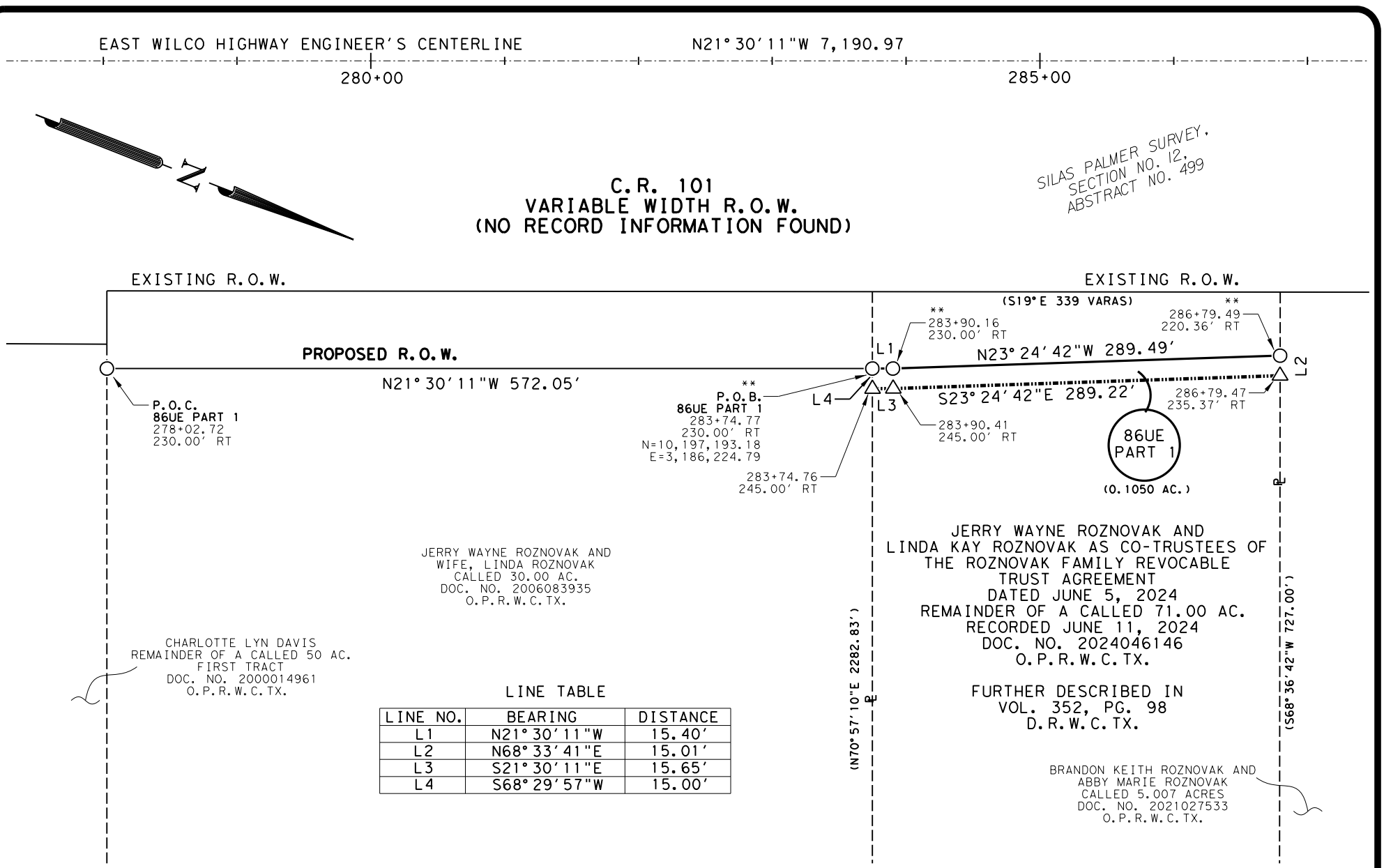
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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 2/16/2026

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N21°30'11"W	15.40'
L2	N68°33'41"E	15.01'
L3	S21°30'11"E	15.65'
L4	S68°29'57"W	15.00'

REF. FIELD NOTE NO. 51619

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_86E_Part1&2\Esmt_86E_Part1&2.dgn

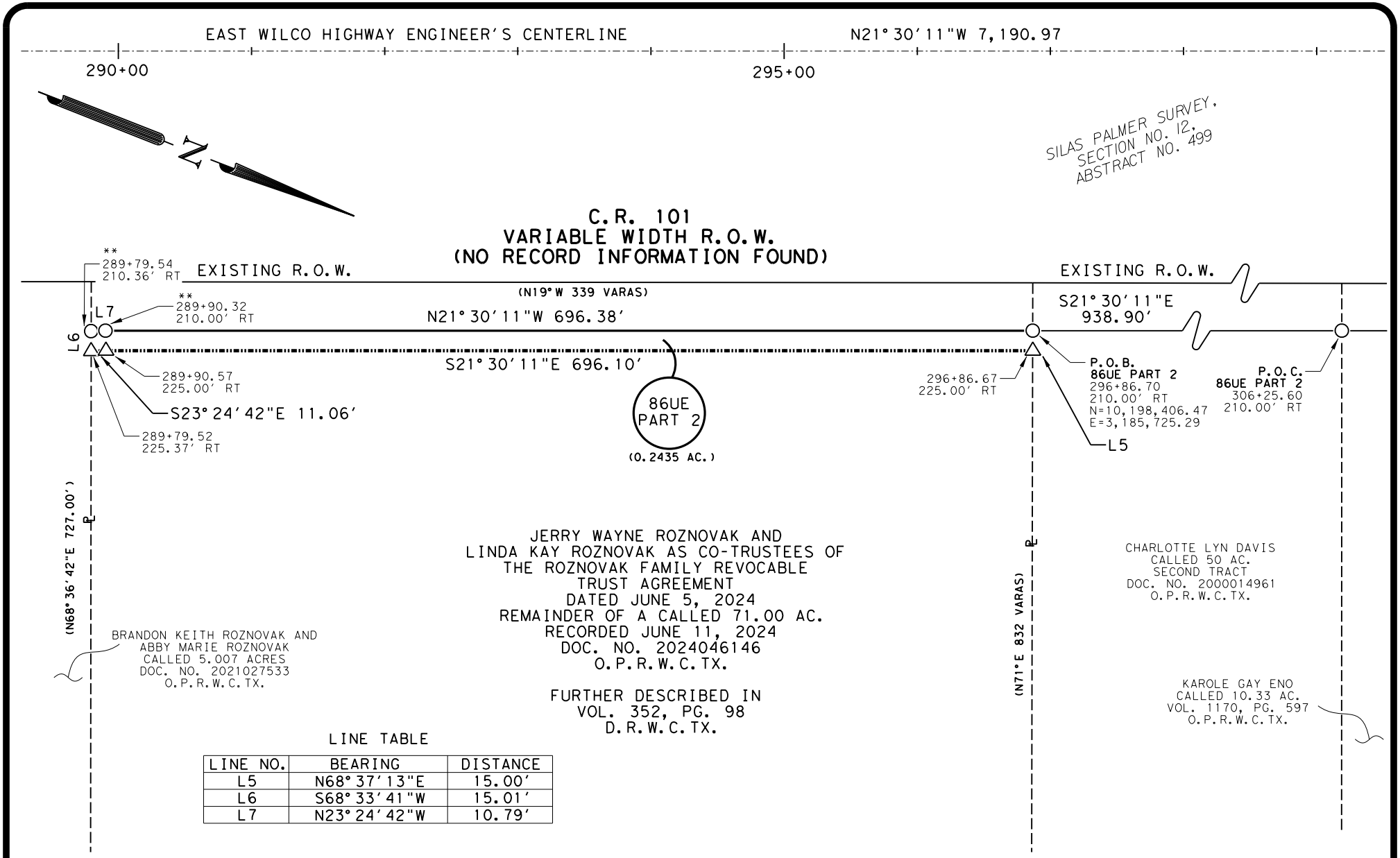
EXISTING	*65.993 AC.	ACQUIRE	0.00 AC.	REMAINING	*65.993 AC. RT

100 0 50 100

GRAPHIC SCALE
SCALE: 1" = 100'
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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY
ROZNOVAK AS CO-TRUSTEES OF THE
ROZNOVAK FAMILY REVOCABLE TRUST
AGREEMENT DATED JUNE 5, 2024
UTILITY EASEMENT 86UE PART 1 AND 2
0.3485 AC. (15,181 SQ. FT.)



LINE TABLE

LINE NO.	BEARING	DISTANCE
L5	N68°37'13"E	15.00'
L6	S68°33'41"W	15.01'
L7	N23°24'42"W	10.79'

REF. FIELD NOTE NO. 51619

FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_86E_Part1&2\Esmt_86E_Part1&2.dgn

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0.3485 AC. (15,181 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2504285, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JANUARY 16, 2026, AND ISSUED DATE FEBRUARY 2, 2026.

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. LEASE FOR COAL, LIGNITE OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 325, PAGE 406 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF EACH INTEREST(S). (NOT A SURVEY MATTER)

B. MINERAL DEED DATED SEPTEMBER 23, 1942, EXECUTED BY FRANK HEJL, JR. AND CORNELIA HEJL TO A. A. EULENFELD, RECORDED IN VOLUME 315, PAGE 12, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (NOT A SURVEY MATTER)

C. EASEMENT DATED JUNE 28, 1928, EXECUTED BY LOUISE EULENFELD, ET AL TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 238, PAGE 191, DEED RECORDS, WILLIAMSON COUNT Y, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

D. EASEMENT DATED FEBRUARY 6, 1941, EXECUTED BY LOUISE EULENFELD ET AL 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)

E. EASEMENT DATED JULY 23, 1962, EXECUTED BY JERRY ROZNOVAK AND HILDA ROZNOVAK TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 454, PAGE 691, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

F. ITEM INTENTIONALLY DELETED.

G. RIGHT OF WAY EASEMENT DATED NOVEMBER 26, 1996, EXECUTED BY JERRY E. ROZNOVAK AND HILDA ROZNOVAK TO JONAH WATER SPECIAL UTILITY DISTRICT, RECORDED UNDER DOCUMENT NO. 9703994, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED, MAY AFFECT)

H. 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)

I. TERMS, PROVISIONS AND CONDITIONS OF ANY LEASES NOT OF RECORD. (SUBJECT TO, IF APPLICABLE)

J. 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)

K. 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)

L. 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)

M. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY) (NOT A SURVEY MATTER)

REF. FIELD NOTE NO. 51619
FILE:\\saminc\AUS\PROJECTS\10190527740\100\Survey\03Exhibits\Esmt_86E_Part1&2\Esmt_86E_Part1&2.dgn

EXISTING	*65.993 AC.	ACQUIRE	0.00 AC.	REMAINING	*65.993 AC. RT

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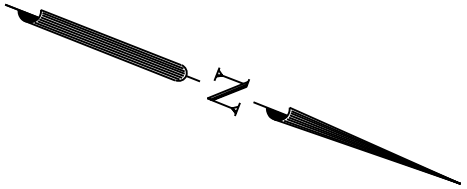
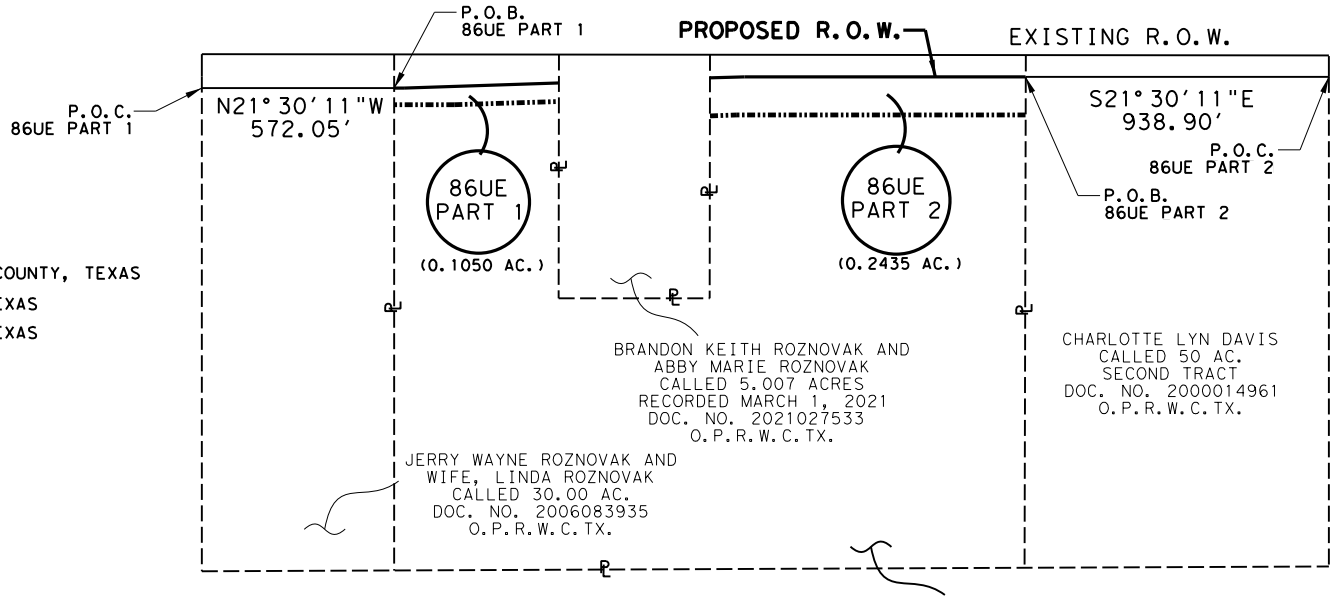
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JERRY WAYNE ROZNOVAK AND LINDA KAY ROZNOVAK AS CO-TRUSTEES OF THE ROZNOVAK FAMILY REVOCABLE TRUST AGREEMENT DATED JUNE 5, 2024
UTILITY EASEMENT 86UE PART 1 AND 2
0.3485 AC. (15,181 SQ. FT.)

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
R.P.R.W.C.TX.	REAL PROPERTY 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
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
---7'---	DISTANCE NOT TO SCALE
----------	DEED LINE (COMMON OWNERSHIP)
— — — — —	PROPERTY LINE
—·—·—·—	ABSTRACT/SURVEY LINE
- - - - - -	EASEMENT LINE
———	EXISTING RIGHT-OF-WAY
▬▬▬	PARCEL LIMITS

PARENT TRACT INSET
NOT TO SCALE





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. GT2504285, EFFECTIVE DATE JANUARY 16, 2026, AND ISSUED DATE FEBRUARY 2, 2026. 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.

** 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.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

2/16/2026
DATE

REF. FIELD NOTE NO. 51619

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