

## **WILLIAMSON COUNTY REGIONAL HABITAT CONSERVATION PLAN**

### **PARTICIPATION AGREEMENT**

This **WILLIAMSON COUNTY REGIONAL HABITAT CONSERVATION PLAN PARTICIPATION AGREEMENT** (this "Participation Agreement") dated April 28, 2009, is entered into by the Williamson County Road Bond Program (the "Participant"), and the **WILLIAMSON COUNTY CONSERVATION FOUNDATION**, a Texas non-profit corporation (the "Foundation").

### **BACKGROUND**

Williamson County, Texas, and the Foundation are the permittees under federal Endangered Species Act incidental take permit number TE-181840-0 dated October 21, 2008 (the "Permit"). The Permit authorizes "take" of certain listed species of wildlife occurring in Williamson County in exchange for implementation of the Williamson County Regional Habitat Conservation Plan (the "Plan"). The Foundation/Williamson County administers the Plan, which includes granting participation rights to applicants who enter into participation agreements. Through participation in the Plan, a participant receives authority for incidental "take" of listed species covered by the Permit, in accordance with the terms and conditions of the Permit and this Participation Agreement. Incidental take means take that results from, but is not the purpose of, carrying out an otherwise lawful activity. Participant is the owner of a tract or tracts of land (the "Property") located in Williamson County, Texas, and described on Exhibit "A" to this Participation Agreement.

### **AGREEMENT**

1. **Grant Of Participation Rights And Obligations Of Participant.** The Foundation hereby grants to the Participant the right to participate in the Plan with respect to the Participant's proposed activities on the Property. Exhibit "B" to this Participation Agreement describes the Participant's proposed activities and the species to be covered under this Participation Agreement. The Participant represents and warrants that the activities proposed to be covered under this Participation Agreement will be carried out in full compliance with all applicable laws and regulations. This Participation Agreement covers only those activities described on Exhibit "B". The Participant shall consult with the Foundation before deviating in any material respect from the described activities. This Participation Agreement is entered into subject to all terms and conditions of the Permit, the Plan, and applicable law and regulations, and the Participant assumes and agrees to be bound by all of such terms and conditions, including without limitation those described on Exhibit "C" to this Participation Agreement.

2. **Participation Fee.** The Participant has paid to the Foundation the total sum of \$80,430.00 (Eighty thousand four hundred thirty and No hundredths Dollars) as the Participant's fee to participate in the Plan with respect to the Participant's proposed activities on the Property.

3. **Right To Inspect.** The Foundation, the County, and the U.S. Fish and Wildlife Service shall have the right to inspect the Property in order to ensure compliance with the terms of this Participation Agreement.

4. **Breach By Participant.** The Foundation shall provide Participant written notice specifying any breach of the terms of this Participation Agreement, and Participant shall have seven (7) days thereafter, or such other length of time the Foundation agrees in writing, to cure said breach. The Foundation, at its sole discretion and for good cause, including without limitation Participant's failure to cure any breach within the applicable timeframe, may terminate this Participation Agreement. Notification of breach and termination of participation rights shall be made by the Foundation to the Participant in writing at the address provided in Section 11.

5. **Participant's Sole Recourse.** In the event that this Participation Agreement is (i) ineffective or deficient with respect to the Property or Participant's proposed activities for any reason, or (ii) terminated in accordance with the terms and provisions of this Participation Agreement, Participant's sole recourse shall be to recover from the Foundation an amount not to exceed the total sum referenced in Section 2 of this Participation Agreement, upon surrender and termination of this Participation Agreement by Participant in writing to the Foundation; provided, Participant shall not be entitled to recover administrative fees from the Foundation.

6. **Covenants Run With The Land; Recordation.** Participant agrees that the covenants provided herein are intended to be binding upon any heirs, successors, and assigns in interest to the Property. Upon any transfer of any ownership interests to all or part of the Property, this Participation Agreement shall not terminate as to the Property, but rather shall continue in full force and effect and shall be fully binding upon any heirs, successors, and assigns in interest to the Property, or any portion thereof. Upon execution of this Participation Agreement by the Foundation and Participant, a Memorandum of Participation Agreement in form substantially the same as Exhibit "D" attached hereto and incorporated herein for all purposes, shall be signed, acknowledged, and recorded by the Participant in the Official Public Records of Williamson County, Texas. The Participant shall promptly provide a copy of the recorded Memorandum of Participation Agreement to the Foundation.

7. **Venue And Choice Of Law.** The obligations and undertakings of each of the parties to this Participation Agreement shall be performable in Williamson County, Texas, and this Participation Agreement shall be governed by and construed in accordance with the laws of the United States and the State of Texas.

8. **Entirety Of Agreement And Modification.** This instrument constitutes the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Participation Agreement are of no force or effect. Any oral representations or modifications concerning this Participation Agreement shall be of no force or effect, excepting a subsequent modification in writing signed by the party to be charged and expressly approved by an authorized representative of such party.

9. **Non-Assignment.** Participant shall not sell, transfer, or assign all or any part of this Participation Agreement to a party other than a successive owner of all or a portion of the Property without prior written consent of the Foundation.



10. **Successors And Assigns.** This Participation Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto, as and where authorized pursuant to this Participation Agreement.

11. **Notice.** All notices under this Participation Agreement shall be in writing and shall be deemed to have been properly given, delivered and received (a) as of the date of delivery if personally delivered, or (b) as of the date of deposit in the mail system if sent by United States certified mail, return receipt requested, postage prepaid. For purposes of notices, the addresses of the parties are as follows

PARTICIPANT:  
Williamson County Road Bond Program  
C/O Williamson County  
710 Main Ste. 101  
Georgetown, Texas 78626  
Attn: Foundation Application File No. 20090409  
Fax: (512) 943-1662

FOUNDATION:  
Williamson County Regional Habitat Conservation Plan  
Plan Administrator  
350 Discovery Boulevard #207  
Cedar Park, Texas 78613  
Attn: Foundation Application File No. 20081204-1  
Fax: (512) 260-4237

or to such other address as hereafter shall be designated in writing by the applicable party.

12. **Term Of Participation Agreement.** This Participation Agreement shall terminate upon the expiration or termination of the Permit.

13. **Headings.** The headings at the beginning of the various provisions of this Participation Agreement have been included only in order to make it easier to locate the subject covered by each provision and are not to be used in construing this Participation Agreement.

14. **Number And Gender Defined.** As used in this Participation Agreement, whenever the context so indicates, the masculine, feminine, or neuter gender and the singular or plural number shall each be deemed to include the others.

EXECUTED AS OF THE LAST DAY SET FORTH BELOW.

**FOUNDATION:**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**PARTICIPANT:**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Exhibit List:

- Exhibit "A" – Description of Participant's Property, including GPS coordinates/points
- Exhibit "B" – Covered Species and Participant's Proposed Activities Relative to Participation Agreement
- Exhibit "C" – Special Terms and Conditions in Connection with 10(a) Permit #TE - 181840
- Exhibit "D" – Williamson County Regional Habitat Conservation Plan Memorandum of Participation Agreement Relative to U.S. Fish and Wildlife Service Permit



**EXHIBIT "A"**  
**TO PARTICIPATION AGREEMENT**

**Legal Description of Participant's Property, including GPS coordinates/points**

(See attached exhibits, hereinafter described as Exhibit A-1, attached hereto and consisting of 17 pages inclusive.)

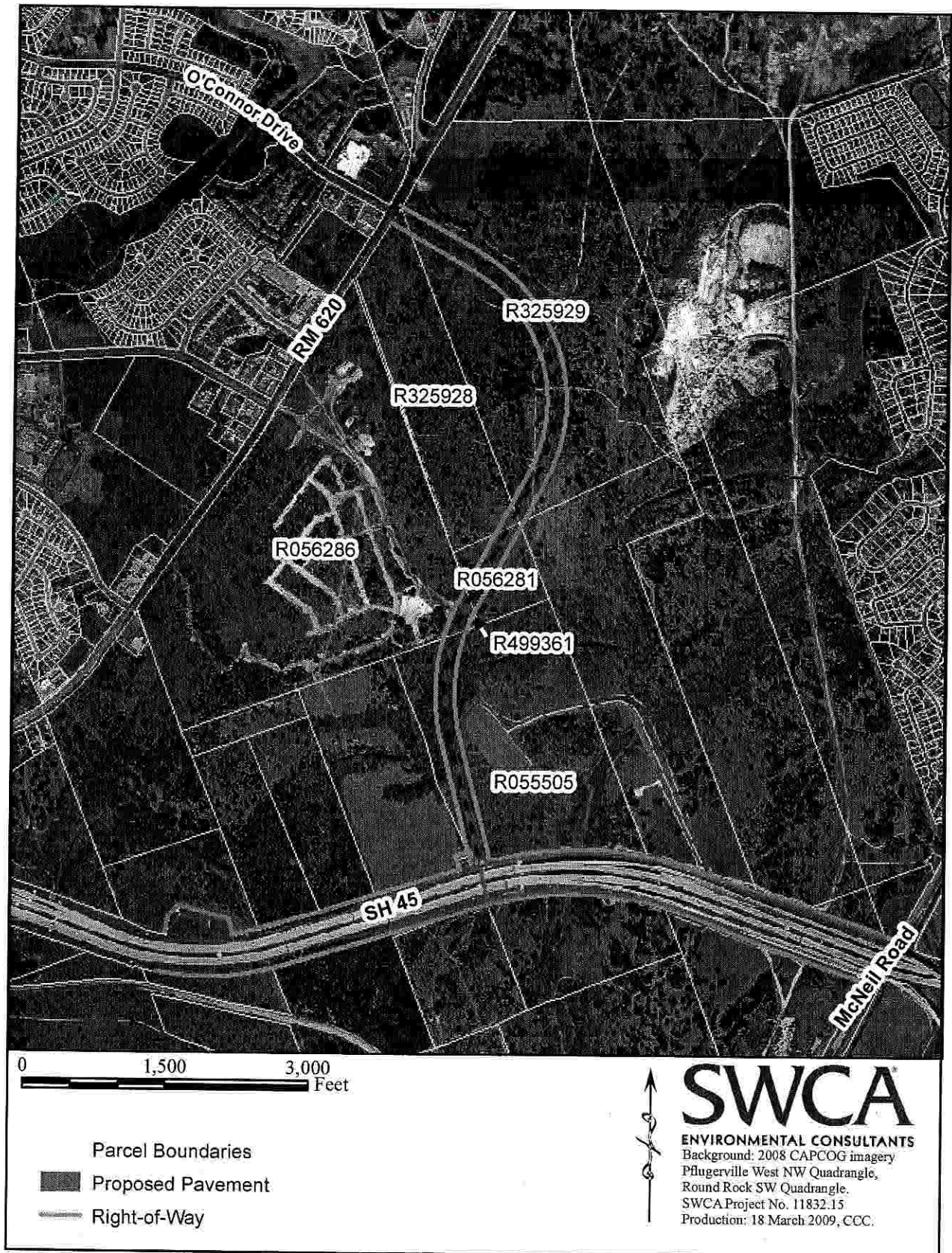


Figure B1. Parcel map for the O'Connor Drive extension.



## DESCRIPTION

FOR A 19.084 ACRE TRACT OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 425, AND JACOB M. HARRELL SURVEY, ABSTRACT NO. 284 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 348.60 ACRE TRACT AS DESCRIBED IN THAT DEED TO ROBINSON ASSOCIATES etal OF RECORD IN DOCUMENT NO. 199978136 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 19.084 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a TXDOT concrete monument found for a point of tangency on the southeasterly right-of-way line of Ranch Road 620 (100' right-of-way width), same being a point of tangency on the northwesterly line of said 348.60 acre tract for a point of tangency and **POINT OF BEGINNING** hereof;

**THENCE** with the southeasterly right-of-way line of said Ranch Road 620, same being the northwesterly line of said 348.60 acre tract the following two (2) courses and distances:

1. **N 29° 26' 17" E** for a distance of **173.01** feet to a ½" iron rod with "Baker-Aicklen" cap to be set for an angle point hereof, and
2. **N 32° 45' 11" E** for a distance of **35.04** feet to a ½" iron rod with "Baker-Aicklen" cap to be set for the most northerly corner hereof;

**THENCE** departing the southeasterly right-of-way line of said Ranch Road 620, through the interior of said 348.60 acre tract the following four (4) courses and distances:

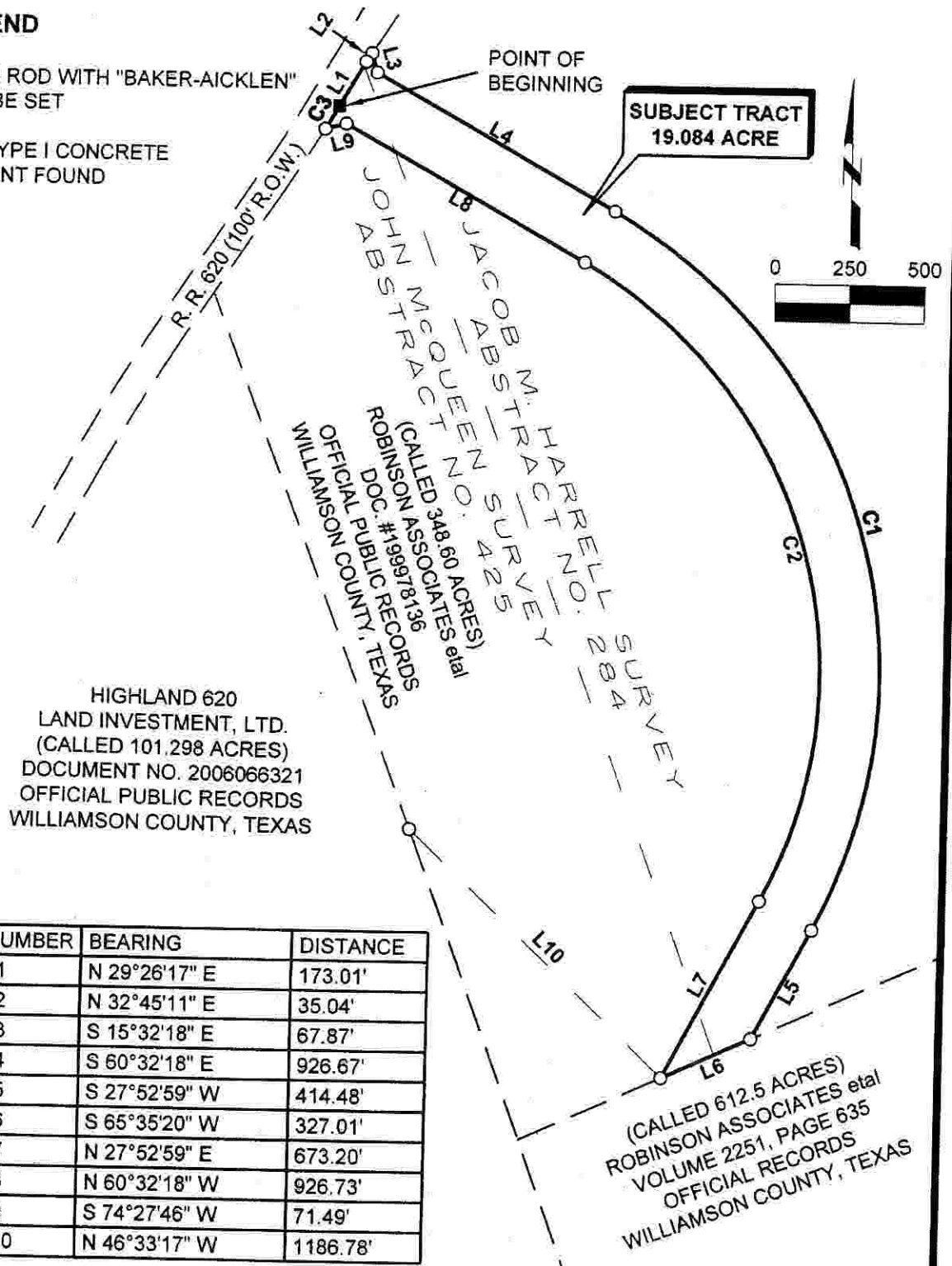
1. **S 15° 32' 18" E** for a distance of **67.87** feet to a ½" iron rod with "Baker-Aicklen" cap to be set for an angle point hereof,
2. **S 60° 32' 18" E** for a distance of **926.67** feet to a ½" iron rod with "Baker-Aicklen" cap to be set for a point of curvature hereof,



# SKETCH TO ACCOMPANY DESCRIPTION

## LEGEND

- 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP TO BE SET
- TXDOT TYPE I CONCRETE MONUMENT FOUND



NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	1800.00'	2777.84'	88°25'17"	S 16°19'40" E	2510.27'
C2	1600.00'	2469.19'	88°25'17"	N 16°19'40" W	2231.36'
C3	5779.58'	90.55'	00°53'52"	N 29°53'15" E	90.55'

NUMBER	BEARING	DISTANCE
L1	N 29°26'17" E	173.01'
L2	N 32°45'11" E	35.04'
L3	S 15°32'18" E	67.87'
L4	S 60°32'18" E	926.67'
L5	S 27°52'59" W	414.48'
L6	S 65°35'20" W	327.01'
L7	N 27°52'59" E	673.20'
L8	N 60°32'18" W	926.73'
L9	S 74°27'46" W	71.49'
L10	N 46°33'17" W	1186.78'

DATE: FEBRUARY, 2009  
 JOB NO. 0711-3-029-15  
 BY: R. BROOKS  
 PAGE 4 OF 4

**BAKER-AICKLEN & ASSOCIATES, INC.**  
 Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.  
 CEDAR PARK, TX 78613  
 (512) 260-3700

3. with the arc of a curve to the right, having a radius of **1800.00** feet, an arc length of **2777.84** feet, a central angle of **88° 25' 17"**, and a chord which bears **S 16° 19' 40" E** for a distance of **2510.27** feet to  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for a point of tangency hereof, and
4. **S 27° 52' 59" W** for a distance of **414.48** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for an angle point on the south line of said 348.60 acre tract, same being the north line of a called 612.5 acre tract as described in that deed to Robinson Associates etal, and recorded in Volume 2251, Pg. 635 of the Official Records of said County for the southeast corner hereof;

**THENCE** with the south line of said 348.60 acre tract, same being the north line of said 612.5 acre tract, **S 65° 35' 20" W** for a distance of **327.01** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for the most southerly corner hereof, from which a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for an angle point on the southwesterly line of said 348.60 acre tract, same being the northeasterly line of a called 101.298 acre tract as described in that deed to Highland 620 Land Investment, Ltd., and recorded in Document No. 2006066321 of the Official Public Records of said County bears, **N 46° 33' 17" W** a distance of **1186.78** feet;

**THENCE** departing the north line of said 612.5 acre tract, through the interior of said 348.60 acre tract the following four (4) courses and distances:

1. **N 27° 52' 59" E** for a distance of **673.20** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for a point of curvature hereof,
2. with the arc of a curve to the left, having a radius of **1600.00** feet, an arc length of **2469.19** feet, a central angle of **88° 25' 17"**, and a chord which bears **N 16° 19' 40" W** for a distance of **2231.36** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for a point of tangency hereof,
3. **N 60° 32' 18" W** for a distance of **926.73** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for an angle point hereof, and
4. **S 74° 27' 46" W** for a distance of **71.49** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for a non-tangent point of curvature on the northwesterly line of said 348.60 acre

tract, same being the southeasterly right-of-way line of said Ranch Road 620 for the most westerly corner hereof;

**THENCE** with the southeasterly right-of-way line of said Ranch Road 620, same being the northwesterly line of said 348.60 acre tract, with the arc of a curve to the right, having a radius of **5779.58** feet, an arc length of **90.55** feet, a central angle of **00° 53' 52"**, and a chord which bears **N 29° 53' 15" E** for a distance of **90.55** feet to the **POINT OF BEGINNING** hereof and containing 19.084 acres of land.

Bearings shown hereon are referenced to Grid North for the Texas State Plane Coordinate System, Central Zone.

Surveyed under the direct supervision of the undersigned during October, 2008:

*Parker J. Graham 02/24/2009*

Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
BAKER-AICKLEN & ASSOCIATES, INC.  
405 Brushy Creek Road  
Cedar Park, Texas 78613  
(512) 260-3700



Job No.: 0711-3-029-15

Filename: W:\PROJECTS\WILLCO\OCCONOR EXTENSION\DWG-ROW TAKES\METES & BOUNDS\19.084 AC ROW.DOC



## DESCRIPTION

FOR A 1.870 ACRE TRACT OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT 425 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 193.96 ACRE TRACT IN DEED TO HRI DEVELOPMENT CORPORATION OF RECORD IN VOLUME 1660, PAGE 105 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.870 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at 3/4" iron pipe found at an interior ell corner of a called 612.5 acre tract of land in deed to Robinson Associates et al, of record in Volume 2251, Page 635 Official Records of said County, same being the southeast corner of said 193.96 acre tract;

**THENCE** with the westerly boundary line of said 612.5 acre tract, same being the south boundary line of said 193.96 acre tract, S 69°37'57" W for a distance of 143.25 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for the southernmost southeasterly corner and **POINT OF BEGINNING** hereof;

**THENCE** continuing with the westerly boundary line of said 612.5 acre tract, same being the south boundary line of said 193.96 acre tract, S 69°37'57" W for a distance of 300.36 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for the westernmost corner hereof, from which a 1/2" iron rod found at an angle point in the south boundary line of said 193.96 acre tract, bears S 69°37'57" W a distance of 1564.94 feet;

**THENCE** departing the westerly boundary line of said 612.5 acre tract, through the interior of said 193.96 acre tract, the following five (5) courses and distances:

1. N 27°52'59" E for a distance of 250.43 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for an angle point in the northwesterly boundary line hereof,
2. N 17°07'01" W for a distance of 35.36 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for an angle point in the northwesterly boundary line hereof,
3. N 27°52'59" E for a distance of 100.00 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for an angle point in the northwesterly boundary line hereof,
4. N 72°52'59" E for a distance of 35.36 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for an angle point in the northwesterly boundary line hereof, and

5. N 27°52'59" E for a distance of **191.83 feet** to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set on a point in the west boundary line of said 612.5 acre tract, same being the easterly boundary line of said 193.96 acre tract for the northernmost corner hereof, from which a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for an angle point in the easterly boundary line of said 193.96 acre tract, bears N 20°37'14" W a distance of 1526.25 feet;

**THENCE** with the west boundary line of said 612.5 acre tract, same being the easterly boundary line of said 193.96 acre tract, **S 20°37'14" E** for a distance of **267.02 feet** to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for the easternmost southeast corner hereof, from which a 3/4" iron pipe found at an interior ell corner of said 612.5 acre, same being the southeast corner of said 193.96 acre tract, said 3/4" iron pipe being the **"BEGINNING FOR REFERENCE"** point, bears S 20°37'14" E a distance of 127.35 feet;

**THENCE** departing west boundary line of said 612.5 acre tract, through the interior of said 193.96 acre tract, **S 27°52'59" W** for a distance of **191.25 feet** to the **POINT OF BEGINNING** and containing 1.870 acres of land.

Bearings shown hereon are referenced to Grid North for the Texas State Plane Coordinate System, Central Zone.

Surveyed under the direct supervision of the undersigned during May, 2006:

*Parker J. Graham* 5/17/2006

Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
BAKER-AICKLEN & ASSOCIATES, INC.  
405 Brushy Creek Road  
Cedar Park, Texas 78613  
(512) 260-3700

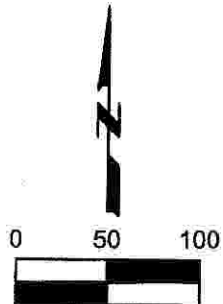


Job No.: 1600-2-001-31

Filename: W:\PROJECTS\HIGHLAND-620 194 ACRES\METES-BOUNDS\O'CONNOR DRIVE.DOC



# SKETCH TO ACCOMPANY DESCRIPTION



SCALE: 1" = 100'  
WILLIAMSON COUNTY,  
TEXAS

JOHN McQUEEN SURVEY  
ABSTRACT NO. 425

(CALLED 346.60 ACRES)  
GEORGE E. ROBINSON  
1986 FAMILY TRUST  
DOC. #199978136  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

PROPOSED  
O'CONNOR DRIVE  
R.O.W.

(CALLED 612.5 ACRES)  
ROBINSON ASSOCIATES et al  
VOLUME 2251, PAGE 635  
OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

193.937 ACRES  
(CALLED 193.96 ACRES)  
HRI DEVELOPMENT CORPORATION  
VOLUME 1660, PAGE 105  
OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

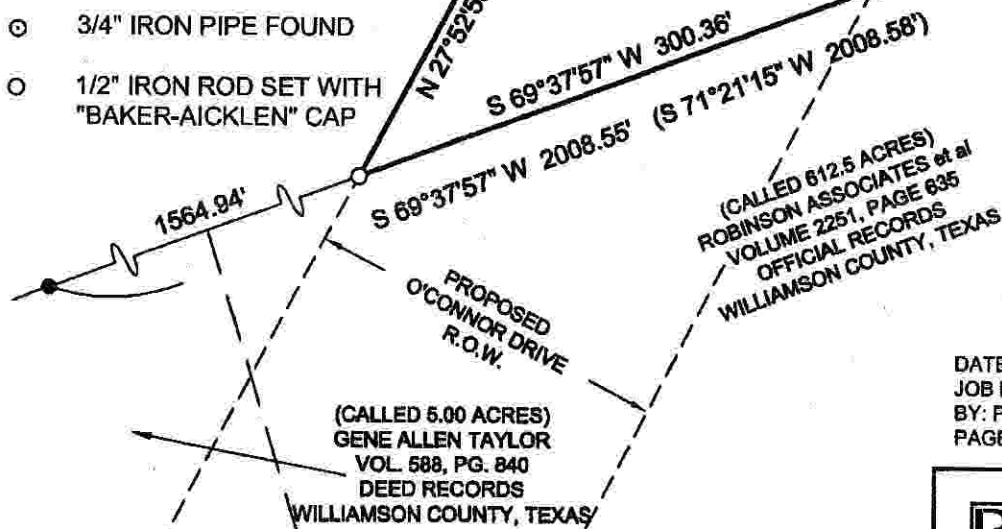
1.870 ACRE  
TRACT

POINT OF  
BEGINNING

BEGINNING  
FOR  
REFERENCE

## LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 3/4" IRON PIPE FOUND
- 1/2" IRON ROD SET WITH  
"BAKER-AICKLEN" CAP



DATE: MAY 17, 2006  
JOB NO.: 1600-2-001-31  
BY: P.J.G.  
PAGE 3 OF 3

**BAKER-AICKLEN  
& ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS

BASIS OF BEARINGS: GRID NORTH FOR TEXAS STATE PLANE CENTRAL ZONE.



## DESCRIPTION

FOR A 4.173 ACRE TRACT OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT 425, AND JACOB M. HARRELL SURVEY, ABSTRACT NO. 284 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 612.5 ACRE TRACT AS DESCRIBED IN THAT DEED TO ROBINSON ASSOCIATES etal OF RECORD IN VOLUME 2251, PAGE 635 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.173 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 3/4" iron pipe found at an interior ell corner of said 612.5 acre tract, same being the southeast corner of a called 101.298 acre tract as described in that deed to Highland 620 Land Investment, Ltd., and recorded in Document No. 2006066321 of the Official Public Records of said County, same being the Point of Termination of a Boundary Line Agreement recorded in Document No. 2007007592 of the Official Public Records of said County, same being the Point of Termination of a Boundary Line Agreement recorded in Document No. 2007007591 of the Official Public Records of said County;

**THENCE** with the westerly line of said 612.5 acre tract, same being the easterly line of said 101.298 acre tract, N 20° 40' 04" W for a distance of 126.96 feet to a 1/2" iron rod with "Baker-Aicklen" cap to be set for the south corner and **POINT OF BEGINNING** hereof;

**THENCE** continuing with the westerly line of said 612.5 acre tract, same being the easterly line of said 101.298 acre tract, N 20° 40' 04" W for a distance of 267.12 feet to a 1/2" iron rod with "Baker-Aicklen" cap to be set for the most westerly corner hereof, from which a 1/2" iron rod with "Baker-Aicklen" cap to be set for an angle point on the easterly line of said 101.298 acre tract, same being an angle point of the westerly line of a called 348.60 acre tract as described in that deed to Robinson Associates etal, and recorded in Document No. 199978136 of the Official Public Records of said County bears, N 20°40' 04" W a distance of 1525.30 feet;

**THENCE** departing the easterly line of said 101.298 acre tract, through the interior of said 612.5 acre tract, N 27° 52' 59" E for a distance of 691.28 feet to a 1/2" iron rod with "Baker-Aicklen" cap to be set on the north line of said 612.5 acre tract, same being the south line of said 348.60 acre tract for an angle point hereof;


**THENCE** with the north line of said 612.5 acre tract, same being the south line of said 348.60 acre tract, **N 65° 35' 20" E** for a distance of **327.01** feet to a ½" iron rod with "Baker-Aicklen" cap to be set for the northeast corner hereof;

**THENCE** departing the south line of said 348.60 acre tract, through the interior of said 612.5 acre tract the following two (2) courses and distances:

1. **S 27° 52' 59" W** for a distance of **1097.96** feet to a ½" iron rod with "Baker-Aicklen" cap to be set for a point of curvature hereof, and
2. with the arc of a curve to the left, having a radius of **1900.00** feet, an arc length of **28.86** feet, a central angle of **00° 52' 13"**, and a chord which bears **S 27° 26' 53" W** for a distance of **28.86** feet, to the **POINT OF BEGINNING** hereof and containing 4.173 acres of land.

Bearings shown hereon are referenced to Grid North for the Texas State Plane Coordinate System, Central Zone.

Surveyed under the direct supervision of the undersigned during October, 2008:

 02/24/2009  
Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
BAKER-AICKLEN & ASSOCIATES, INC.  
405 Brushy Creek Road  
Cedar Park, Texas 78613  
(512) 260-3700



Job No.: 0711-3-029-15

Filename: W:\PROJECTS\WILLCO\OCCONOR EXTENSION\DWG-ROW TAKES\METES & BOUNDS\4.173 AC ROW.DOC



## DESCRIPTION

FOR A 11.330 ACRE TRACT OF LAND SITUATED IN THE MALCOM M. HORNSBY SURVEY, ABSTRACT 281, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 612.5 ACRE TRACT AS DESCRIBED IN THAT DEED TO ROBINSON ASSOCIATES etal OF RECORD IN VOLUME 2251, PAGE 635 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 11.330 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 3/4" iron pipe found at an interior ell corner of said 612.5 acre tract, same being the southeast corner of a called 101.298 acre tract as described in that deed to Highland 620 Land Investment, Ltd., and recorded in Document No. 2006066321 of the Official Public Records of said County, same being the Point of Termination of a Boundary Line Agreement recorded in Document No. 2007007592 of the Official Public Records of said County, same being the Point of Termination of a Boundary Line Agreement recorded in Document No. 2007007591 of the Official Public Records of said County;

**THENCE** with the westerly line of said 612.5 acre tract, same being the southerly line of said 101.298 acre tract, S 69° 54' 12" W for a distance of 125.71 feet to a 1/2" iron rod with "Baker-Aicklen" cap to be set for the northeast corner and **POINT OF BEGINNING** hereof;

**THENCE** departing the southerly line of said 101.298 acre tract, through the interior of said 612.5 acre tract the following three (3) courses and distances:

1. with the arc of a curve to the left, having a radius of **1900.00** feet, an arc length of **1184.40** feet, a central angle of **35° 42' 59"**, and a chord which bears **S 03° 47' 31" W** for a distance of **1165.31** feet to a 1/2" iron rod with "Baker-Aicklen" cap to be set for a point of tangency hereof;
2. **S 14° 03' 59" E** for a distance of **1301.98** feet to a 1/2" iron rod with "Baker-Aicklen" cap to be set for an angle point hereof, and
3. **S 59° 03' 59" E** for a distance of **55.77** feet to a point on the south line of said 612.5 acre tract, same being a point on the north right-of-way line of Williamson County State



Highway 45, Tract 1, (49.78 acres) as recorded in Document No. 2003027707 of the Official Public Records of said County for the southeast corner hereof;

**THENCE** with the south line of said 612.5 acre tract, same being the north right-of-way line of said S. H. 45, with the arc of a curve to the left, having a radius of **4386.39** feet, an arc length of **185.54** feet, a central angle of **02° 25' 39"**, and a chord which bears **S 76°16' 31" W** for a distance of **185.82** feet to a TXDOT Type II Brass Disc found for the most southerly southwest corner hereof;

**THENCE** with the south line of said 612.5 acre tract, same being the north right-of-way line of said S. H. 45, the following two (2) courses and distances:

1. **N 17° 56' 33" W** for a distance of **147.89** feet to a ½" iron rod with "Baker-Aicklen" cap to be set for an angle point hereof, and
2. **S 75° 10' 52" W** for a distance of **43.62** feet to a ½" iron rod with "Baker-Aicklen" cap to be set for an angle point hereof;

**THENCE** departing the north right-of-way line of said S. H. 45, through the interior of said 612.5 acre tract the following two (2) courses and distances:

1. **N 14° 03' 59" W** for a distance of **1193.33** feet to a ½" iron rod with "Baker-Aicklen" cap to be set for a point of curvature hereof, and
2. with the arc of a curve to the right, having a radius of **2100.00** feet, an arc length of **1136.70** feet, a central angle of **31° 00' 48"**, and a chord which bears **N 01° 26' 25" E** for a distance of **1122.87** feet to a ½" iron rod with "Baker-Aicklen" cap to be set for a point on the westerly line of said 612.5 acre tract, same being the south line of said 101.298 acre tract, same being a point on the Boundary Line Agreement as recorded in Document No. 2007007591 and the Boundary Line Agreement as recorded in Document No. 2007007592 of said County for the northwest corner hereof, from which a ¾" iron pipe found for an angle point on the westerly line of said 612.5 acre tract, same being a point on the south line of a called 92.639 acre tract as described in that deed to Highland Six Twenty Residential, Ltd., and recorded in Document No. 2006066322 of the Official Public Records of said County bears, **S 69° 54' 12" W** a distance of **612.74** feet;

**THENCE** with the westerly line of said 612.5 acre tract, same being the south line of said 101.298 acre tract, same being the Boundary Line Agreement as recorded in Document No. 2007007591 and the Boundary Line Agreement as recorded in Document No. 2007007592 of said County, N 69° 54' 12" E for a distance of **258.59** feet to the **POINT OF BEGINNING** hereof and containing 11.330 acres of land.

Bearings shown hereon are referenced to Grid North for the Texas State Plane Coordinate System, Central Zone.

Surveyed under the direct supervision of the undersigned during October, 2008:

*Parker J. Graham* 02/24/2009

Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
BAKER-AICKLEN & ASSOCIATES, INC.  
405 Brushy Creek Road  
Cedar Park, Texas 78613  
(512) 260-3700



Job No.: 0711-3-029-15

Filename: W:\PROJECTS\WILLCO\OCCONOR EXTENSION\DWG-ROW TAKES\METES & BOUNDS\11.330 AC ROW.DOC



# SKETCH TO ACCOMPANY DESCRIPTION

JOHN McQUEEN SURVEY  
ABSTRACT NO. 425

HIGHLAND SIX TWENTY  
RESIDENTIAL, LTD.  
(CALLED 92.639 ACRES)  
DOCUMENT NO. 2006066322  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

BOUNDARY LINE AGREEMENT  
DOCUMENT 2007007591  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

BOUNDARY LINE AGREEMENT  
DOCUMENT 2007007592  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

HIGHLAND 6200  
LAND INVESTMENT, L.T.D.  
(CALLED 101,288 ACRES)  
DOCUMENT NO. 2006066321  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

(CALLED 348.60 ACRES)  
ROBINSON ASSOCIATES et al  
DOC. #199978136  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

(CALLED 612.5 ACRES) et al  
ROBINSON ASSOCIATES et al  
VOLUME 2251, PAGE 635  
OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

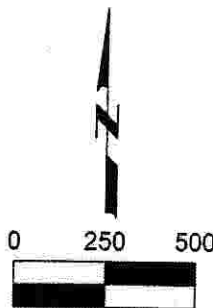
JACOBS M. TRACT  
SURVEY  
JACOBS M. TRACT  
SURVEY  
JACOBS M. TRACT  
SURVEY

**SUBJECT TRACT**  
4.173 ACRE

**SUBJECT TRACT**  
11.330 ACRE

(CALLED 612.5 ACRES)  
ROBINSON ASSOCIATES et al  
VOLUME 2251, PAGE 635  
OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

WILLIAMSON COUNTY S.H. 45 R.O.W.  
TRACT 1(49.78 ACRES)DOC. #2003027707  
O.P.R.W.C., TX



DATE: FEBRUARY, 2009  
JOB NO. 0711-3-029-15  
BY: R. BROOKS  
PAGE 6 OF 7

**BAKER-AICKLEN & ASSOCIATES, INC.**  
Engineers • Surveyors • GIS • Planning

408 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
(512) 260-3700

## SKETCH TO ACCOMPANY DESCRIPTION

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	1900.00'	28.86'	00°52'13"	S 27°26'53" W	28.86'
C2	1900.00'	1184.40'	35°42'59"	S 03°47'31" W	1165.31'
C3	4386.39'	185.84'	02°25'39"	S 76°16'31" W	185.82'
C4	2100.00'	1136.70'	31°00'48"	N 01°26'25" E	1122.87'

NUMBER	BEARING	DISTANCE
L1	N 20°40'04" W	267.12'
L2	N 27°52'59" E	691.28'
L3	N 65°35'20" E	327.01'
L4	S 27°52'59" W	1097.96'
L5	N 20°40'04" W	126.96'
L6	N 20°40'04" W	1525.30'
L7	S 14°03'59" E	1301.98'
L8	S 59°03'59" E	55.77'
L9	N 17°56'33" W	147.89'
L10	S 75°10'52" W	43.62'
L11	N 14°03'59" W	1193.33'
L12	N 69°54'12" E	258.59'
L13	S 69°54'12" W	612.74'
L14	S 69°54'12" W	125.71'

### LEGEND

- 1/2" IRON ROD WITH "BAKER-AICKLEN"  
CAP TO BE SET
- ⊙ 3/4" IRON PIPE FOUND
- TXDOT TYPE II BRASS  
DISC FOUND

DATE: FEBRUARY, 2009  
JOB NO. 0711-3-029-15  
BY: R. BROOKS  
PAGE 7 OF 7



**BAKER-AICKLEN  
& ASSOCIATES, INC.**

Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613

(512) 260-3700

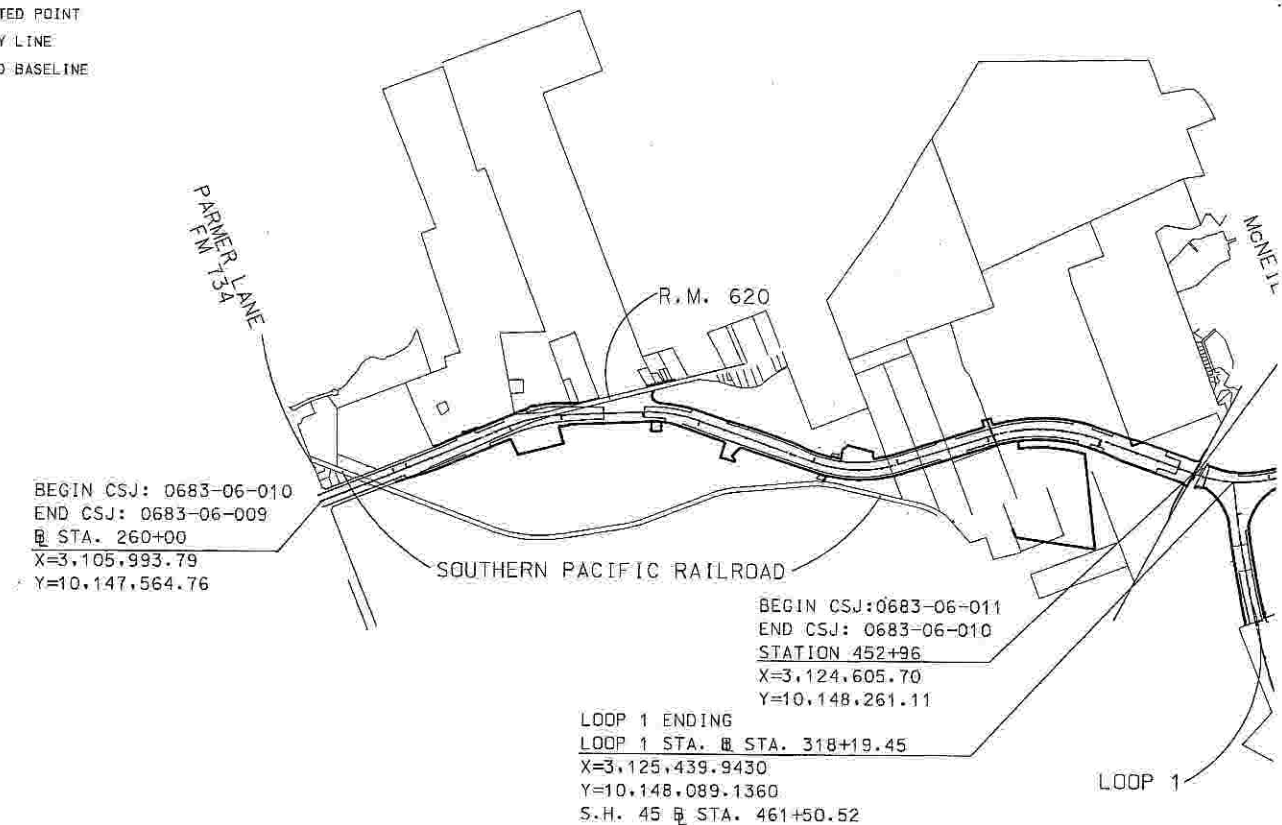


# STATE OF TEXAS PLAN OF RIGHT OF WAY TRAVIS AND WILLI

S.  
AC  
C.S.J. NO. 068  
PROJ  
NET LENGTH OF PROJECT = P  
PLAN 3

## SURVEY LEGEND

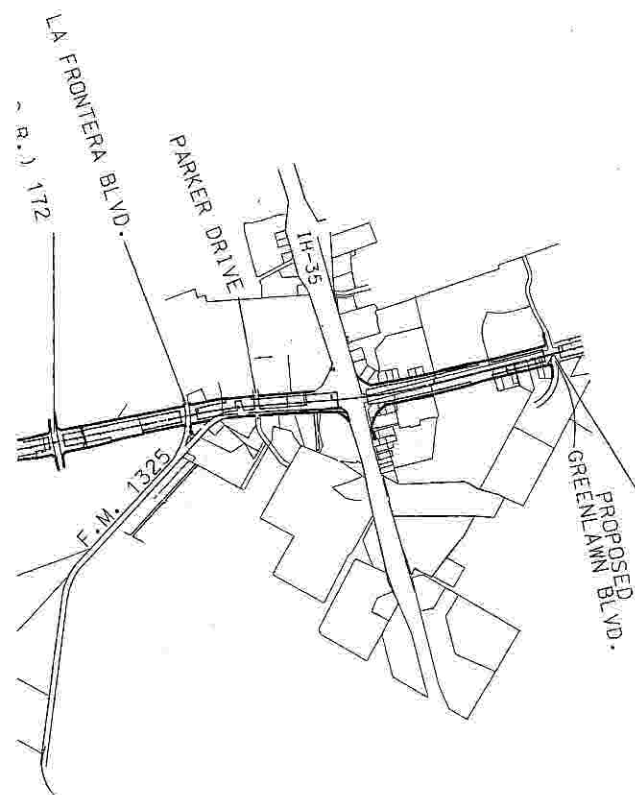
- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" TXDOT TYPE I CONCRETE MONUMENT
- △ = CALCULATED POINT
- R. = PROPERTY LINE
- B. = PROPOSED BASELINE



## NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. D.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
9. R.P.R.T.C.T. INDICATES REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
10. T.C.P.R. INDICATES TRAVIS COUNTY PLAT RECORDS
11. T.C.D.R. INDICATES TRAVIS COUNTY DEED RECORDS

45  
JNT NO.  
-06-010, 0683-06-011  
LIMITS:  
MER LANE TO GREENLAWN BOULEVARD  
LE 1"=2000'



END PROJECT  
END CSJ: 0683-06-011  
STATION 598+30  
X=3,138,843.38  
Y=10,150,671.32

RDW Map and Documents Prepared and in Compliance with TTA Specifications:	
Surveyor	Date
RDW Map and Documents in Compliance with TTA Specifications:	
Review Surveyor	Date
Correct	
Design Engineer	Date
Recommended for Acquisition	
TTA ROW Administrator	Date
Completed Acquisition Final Approval	
TTA Division Director	Date

REVISED: DECEMBER 1, 2000  
REVISED: NOVEMBER 7, 2000



**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
400 WEST 15TH ST., SUITE 1030  
AUSTIN, TEXAS 78701  
(512) 457-7870 FAX (512) 320-08

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				SHEET NO.
	TEXAS					COVER
STATE DIST. NO.	COUNTY	CONT. NO.	SEC. NO.	JOB NO.	HIGHWAY NO.	
AUSTIN	TRAVIS	0683	06	010	S.H. 45	

S.H. 45 COVER SHEET

22/17/2005 8:11:08 AM H45#draftingTitle and Index#cover45.dgn



**EXHIBIT "B"**  
**TO PARTICIPATION AGREEMENT**

**Covered Species and Participant's Proposed Activities Relative to Participation Agreement**

Provide a summary describing the scope and nature of the proposed activities and uses of the Property. This summary should provide details regarding the proposed development plan, including square footage or acreage of limit of construction (limit of construction is any area within which any type of construction or land disturbance will occur, i.e., area for erosion controls, driveway, utilities). Attach conceptual plan that identifies the foregoing items.

**A 200-foot Right-of-way (RoW) for extension of O'Connor Drive from RM 620 to interchange with SH 45 (project area includes a portion of SH 45 existing RoW comprising approximately 103.8 acres); O'Connor Drive RoW (approximately 35.8 acres) to be purchased by Williamson County under the Road Bond Program; from landowners Robinson Land LTD Partners and Highland 620 Land Development LTD.**

Identify which of the following species are covered by this Participation Agreement.

<input type="checkbox"/> Yes	<input type="checkbox"/> No	Golden-cheeked warbler
<input type="checkbox"/> Yes	<input type="checkbox"/> No	Black-capped vireo
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Bone Cave harvestman
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Coffin Cave mold beetle

**EXHIBIT "C"**  
**TO PARTICIPATION AGREEMENT**

**Special Terms and Conditions in Connection**  
**with 10(a) Permit #TE - 181840**

1. On property covered by this Participation Agreement, vegetation clearing activities within 300 feet of habitat will be conducted outside the GCWA or BCVI breeding seasons, as applicable, unless breeding season surveys performed by an Endangered Species Act section 10(a)(1)(A)-permitted biologist indicate that no GCWA or BCVI are present within 300 feet of the desired activity, or as otherwise approved on a case-by-case basis by the Service. The breeding season for the GCWA is March 1 to August 1. The breeding season for the BCVI is March 15 to September 1.
2. Construction activities within, or within 300 feet of, GCWA or BCVI habitat may be conducted year round as long as such construction follows permitted clearing, as referenced above, in a reasonably prompt and expeditious manner indicating continuous activity.
3. Clearing and construction activities authorized under the Permit shall be consistent with the current practices recommended by the Texas Forest Service to prevent the spread of oak wilt.
4. Upon locating a dead, injured, or sick GCWA or BCVI or any other endangered or threatened species in connection with road construction and other activities conducted by Participant that are covered by the Permit, Participant is required to contact the U.S. Fish and Wildlife Service's Law Enforcement Office, in Georgetown, Texas, (512) 863-5972, for care and disposition instructions. Extreme care should be taken in handling sick or injured individuals to ensure effective and proper treatment. Care should also be taken in handling dead specimens to preserve biological materials in the best possible state for analysis of cause of death. In conjunction with the care of sick or injured endangered/threatened species, or preservation of biological materials from a dead specimen, Participant and their contractor/subcontractor have the responsibility to ensure that evidence intrinsic to the specimen is not unnecessarily disturbed.



**WILLIAMSON COUNTY REGIONAL HABITAT CONSERVATION PLAN**

**MEMORANDUM OF PARTICIPATION AGREEMENT RELATIVE TO  
U.S. FISH AND WILDLIFE SERVICE PERMIT (Permit No. TE-181840-0)**

STATE OF TEXAS

§  
§  
§  
§  
§

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF WILLIAMSON

**This WILLIAMSON COUNTY REGIONAL HABITAT CONSERVATION PLAN MEMORANDUM OF PARTICIPATION AGREEMENT RELATIVE TO U.S. FISH AND WILDLIFE SERVICE PERMIT (Permit No. TE-181840-0) (this “Memorandum”) is made and executed by Williamson County Road Bond Program (“Participant”), effective as of the 28th day of April 2009.**

**WITNESSETH:**

1. **Permit.** Williamson County, Texas, and the Foundation are the permittees under federal Endangered Species Act incidental take permit number TE-181840-0 dated October 21, 2008 (the “Permit”). The Permit authorizes “take” of certain listed species of wildlife occurring in Williamson County in exchange for implementation of the Williamson County Regional Habitat Conservation Plan (the “Plan”). The Foundation/Williamson County administers the Plan, which includes granting participation rights to applicants who enter into participation agreements. Through participation in the Plan, a participant receives authority for incidental “take” of listed species covered by the Permit, in accordance with the terms and conditions of the Permit and the participation agreement entered into by the participant.
2. **Participation Agreement; Grant of Participation Rights and Obligations of Participant.** Participant is the owner of a tract or tracts of land (the “Property”) located in Williamson County, Texas, and described on Exhibit “A” to this Memorandum. Participant and the Foundation entered into the Williamson County Regional Habitat Conservation Plan Participation Agreement dated April 28, 2009 (“Participation Agreement,” Foundation Application File No. 20090409). Under the Participation Agreement, the Foundation granted to the Participant the right to participate in the Plan with respect to the Participant’s proposed activities on the Property. The Participation Agreement describes the Participant’s proposed activities and the species to be covered under the Participation Agreement. The Participant also agreed under the Participation Agreement to assume and agree to be bound by all terms and conditions of the Permit, the Plan, and all applicable laws and regulations, including without limitation those terms and conditions specifically set forth as an exhibit to the Participation Agreement.

3. **Notice.** Participant desires to execute this Memorandum and to have it filed of record in the Official Public Records of Williamson County, Texas, providing public and record notice to all persons as to the existence of the Participation Agreement. Further information regarding the Participation Agreement may be obtained by contacting the following:

PARTICIPANT:

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Attn: Foundation Application File No. 20090409

Phone: (512) 943-1550

FOUNDATION:

Williamson County Regional Habitat Conservation Plan  
Plan Administrator

350 Discovery Boulevard #207

Cedar Park, Texas 78613

Attn: Foundation Application File No. 20090409

Phone: (512) 260-4226

*[Remainder of page intentionally blank]*

EXECUTED as of the effective date first written above.

PARTICIPANT:

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

Print Name: \_\_\_\_\_

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

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS           §  
   §  
COUNTY OF                   §

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_,  
\_\_\_\_\_, on behalf of said \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

Print Name: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

Exhibits:

“A” -- U.S. Fish and Wildlife Service Permit No. TE-181840-0

“B” -- Description of Participant's Property

After Recording, Return To:

Williamson County Regional Habitat Conservation Plan  
Plan Administrator  
350 Discovery Boulevard #207  
Cedar Park, Texas 78613



EXHIBIT A  
TO MEMORANDUM OF PARTICIPATION AGREEMENT

U.S. Fish and Wildlife Service Permit No. TE-181840-0

(four pages following)



DEPARTMENT OF THE INTERIOR  
U.S. FISH AND WILDLIFE SERVICE

**FEDERAL FISH AND WILDLIFE PERMIT**

3-201  
(1/97)

1. PERMITTEE

The County of Williamson  
301 SE Inner Loop  
Georgetown, Texas 78626  
Phone: 512/943-1550  
e-mail: [dgattis@wilco.org](mailto:dgattis@wilco.org)

Williamson County Conservation Foundation  
350 Discovery Boulevard  
Cedar Park, Texas 78613  
Phone: 512/733-5380  
Email: [lbirkman@wilco.org](mailto:lbirkman@wilco.org)

2. AUTHORITY-STATUTES  
16 USC 1539(a)(1)(B)  
REGULATIONS (Attached)  
50 CFR §§ 13 & 17

3. NUMBER  
TE-181840-0

4. RENEWABLE  
☒ YES  
☐ NO

5. MAY COPY  
☒ YES  
☐ NO

6. EFFECTIVE  
10/16/2008

7. EXPIRES  
10/16/2038

8. NAME AND TITLE OF PRINCIPAL OFFICER: (if #1 is a business)  
Mr. Daniel A. Gattis, County Judge (County) or successor.  
Lisa Birkman, President, Williamson County Conservation  
Foundation, Williamson County Commissioner (Foundation) or  
successor.

9. TYPE OF PERMIT:  
Endangered Species – Incidental Take

10. LOCATION WHERE AUTHORIZED ACTIVITY MAY BE CONDUCTED: Williamson County, Texas.

11. CONDITIONS AND AUTHORIZATIONS:

- A. GENERAL CONDITIONS SET OUT IN SUBPART D OF 50 CFR 13, AND SPECIFIC CONDITIONS CONTAINED IN FEDERAL REGULATIONS CITED IN BLOCK #2, ABOVE, ARE HEREBY MADE A PART OF THIS PERMIT. ALL ACTIVITIES AUTHORIZED HEREIN MUST BE CARRIED OUT IN ACCORDANCE WITH AND FOR THE PURPOSES DESCRIBED IN THE APPLICATION SUBMITTED. CONTINUED VALIDITY, OR RENEWAL, OF THIS PERMIT IS SUBJECT TO COMPLETE AND TIMELY COMPLIANCE WITH ALL APPLICABLE CONDITIONS, INCLUDING THE FILING OF ALL REQUIRED INFORMATION AND REPORTS.
- B. THE VALIDITY OF THIS PERMIT IS ALSO CONDITIONED UPON STRICT OBSERVANCE OF ALL APPLICABLE FOREIGN, STATE, LOCAL OR OTHER FEDERAL LAW. THIS PERMIT DOES NOT WAIVE THE OBLIGATION TO ABIDE BY OTHER APPLICABLE FOREIGN, STATE, LOCAL OR FEDERAL LAW IN CARRYING OUT AUTHORIZED ACTIVITIES.
- C. VALID FOR USE BY PERMITTEES NAMED ABOVE.
- D. ACCEPTANCE OF THIS PERMIT SERVES AS EVIDENCE THAT THE PERMITTEE UNDERSTANDS AND AGREES TO ABIDE BY THE "GENERAL CONDITIONS FOR NATIVE ENDANGERED AND THREATENED WILDLIFE SPECIES PERMITS" (copy enclosed).

12. REPORTING REQUIREMENTS

Annual report due each January 1 throughout the life of the permit.

ISSUED BY:

*Bo Mills*

TITLE

Deputy Regional Director

*Acting*

DATE

*10/21/08*

- E. Permittee(s) are authorized to "Take" the following species: Bone Cave harvestman, Coffin Cave mold beetle, golden-cheeked warbler (GCWA), and black-capped vireo (BCVI) in Williamson County, Texas incidental to activities including, but not limited to, road construction, maintenance, and improvement projects; utility construction and maintenance; school development and construction; public or private construction and development; and land clearing.
- F. For GCWA, the loss of up to 6,000 acres of potential GCWA habitat is authorized over the life of the Permit. These impacts will be mitigated by a combination of purchasing mitigation credits from Hickory Pass Conservation Bank and/or other nearby conservation banks or by creating GCWA preserves.
- G. For BCVI, the loss of up to 4,267 acres of potential BCVI habitat is authorized over the life of the Permit. These impacts are mitigated primarily through habitat restoration, habitat management, enhancement of existing protected BCVI habitat, or an alternate, Service-approved mitigation program.
- H. On parcels covered by Participation Agreements, vegetation clearing activities within, or within 300 feet of, habitat will be conducted outside the GCWA or BCVI breeding seasons, as applicable, unless breeding season surveys performed by an Endangered Species Act section 10(a)(1)(A)-permitted biologist indicate that no GCWA or BCVI are present within, or within 300 feet of, the desired activity, or as otherwise approved on a case-by-case basis by the Service. The breeding season for the GCWA is March 1 to August 1. The breeding season for the BCVI is March 15 to September 1.
- I. Construction activities within, or within 300 feet of, GCWA or BCVI habitat may be conducted year round as long as such construction follows permitted clearing, as referenced above, in a reasonably prompt and expeditious manner indicating continuous activity.
- J. For Bone Cave harvestman and Coffin Cave mold beetle, up to 210 caves occupied by one or both species are authorized to be impacted. These impacts will be mitigated by acquiring and managing 9 to 15 karst fauna areas (KFAs), a minimum of three KFAs in each of the karst fauna regions occupied by the covered species.
- K. Clearing and construction activities authorized under this Permit shall be consistent with the current practices recommended by the Texas Forest Service to prevent the spread of oak wilt.
- L. The Service agrees that Williamson County or the Foundation may enter into "Participation Agreements" covering land within the Permit area. Participation



Agreements will stipulate that the Participant will be bound by and comply with those terms and conditions of this Permit applicable to the Participant's land and the Participant shall benefit from the authorization granted in this Permit. So long as this Permit remains in effect and a Participant is in compliance with the Participation Agreement, that Participant shall be deemed, with respect to that Participant's property covered by the Participation Agreement, to have the full benefits and authorities of this Permit with respect to that Participant's property. The Service agrees that a breach by a Participant of its obligations under a Participation Agreement will not be considered a violation by the Permittee, or any other Participant, of this Permit. In the event a Participant has materially breached its Participation Agreement then the Service, Williamson County, or the Foundation may terminate that Participation Agreement.

- M. Upon locating a dead, injured, or sick GCWA or BCVI or any other endangered or threatened species in connection with road construction and other activities conducted by Williamson County that are covered by this Permit, Permittees and/or Participant, as applicable, shall contact the U.S. Fish and Wildlife Service's Law Enforcement Office, in Georgetown, Texas, (512) 863-5972, for care and disposition instructions. Extreme care should be taken in handling sick or injured individuals to ensure effective and proper treatment. Care should also be taken in handling dead specimens to preserve biological materials in the best possible state for analysis of cause of death. In conjunction with the care of sick or injured endangered/threatened species, or preservation of biological materials from a dead specimen, Williamson County, the Foundation, and their contractor/subcontractor have the responsibility to ensure that evidence intrinsic to the specimen is not unnecessarily disturbed.
- N. Conditions of this Permit shall be binding on, and for the benefit of Williamson County and the Foundation.
- O. If during the tenure of this Permit authorized impacts are exceeded such that there may be an increase in the anticipated take of any covered species, Williamson County or the Foundation shall contact the Service and obtain authorization and/or amendment of the Permit before entering into participation agreements or commencing any other activities which might result in unauthorized impacts.
- P. Williamson County or the Foundation shall submit on January 1 of each year the Permit is in effect an Annual Report describing participation agreements entered into and conservation and management actions undertaken. The report will summarize the results of the biological monitoring and adaptive management process and findings. The Annual Report must include the locations of surveys, a description of any deviations from required survey protocols, personnel used, and documentation of all survey results as required in the protocols for the particular endangered species. In addition, the annual

report will review existing management and highlight areas where change in management approach may be needed and where prioritized research needs are reviewed. A copy of the annual report shall be submitted to the U.S. Fish and Wildlife Service Field Office 10711 Burnet, Suite 200, Austin, Texas 78758; and to the U.S. Fish and Wildlife Service, P.O. Box 1306, Room 4102, Albuquerque, New Mexico 87103.

- Q. The No Surprises Rule, found at 50 C.F.R. 17.22(b)(8) and 17.32(b)(8), is applicable to this Permit. Pursuant to the No Surprises Rule, the Service has determined that the RHCP adequately addresses the GCWA, BCVI, Bone Cave Harvestman, and Coffin Cave mold beetle.
- R. Acceptance of the Permit serves as evidence that Williamson County and the Foundation understand and agree to abide by the terms of the Permit and all applicable sections of Title 50 CFR Parts 13 and 17 pertinent to issued permits.

----END OF PERMIT # TE-181840-0----

EXHIBIT B  
TO MEMORANDUM OF PARTICIPATION AGREEMENT

Legal Description of Participant's Property

(See attached legal and project description, hereinafter described as Exhibit B-1, attached hereto and consisting of 17 pages inclusive.)



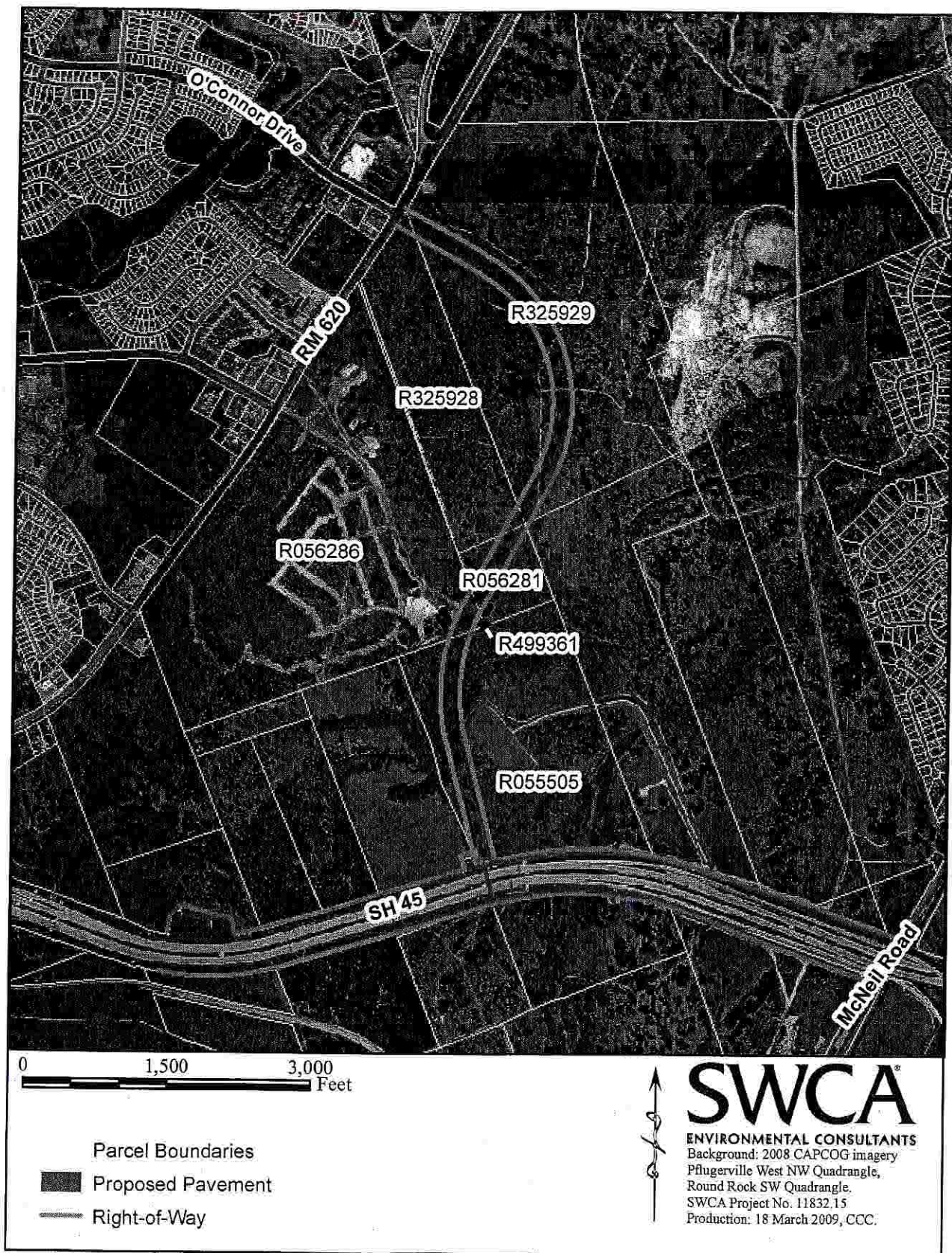


Figure B1. Parcel map for the O'Connor Drive extension.



## DESCRIPTION

FOR A 19.084 ACRE TRACT OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 425, AND JACOB M. HARRELL SURVEY, ABSTRACT NO. 284 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 348.60 ACRE TRACT AS DESCRIBED IN THAT DEED TO ROBINSON ASSOCIATES etal OF RECORD IN DOCUMENT NO. 199978136 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 19.084 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a TXDOT concrete monument found for a point of tangency on the southeasterly right-of-way line of Ranch Road 620 (100' right-of-way width), same being a point of tangency on the northwesterly line of said 348.60 acre tract for a point of tangency and **POINT OF BEGINNING** hereof;

**THENCE** with the southeasterly right-of-way line of said Ranch Road 620, same being the northwesterly line of said 348.60 acre tract the following two (2) courses and distances:

1. N 29° 26' 17" E for a distance of 173.01 feet to a ½" iron rod with "Baker-Aicklen" cap to be set for an angle point hereof, and
2. N 32° 45' 11" E for a distance of 35.04 feet to a ½" iron rod with "Baker-Aicklen" cap to be set for the most northerly corner hereof;

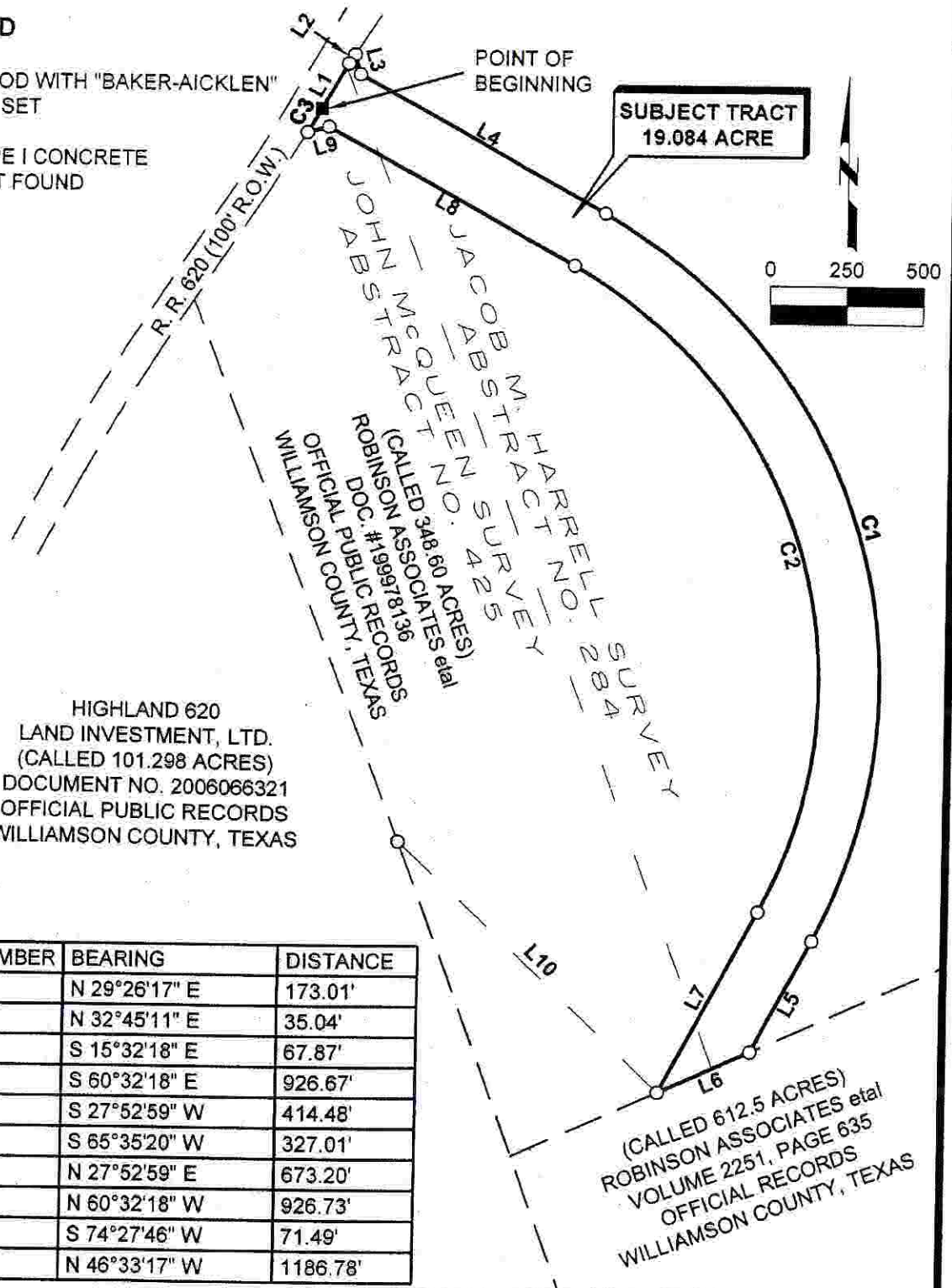
**THENCE** departing the southeasterly right-of-way line of said Ranch Road 620, through the interior of said 348.60 acre tract the following four (4) courses and distances:

1. S 15° 32' 18" E for a distance of 67.87 feet to a ½" iron rod with "Baker-Aicklen" cap to be set for an angle point hereof,
2. S 60° 32' 18" E for a distance of 926.67 feet to a ½" iron rod with "Baker-Aicklen" cap to be set for a point of curvature hereof,

# SKETCH TO ACCOMPANY DESCRIPTION

## LEGEND

- 1/2" IRON ROD WITH "BAKER-AICKLEN"  
CAP TO BE SET
- TXDOT TYPE I CONCRETE  
MONUMENT FOUND



NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	1800.00'	2777.84'	88°25'17"	S 16°19'40" E	2510.27'
C2	1600.00'	2469.19'	88°25'17"	N 16°19'40" W	2231.36'
C3	5779.58'	90.55'	00°53'52"	N 29°53'15" E	90.55'

NUMBER	BEARING	DISTANCE
L1	N 29°26'17" E	173.01'
L2	N 32°45'11" E	35.04'
L3	S 15°32'18" E	67.87'
L4	S 60°32'18" E	926.67'
L5	S 27°52'59" W	414.48'
L6	S 65°35'20" W	327.01'
L7	N 27°52'59" E	673.20'
L8	N 60°32'18" W	926.73'
L9	S 74°27'46" W	71.49'
L10	N 46°33'17" W	1186.78'

DATE: FEBRUARY, 2009  
JOB NO. 0711-3-029-15  
BY: R. BROOKS  
PAGE 4 OF 4

**BAKER-AICKLEN & ASSOCIATES, INC.**  
Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
(512) 260-3700



3. with the arc of a curve to the right, having a radius of **1800.00** feet, an arc length of **2777.84** feet, a central angle of **88° 25' 17"**, and a chord which bears **S 16° 19' 40" E** for a distance of **2510.27** feet to  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for a point of tangency hereof, and
4. **S 27° 52' 59" W** for a distance of **414.48** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for an angle point on the south line of said 348.60 acre tract, same being the north line of a called 612.5 acre tract as described in that deed to Robinson Associates etal, and recorded in Volume 2251, Pg. 635 of the Official Records of said County for the southeast corner hereof;

**THENCE** with the south line of said 348.60 acre tract, same being the north line of said 612.5 acre tract, **S 65° 35' 20" W** for a distance of **327.01** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for the most southerly corner hereof, from which a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for an angle point on the southwesterly line of said 348.60 acre tract, same being the northeasterly line of a called 101.298 acre tract as described in that deed to Highland 620 Land Investment, Ltd., and recorded in Document No. 2006066321 of the Official Public Records of said County bears, **N 46° 33' 17" W** a distance of **1186.78** feet;

**THENCE** departing the north line of said 612.5 acre tract, through the interior of said 348.60 acre tract the following four (4) courses and distances:

1. **N 27° 52' 59" E** for a distance of **673.20** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for a point of curvature hereof,
2. with the arc of a curve to the left, having a radius of **1600.00** feet, an arc length of **2469.19** feet, a central angle of **88° 25' 17"**, and a chord which bears **N 16° 19' 40" W** for a distance of **2231.36** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for a point of tangency hereof,
3. **N 60° 32' 18" W** for a distance of **926.73** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for an angle point hereof, and
4. **S 74° 27' 46" W** for a distance of **71.49** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for a non-tangent point of curvature on the northwesterly line of said 348.60 acre

tract, same being the southeasterly right-of-way line of said Ranch Road 620 for the most westerly corner hereof;

**THENCE** with the southeasterly right-of-way line of said Ranch Road 620, same being the northwesterly line of said 348.60 acre tract, with the arc of a curve to the right, having a radius of **5779.58** feet, an arc length of **90.55** feet, a central angle of **00° 53' 52"**, and a chord which bears **N 29° 53' 15" E** for a distance of **90.55** feet to the **POINT OF BEGINNING** hereof and containing 19.084 acres of land.

Bearings shown hereon are referenced to Grid North for the Texas State Plane Coordinate System, Central Zone.

Surveyed under the direct supervision of the undersigned during October, 2008:

*Parker J. Graham* 02/24/2009

Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
BAKER-AICKLEN & ASSOCIATES, INC.  
405 Brushy Creek Road  
Cedar Park, Texas 78613  
(512) 260-3700



Job No.: 0711-3-029-15

Filename: W:\PROJECTS\WILLCO\OCCONOR EXTENSION\DWG-ROW TAKES\METES & BOUNDS\19.084 AC ROW.DOC

## DESCRIPTION

FOR A 1.870 ACRE TRACT OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT 425 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 193.96 ACRE TRACT IN DEED TO HRI DEVELOPMENT CORPORATION OF RECORD IN VOLUME 1660, PAGE 105 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.870 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at 3/4" iron pipe found at an interior ell corner of a called 612.5 acre tract of land in deed to Robinson Associates et al, of record in Volume 2251, Page 635 Official Records of said County, same being the southeast corner of said 193.96 acre tract;

**THENCE** with the westerly boundary line of said 612.5 acre tract, same being the south boundary line of said 193.96 acre tract, S 69°37'57" W for a distance of 143.25 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for the southernmost southeasterly corner and **POINT OF BEGINNING** hereof;

**THENCE** continuing with the westerly boundary line of said 612.5 acre tract, same being the south boundary line of said 193.96 acre tract, S 69°37'57" W for a distance of 300.36 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for the westernmost corner hereof, from which a 1/2" iron rod found at an angle point in the south boundary line of said 193.96 acre tract, bears S 69°37'57" W a distance of 1564.94 feet;

**THENCE** departing the westerly boundary line of said 612.5 acre tract, through the interior of said 193.96 acre tract, the following five (5) courses and distances:

1. N 27°52'59" E for a distance of 250.43 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for an angle point in the northwesterly boundary line hereof,
2. N 17°07'01" W for a distance of 35.36 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for an angle point in the northwesterly boundary line hereof,
3. N 27°52'59" E for a distance of 100.00 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for an angle point in the northwesterly boundary line hereof,
4. N 72°52'59" E for a distance of 35.36 feet to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for an angle point in the northwesterly boundary line hereof, and



5. N 27°52'59" E for a distance of **191.83 feet** to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set on a point in the west boundary line of said 612.5 acre tract, same being the easterly boundary line of said 193.96 acre tract for the northernmost corner hereof, from which a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for an angle point in the easterly boundary line of said 193.96 acre tract, bears N 20°37'14" W a distance of 1526.25 feet;

**THENCE** with the west boundary line of said 612.5 acre tract, same being the easterly boundary line of said 193.96 acre tract, **S 20°37'14" E** for a distance of **267.02 feet** to a 1/2" iron rod with plastic cap stamped "Baker-Aicklen" set for the easternmost southeast corner hereof, from which a 3/4" iron pipe found at an interior ell corner of said 612.5 acre, same being the southeast corner of said 193.96 acre tract, said 3/4" iron pipe being the **"BEGINNING FOR REFERENCE"** point, bears S 20°37'14" E a distance of 127.35 feet;

**THENCE** departing west boundary line of said 612.5 acre tract, through the interior of said 193.96 acre tract, **S 27°52'59" W** for a distance of **191.25 feet** to the **POINT OF BEGINNING** and containing 1.870 acres of land.

Bearings shown hereon are referenced to Grid North for the Texas State Plane Coordinate System, Central Zone.

Surveyed under the direct supervision of the undersigned during May, 2006:

*Parker J. Graham* 5/17/2006  
Parker J. Graham

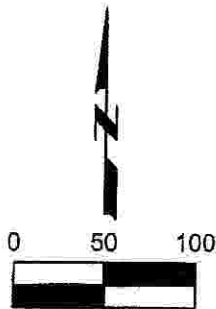
Registered Professional Land Surveyor No. 5556  
BAKER-AICKLEN & ASSOCIATES, INC.  
405 Brushy Creek Road  
Cedar Park, Texas 78613  
(512) 260-3700



Job No.: 1600-2-001-31

Filename: W:\PROJECTS\HIGHLAND-620 194 ACRES\METES-BOUNDS\O'CONNOR DRIVE.DOC

# SKETCH TO ACCOMPANY DESCRIPTION



SCALE: 1" = 100'  
WILLIAMSON COUNTY,  
TEXAS

JOHN McQUEEN SURVEY  
ABSTRACT NO. 425

(CALLED 348.60 ACRES)  
GEORGE E. ROBINSON  
1986 FAMILY TRUST  
DOC. #199978136  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

193.837 ACRES  
(CALLED 193.86 ACRES)  
HRI DEVELOPMENT CORPORATION  
VOLUME 1880, PAGE 105  
OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

PROPOSED  
O'CONNOR DRIVE  
R.O.W.

(CALLED 612.5 ACRES)  
ROBINSON ASSOCIATES et al  
VOLUME 2251, PAGE 635  
OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

## LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 3/4" IRON PIPE FOUND
- 1/2" IRON ROD SET WITH  
"BAKER-AICKLEN" CAP

1.870 ACRE  
TRACT

POINT OF  
BEGINNING

BEGINNING  
FOR  
REFERENCE

(CALLED 612.5 ACRES)  
ROBINSON ASSOCIATES et al  
VOLUME 2251, PAGE 635  
OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

(CALLED 5.00 ACRES)  
GENE ALLEN TAYLOR  
VOL. 588, PG. 840  
DEED RECORDS  
WILLIAMSON COUNTY, TEXAS

DATE: MAY 17, 2006  
JOB NO.: 1600-2-001-31  
BY: P.J.G.  
PAGE 3 OF 3



**BAKER-AICKLEN  
& ASSOCIATES, INC.**  
ENGINEERS/SURVEYORS

BASIS OF BEARINGS: GRID NORTH FOR TEXAS STATE PLANE CENTRAL ZONE.



## DESCRIPTION

FOR A 4.173 ACRE TRACT OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT 425, AND JACOB M. HARRELL SURVEY, ABSTRACT NO. 284 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 612.5 ACRE TRACT AS DESCRIBED IN THAT DEED TO ROBINSON ASSOCIATES etal OF RECORD IN VOLUME 2251, PAGE 635 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.173 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 3/4" iron pipe found at an interior ell corner of said 612.5 acre tract, same being the southeast corner of a called 101.298 acre tract as described in that deed to Highland 620 Land Investment, Ltd., and recorded in Document No. 2006066321 of the Official Public Records of said County, same being the Point of Termination of a Boundary Line Agreement recorded in Document No. 2007007592 of the Official Public Records of said County, same being the Point of Termination of a Boundary Line Agreement recorded in Document No. 2007007591 of the Official Public Records of said County;

**THENCE** with the westerly line of said 612.5 acre tract, same being the easterly line of said 101.298 acre tract, N 20° 40' 04" W for a distance of 126.96 feet to a 1/2" iron rod with "Baker-Aicklen" cap to be set for the south corner and **POINT OF BEGINNING** hereof;

**THENCE** continuing with the westerly line of said 612.5 acre tract, same being the easterly line of said 101.298 acre tract, N 20° 40' 04" W for a distance of 267.12 feet to a 1/2" iron rod with "Baker-Aicklen" cap to be set for the most westerly corner hereof, from which a 1/2" iron rod with "Baker-Aicklen" cap to be set for an angle point on the easterly line of said 101.298 acre tract, same being an angle point of the westerly line of a called 348.60 acre tract as described in that deed to Robinson Associates etal, and recorded in Document No. 199978136 of the Official Public Records of said County bears, N 20°40' 04" W a distance of 1525.30 feet;

**THENCE** departing the easterly line of said 101.298 acre tract, through the interior of said 612.5 acre tract, N 27° 52' 59" E for a distance of 691.28 feet to a 1/2" iron rod with "Baker-Aicklen" cap to be set on the north line of said 612.5 acre tract, same being the south line of said 348.60 acre tract for an angle point hereof;



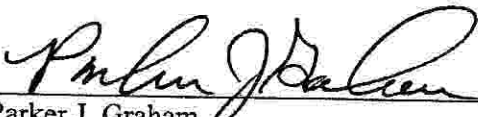
**THENCE** with the north line of said 612.5 acre tract, same being the south line of said 348.60 acre tract, **N 65° 35' 20" E** for a distance of **327.01** feet to a ½" iron rod with "Baker-Aicklen" cap to be set for the northeast corner hereof;

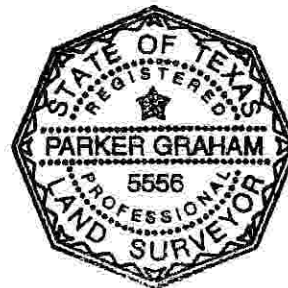
**THENCE** departing the south line of said 348.60 acre tract, through the interior of said 612.5 acre tract the following two (2) courses and distances:

1. **S 27° 52' 59" W** for a distance of **1097.96** feet to a ½" iron rod with "Baker-Aicklen" cap to be set for a point of curvature hereof, and
2. with the arc of a curve to the left, having a radius of **1900.00** feet, an arc length of **28.86** feet, a central angle of **00° 52' 13"**, and a chord which bears **S 27° 26' 53" W** for a distance of **28.86** feet, to the **POINT OF BEGINNING** hereof and containing 4.173 acres of land.

Bearings shown hereon are referenced to Grid North for the Texas State Plane Coordinate System, Central Zone.

Surveyed under the direct supervision of the undersigned during October, 2008:

 02/24/2009  
Parker J. Graham  
Registered Professional Land Surveyor No. 5556  
BAKER-AICKLEN & ASSOCIATES, INC.  
405 Brushy Creek Road  
Cedar Park, Texas 78613  
(512) 260-3700



Job No.: 0711-3-029-15

Filename: W:\PROJECTS\WILLCO\OCCONOR EXTENSION\DWG-ROW TAKES\METES & BOUNDS\4.173 AC ROW.DOC

## DESCRIPTION

FOR A 11.330 ACRE TRACT OF LAND SITUATED IN THE MALCOM M. HORNSBY SURVEY, ABSTRACT 281, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 612.5 ACRE TRACT AS DESCRIBED IN THAT DEED TO ROBINSON ASSOCIATES etal OF RECORD IN VOLUME 2251, PAGE 635 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 11.330 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 3/4" iron pipe found at an interior ell corner of said 612.5 acre tract, same being the southeast corner of a called 101.298 acre tract as described in that deed to Highland 620 Land Investment, Ltd., and recorded in Document No. 2006066321 of the Official Public Records of said County, same being the Point of Termination of a Boundary Line Agreement recorded in Document No. 2007007592 of the Official Public Records of said County, same being the Point of Termination of a Boundary Line Agreement recorded in Document No. 2007007591 of the Official Public Records of said County;

**THENCE** with the westerly line of said 612.5 acre tract, same being the southerly line of said 101.298 acre tract, S 69° 54' 12" W for a distance of 125.71 feet to a 1/2" iron rod with "Baker-Aicklen" cap to be set for the northeast corner and **POINT OF BEGINNING** hereof;

**THENCE** departing the southerly line of said 101.298 acre tract, through the interior of said 612.5 acre tract the following three (3) courses and distances:

1. with the arc of a curve to the left, having a radius of 1900.00 feet, an arc length of 1184.40 feet, a central angle of 35° 42' 59", and a chord which bears S 03° 47' 31" W for a distance of 1165.31 feet to a 1/2" iron rod with "Baker-Aicklen" cap to be set for a point of tangency hereof;
2. S 14° 03' 59" E for a distance of 1301.98 feet to a 1/2" iron rod with "Baker-Aicklen" cap to be set for an angle point hereof, and
3. S 59° 03' 59" E for a distance of 55.77 feet to a point on the south line of said 612.5 acre tract, same being a point on the north right-of-way line of Williamson County State

Highway 45, Tract 1, (49.78 acres) as recorded in Document No. 2003027707 of the Official Public Records of said County for the southeast corner hereof;

**THENCE** with the south line of said 612.5 acre tract, same being the north right-of-way line of said S. H. 45, with the arc of a curve to the left, having a radius of **4386.39** feet, an arc length of **185.54** feet, a central angle of **02° 25' 39"**, and a chord which bears **S 76°16' 31" W** for a distance of **185.82** feet to a TXDOT Type II Brass Disc found for the most southerly southwest corner hereof;

**THENCE** with the south line of said 612.5 acre tract, same being the north right-of-way line of said S. H. 45, the following two (2) courses and distances:

1. **N 17° 56' 33" W** for a distance of **147.89** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for an angle point hereof, and
2. **S 75° 10' 52" W** for a distance of **43.62** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for an angle point hereof;

**THENCE** departing the north right-of-way line of said S. H. 45, through the interior of said 612.5 acre tract the following two (2) courses and distances:

1. **N 14° 03' 59" W** for a distance of **1193.33** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for a point of curvature hereof, and
2. with the arc of a curve to the right, having a radius of **2100.00** feet, an arc length of **1136.70** feet, a central angle of **31° 00' 48"**, and a chord which bears **N 01° 26' 25" E** for a distance of **1122.87** feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap to be set for a point on the westerly line of said 612.5 acre tract, same being the south line of said 101.298 acre tract, same being a point on the Boundary Line Agreement as recorded in Document No. 2007007591 and the Boundary Line Agreement as recorded in Document No. 2007007592 of said County for the northwest corner hereof, from which a  $\frac{3}{4}$ " iron pipe found for an angle point on the westerly line of said 612.5 acre tract, same being a point on the south line of a called 92.639 acre tract as described in that deed to Highland Six Twenty Residential, Ltd., and recorded in Document No. 2006066322 of the Official Public Records of said County bears, **S 69° 54' 12" W** a distance of **612.74** feet;



**THENCE** with the westerly line of said 612.5 acre tract, same being the south line of said 101.298 acre tract, same being the Boundary Line Agreement as recorded in Document No. 2007007591 and the Boundary Line Agreement as recorded in Document No. 2007007592 of said County, **N 69° 54' 12" E** for a distance of **258.59** feet to the **POINT OF BEGINNING** hereof and containing 11.330 acres of land.

Bearings shown hereon are referenced to Grid North for the Texas State Plane Coordinate System, Central Zone.

Surveyed under the direct supervision of the undersigned during October, 2008:

 02/24/2009

Parker J. Graham

Registered Professional Land Surveyor No. 5556

BAKER-AICKLEN & ASSOCIATES, INC.

405 Brushy Creek Road

Cedar Park, Texas 78613

(512) 260-3700



Job No.: 0711-3-029-15

Filename: W:\PROJECTS\WILLCO\OCCONOR EXTENSION\DWG-ROW TAKES\METES & BOUNDS\11.330 AC ROW.DOC

# SKETCH TO ACCOMPANY DESCRIPTION

JOHN McQUEEN SURVEY  
ABSTRACT NO. 425

HIGHLAND SIX TWENTY  
RESIDENTIAL, LTD.  
(CALLED 92.639 ACRES)  
DOCUMENT NO. 2006066322  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

HIGHLAND 620  
LAND INVESTMENT, L.L.D.  
(CALLED 101.238 ACRES)  
DOCUMENT NO. 2006066321  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

(CALLED 348.60 ACRES)  
ROBINSON ASSOCIATES et al  
DOC. #199978136  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

(CALLED 612.5 ACRES)  
ROBINSON ASSOCIATES et al  
VOLUME 2251, PAGE 635  
OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

BOUNDARY LINE AGREEMENT  
DOCUMENT 2007007591  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

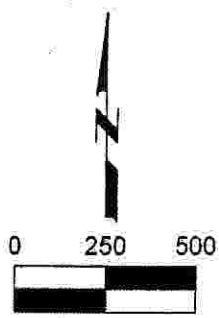
BOUNDARY LINE AGREEMENT  
DOCUMENT 2007007592  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS

**SUBJECT TRACT  
4.173 ACRE**

**SUBJECT TRACT  
11.330 ACRE**

(CALLED 612.5 ACRES)  
ROBINSON ASSOCIATES et al  
VOLUME 2251, PAGE 635  
OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

WILLIAMSON COUNTY S.H. 45 R.O.W.  
TRACT 1(49.78 ACRES) DOC. #2003027707  
O.P.R.W.C., TX



DATE: FEBRUARY, 2009  
JOB NO. 0711-3-029-15  
BY: R. BROOKS  
PAGE 6 OF 7



**BAKER-AICKLEN  
& ASSOCIATES, INC.**  
Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
(512) 260-3700

# SKETCH TO ACCOMPANY DESCRIPTION

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	1900.00'	28.86'	00°52'13"	S 27°26'53" W	28.86'
C2	1900.00'	1184.40'	35°42'59"	S 03°47'31" W	1165.31'
C3	4386.39'	185.84'	02°25'39"	S 76°16'31" W	185.82'
C4	2100.00'	1136.70'	31°00'48"	N 01°26'25" E	1122.87'

NUMBER	BEARING	DISTANCE
L1	N 20°40'04" W	267.12'
L2	N 27°52'59" E	691.28'
L3	N 65°35'20" E	327.01'
L4	S 27°52'59" W	1097.96'
L5	N 20°40'04" W	126.96'
L6	N 20°40'04" W	1525.30'
L7	S 14°03'59" E	1301.98'
L8	S 59°03'59" E	55.77'
L9	N 17°56'33" W	147.89'
L10	S 75°10'52" W	43.62'
L11	N 14°03'59" W	1193.33'
L12	N 69°54'12" E	258.59'
L13	S 69°54'12" W	612.74'
L14	S 69°54'12" W	125.71'

## LEGEND

- 1/2" IRON ROD WITH "BAKER-AICKLEN"  
CAP TO BE SET
- ⊙ 3/4" IRON PIPE FOUND
- TXDOT TYPE II BRASS  
DISC FOUND

DATE: FEBRUARY, 2009  
JOB NO. 0711-3-029-15  
BY: R. BROOKS  
PAGE 7 OF 7



**BAKER-AICKLEN  
& ASSOCIATES, INC.**

Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
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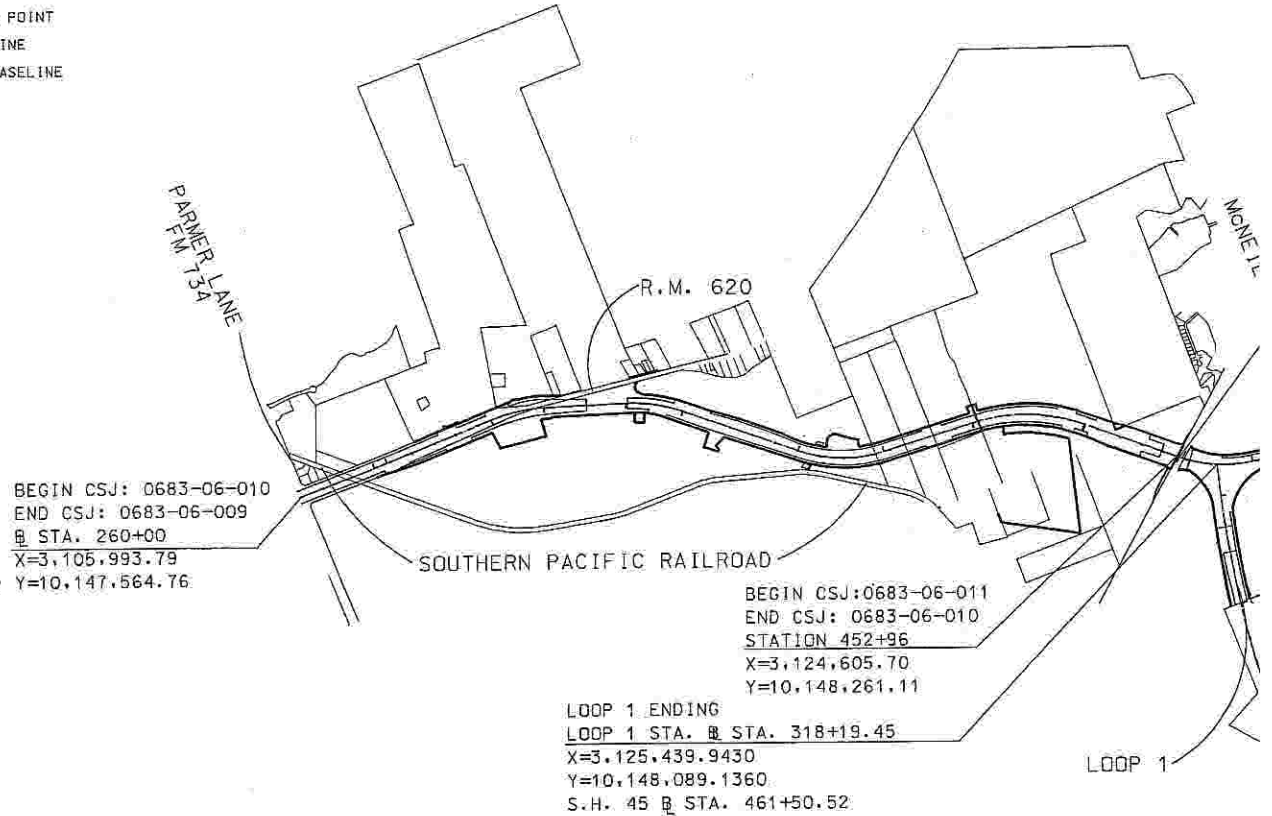


# STATE OF TEXAS PLAN OF RIGHT OF WAY TRAVIS AND WILLIAMSON

S.  
ACI  
C.S.J. NO. 068  
PROJ  
NET LENGTH OF PROJECT = P.  
PLAN S

## SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" TXDOT TYPE I CONCRETE MONUMENT
- △ = CALCULATED POINT
- ℙ = PROPERTY LINE
- ℙ = PROPOSED BASELINE



## NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY TURNER, COLLIE AND BRADEN, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. D.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
8. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS
9. R.P.R.T.C.T. INDICATES REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
10. T.C.P.R. INDICATES TRAVIS COUNTY PLAT RECORDS
11. T.C.D.R. INDICATES TRAVIS COUNTY DEED RECORDS

# NPIKE AUTHORITY PROPOSED PROJECT MSON COUNTY

45

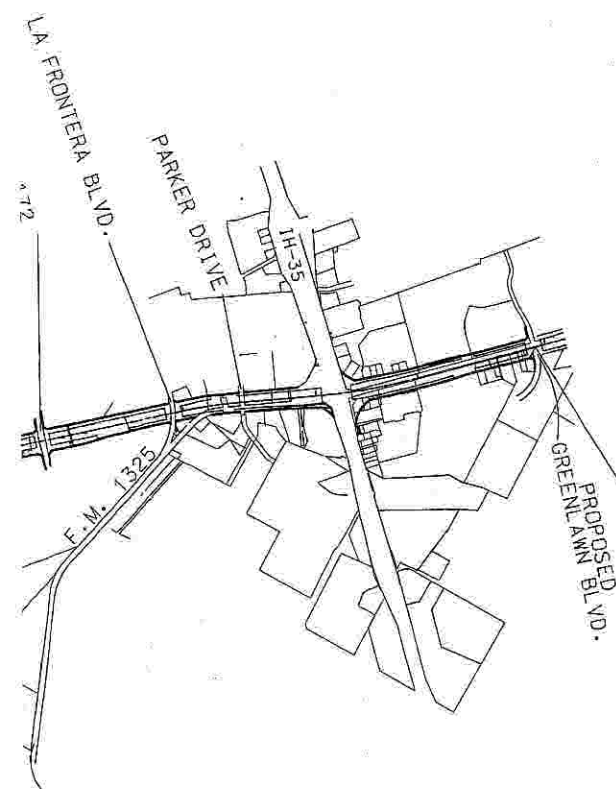
NT NO.

6-010, 0683-06-011

LIMITS:

ER LANE TO GREENLAWN BOULEVARD

E 1"=2000'



END PROJECT  
END CSJ: 0683-06-011  
STATION 598+30  
X=3,138,843.38  
Y=10,150,671.32

ROW Map and Documents Prepared and in Compliance with TTA Specifications:	
Surveyor	Date
ROW Map and Documents in Compliance with TTA Specifications:	
Review Surveyor	Date
Correct	
Design Engineer	Date
Recommended for Acquisition	
TTA ROW Administrator	Date
Completed Acquisition Final Approval	
TTA Division Director	Date

REVISED: DECEMBER 1, 2000  
REVISED: NOVEMBER 7, 2000

<b>SURVCON INC.</b> PROFESSIONAL SURVEYORS 400 WEST 15TH ST., SUITE 1030 AUSTIN, TEXAS 78701 (512) 457-7870 FAX (512) 320-0898			
FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.
	TEXAS		COVER
STATE DIST. NO.	COUNTY	CONT. NO.	SEC. NO.
AUSTIN	TRAVIS	0683	06
		JOB NO.	HIGHWAY NO.
		010	011
		S.H.	45

S.H. 45 COVER SHEET

REF FILE 45EX15TREV.DGN

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