

**REAL ESTATE CONTRACT**  
**US 183 Right of Way**

State of Texas  
County of Williamson

THIS REAL ESTATE CONTRACT ("Contract") is made by and between RICHARD P. STEYER, Trustee of the Family Trust created under Article V of the Last Will and Testament of Arlee May Steyer, deceased, (referred to in this Contract as "Seller", whether one or more) and the COUNTY OF WILLIAMSON (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

**ARTICLE I**  
**PURCHASE AND SALE**

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

All of that certain 26.368 acre tract of land, more or less, situated in the John B Robinson Survey, Abstract No. 521 in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (Parcel 1);

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements and fixtures situated on and attached to the Property described in Exhibit "A", for the consideration and upon and subject to the terms, provisions, and conditions set forth below. Notwithstanding anything herein to the contrary, Seller will retain all mineral rights, but will waive all surface rights.

**ARTICLE II**  
**PURCHASE PRICE**

Purchase Price and Additional Compensation

2.01. The purchase price for the Property shall be the sum of FOUR MILLION FOUR HUNDRED TWENTY TWO THOUSAND AND SEVENY ONE and 00/100 Dollars (\$4,422,071.50).

2.01.1. As additional compensation for any improvements on the property, the replacement of any fencing and any damages to the remaining property of Seller, Purchaser shall pay the sum of TWENTY THREE THOUSAND AND THREE HUNDRED AND 00/100 DOLLARS (\$23,300.00).

Payment of Purchase Price and Additional Compensation

2.02. The Purchase Price and Additional Compensation shall be payable in cash at the closing.

Additional Terms and Consideration

2.03. In addition to the Purchase Price and additional compensation stated above, the parties agree that the following provisions and terms are consideration for the sale and purchase (the "Continuing Obligations"):

- a. All existing culverts, if any, to be replaced at Seller's new property lines and road crossings by Purchaser at Purchaser's cost as part of the US 183 roadway widening project.
- b. All cost to replace fencing will be paid by Purchaser as a part of the Additional Compensation in Section 2.01.1 above.
- c. All US 183 road drainage shall be designed, constructed and maintained in accordance with the requirements of TxDOT Standards and Specifications (2004) for US Highways. Seller shall not be required to have or account for any detention or water quality facilities or flow from the road in connection with the use or development of Seller's remaining property. The capacity and flow of any existing culverts contained within the Property purchased herein shall be restored as part of the US 183 construction project at the expense of Purchaser. All existing drainage from the remaining property of Seller which drains to the US 183 right of way shall continue to be allowed to drain into the new right of way. Any increase in Seller property drainage will be allowed in road and County/State drainage areas and easements only after submission and approval of all proposed and any requested hydraulic engineering specifications and requirements by the County or the State of Texas, or their successors or assigns, or any other applicable governing jurisdiction.
- d. Purchaser will cause at its cost the restoration of connections to all currently existing all utilities in same manner as the property is presently served (including water, wastewater, electric, telephone, cable, gas), and provide all necessary replacement easements therefore if currently existing.
- e. Highway and Property elevations shall be constructed substantially in compliance with the plans shown on Exhibit "B" attached hereto.

f. If, at any time in the future Grantor, its successor and assigns shall desire to construct additional driveways or crossings, or relocate any or all of the constructed driveways, Grantee agrees to consider, analyze and approve such construction or relocation, at the cost of the Grantor, in accordance with the access management rules and requirements which are applicable to the property of Grantor as of the date of the closing of this transaction.

All of the foregoing obligations shall survive any closing under this Agreement.

### **ARTICLE III PURCHASER'S OBLIGATIONS**

#### **Conditions to Purchaser's Obligations**

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the closing.)

#### **Miscellaneous Conditions**

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the closing.

### **ARTICLE IV REPRESENTATIONS AND WARRANTIES OF SELLER**

Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the closing date, to the best of Seller's knowledge:

(1) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than previously disclosed to Purchaser;

(2) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof;

The Property herein is being conveyed to Purchaser under threat of condemnation.

Purchaser has not relied on any information, documentation or statement from or on behalf of Seller and has or will undertake all of its own reviews and due diligence with respect to the Property.

As a part of the consideration for this transaction, it is expressly agreed that THE CONVEYANCE OF THE PROPERTY TO PURCHASER SHALL BE MADE ON AN "AS IS", "WHERE IS" BASIS, "WITH ALL FAULTS." EXCEPT FOR THE SPECIAL WARRANTY OF TITLE, SELLER MAKES NO WARRANTY OR REPRESENTATION WITH RESPECT TO THE PROPERTY, EXPRESS OR IMPLIED, OR ARISING BY OPERATING OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF MERCHANTABILITY, CONDITION, HABITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY. SELLER HEREBY DISCLAIMS ANY AND ALL WARRANTIES WITH RESPECT TO THE PROPERTY, INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO QUALITY AND SUITABILITY FOR ANY PURPOSE, PROVIDED THAT THIS DISCLAIMER SHALL NOT BE CONSTRUED AS A DISCLAIMER OF ANY SPECIAL WARRANTY OF TITLE OF THE PROPERTY. These provisions will be contained in the deed conveying the Property.

#### **ARTICLE V CLOSING**

##### **Closing Date**

5.01. The closing shall be held at the office of Texas American Title Company on or before February 1, 2010, or at such earlier time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "closing date").

##### **Seller's Obligations at Closing**

5.02. At the closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Special Warranty Deed conveying good and indefeasible title in fee simple to the State of Texas to all of the Property described in Exhibit "A", free and clear of any and all liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable;
- (b) Any exceptions and rights indicated or shown on Schedule B of the Title Commitment issued under Title Resources Guaranty Company GF No. 9691-09-1359 dated effective May 13, 2009 or otherwise of record; and
- (c) Any exceptions approved by Purchaser in writing.

(2) Deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, issued by Title Company, in Purchaser's favor in the full amount of the purchase price, insuring Purchaser's fee simple title to the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy ("Permitted Exceptions"), provided, however:

- (a) The boundary and survey exceptions shall be deleted;
- (b) The exception as to the lien for taxes shall be limited to the year of closing
- (c) Deliver to Purchaser possession of the Property subject to the Permitted Exceptions if not previously done.

#### Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the purchase price and additional compensation and commit to the Continuing Obligations.

#### Prorations

5.04. General real estate taxes for the then current year relating to the Property shall be prorated as of the closing date and shall be adjusted in cash at the closing. If the closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, shall be paid by Purchaser.

#### Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each respectively, except as stated herein.

**ARTICLE VI  
ESCROW DEPOSIT**

For the purpose of securing the performance of Purchaser under the terms and provisions of this Contract, Purchaser has delivered to Title Company the sum of Five Hundred Dollars (\$500.00), the Escrow Deposit, which shall be paid by the title company to Seller in the event Purchaser breaches this Contract as provided herein. At the closing, the Escrow Deposit shall be paid over to Seller and applied to the cash portion of the purchase price, provided, however, that in the event the Purchaser shall have given written notice to the title company within thirty days from the date hereof that one or more of the conditions to its obligations set forth in Article III have not been met, or, in the opinion of Purchaser, cannot be satisfied, in the manner and as provided for in Article III, then the Escrow Deposit shall be forthwith returned by the title company to Purchaser and the rights of Purchaser hereunder shall terminate in full.

**ARTICLE VII  
BREACH BY SELLER**

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may as its sole remedies: (1) enforce specific performance of this Contract; or (2) terminate this Agreement and request that the Escrow Deposit be forthwith returned by the title company to Purchaser.

**ARTICLE VIII  
BREACH BY PURCHASER**

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event.

**ARTICLE IX  
MISCELLANEOUS**

Notice

9.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

9.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

9.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

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

Prior Agreements Superseded

9.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

9.06. Time is of the essence in this Contract.

Gender

9.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

9.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

9.09 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

9.10 This Contract shall be effective as of the date it is approved by the Williamson County Commissioner's Court, which date is indicated beneath the Judge's signature below.

Counterparts

9.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile may be considered effective as originals for purposes of this Contract.

Possession and Use Agreement

9.12 By signing this Contract, Seller agrees to allow Purchaser and its contractors and assigns to use and possess the Property for the purpose of constructing and/or improving a public roadway and related facilities, if necessary to begin the project, upon full execution of this contract. Upon request by Purchaser, Seller agrees that it shall execute a separate possession and use agreement which is suitable for recording in the real property records of Williamson County under terms acceptable to both parties. Any agreement must provide an indemnity of Seller from Purchaser's activities and provide a return of the property to its present condition if closing does not occur.

*[signature page follows]*

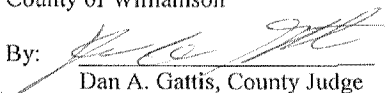
**SELLER:**

\_\_\_\_\_  
Richard P. Steyer,  
Trustee of the Family Trust created under  
Article V of the Last Will and Testament  
of Arlee May Steyer, deceased  
Date: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

**PURCHASER:**

County of Williamson

By:   
\_\_\_\_\_  
Dan A. Gattis, County Judge  
Date: 1-14-2010

Address: 710 Main Street, Suite 101  
Georgetown, Texas 78626



County: Williamson  
Parcel No.: 1  
Highway: U.S. 183  
Limits: From: Riva Ridge Drive  
To: State Highway 29

#### PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF A 26.368 ACRE TRACT OF LAND LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE RESIDUE OF A CALLED 136.444 ACRE TRACT OF LAND, DESCRIBED IN THE DEED TO RICHARD P. STEYER, TRUSTEE, AS RECORDED IN DOCUMENT NO. 2007104684, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 26.368 ACRE TRACT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8-inch iron rod with a "SAM Inc." aluminum cap set in concrete, 220.00 feet right of U.S. Highway 183 Engineer's Centerline Station 46+27.22, being in the proposed west right-of-way line of U.S. Highway 183, a varying width right-of-way, same being in the existing south right-of-way line of County Road 213, for which no record information found, being a west corner and the **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron found for the northwest corner of said residue tract bears, S 69° 12' 38" W, a distance of 1,879.38 feet;

**THENCE** leaving said proposed west right-of-way line with said existing south right-of-way line, N 69° 12' 38" E, a distance of 352.71 feet to a Texas Department of Transportation (TxDOT) Type I monument found in the existing west right-of-way line of U.S. Highway 183, a varying width right-of-way, being the northeast corner of the tract described herein;

**THENCE** leaving said existing south right-of-way line with said existing west right-of-way line, S 20° 34' 47" E, a distance of 3,280.53 feet to a calculated point for the east common corner of said residue tract and a called 2,750 Sq. Ft. tract of land, Tract 1, described in the deed to John D. Austin and wife, Rachel D. Austin, as recorded in Document No. 2001085493, of the Official Public Records of Williamson County, Texas, being a southeast corner of the tract described herein;

**THENCE** leaving said existing west right-of-way line with the south line of said residue tract same being the north line of said Tract 1, S 69° 23' 38" W, passing at a distance of 0.80 feet a 1/2-inch iron rod with plastic cap found stamped "RPLS 2218" continuing a total distance of 55.74 feet to a 1/2-inch iron rod with plastic cap found stamped "RPLS 2218" for the west corner of said Tract 1;

**THENCE** continuing with the south line of said residue tract and with the west line of said Tract 1, S 20° 44' 48" E, passing at a distance of 49.79 feet a 1/2-inch iron rod with plastic cap found stamped "RPLS 2218" continuing in all a total distance of 50.04 feet to a calculated point in the north line of a called 70,100 Sq. Ft. tract of land, Tract 2, described in said deed to John D. Austin and wife, Rachel D. Austin, from which a 1/2-inch iron rod with plastic cap found stamped "RPLS 2218" in the common line of said Tract 1 and said Tract 2 bears N 69° 32' 17" E, a distance of 55.19 feet;

**THENCE** with the south line of said residue tract and the north line of said Tract 2, the following two (2) courses and distances:

1. S 69° 32' 17" W, a distance of 114.24 feet to a 1/2-inch iron rod found, and
2. S 22° 04' 43" W, a distance of 231.75 feet to a calculated point for the west common corner of said Tract 2 and said residue tract, same being in the existing north right-of-way line of State Highway 29, a varying width right-of-way, for the south corner of the tract described herein, from which a TxDOT Type I monument found bears, S 42° 31' 37" E, a distance of 14.24 feet;

**THENCE** with said existing north right-of-way line, N 67° 53' 55" W, a distance of 150.78 feet to a 5/8-inch iron rod with a "SAM Inc." aluminum cap set in concrete, 332.49 feet right of U.S. Highway 183 Engineer's Centerline Station 80+22.64, being in said proposed west right-of-way line for the southwest corner of the tract described herein;

**THENCE** leaving said existing north right-of-way line crossing through the interior of said residue tract with said proposed west right-of-way line, the following two (2) courses and distances:

1. N 45° 37' 01" E, a distance of 122.52 feet to a 5/8-inch iron rod with a "SAM Inc." aluminum cap set in concrete, 220.00 feet right of U.S. Highway 183 Engineer's Centerline Station 79+74.10, and
2. N 21° 02' 37" W, a distance of 3,347.95 feet to the **POINT OF BEGINNING** and containing 26.368 acres of land, more or less.

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

All coordinates shown hereon are NAD 83/93 (HARN) Texas State Plane Coordinates, Central Zone, adjusted to the surface using a combined scale factor of 1.00012.

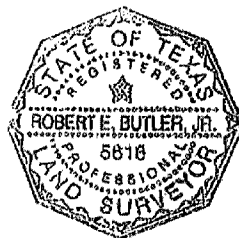
THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

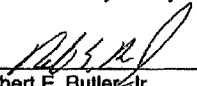
KNOW ALL MEN BY THESE PRESENTS:

That I, Robert E. Butler, Jr., 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 this the 9<sup>th</sup> day of July 2009.

SURVEYING AND MAPPING, Inc.  
5508 West Highway 290  
Building B  
Austin, Texas 78735



  
Robert E. Butler, Jr.  
Registered Professional Land Surveyor  
No. 5618 – State of Texas

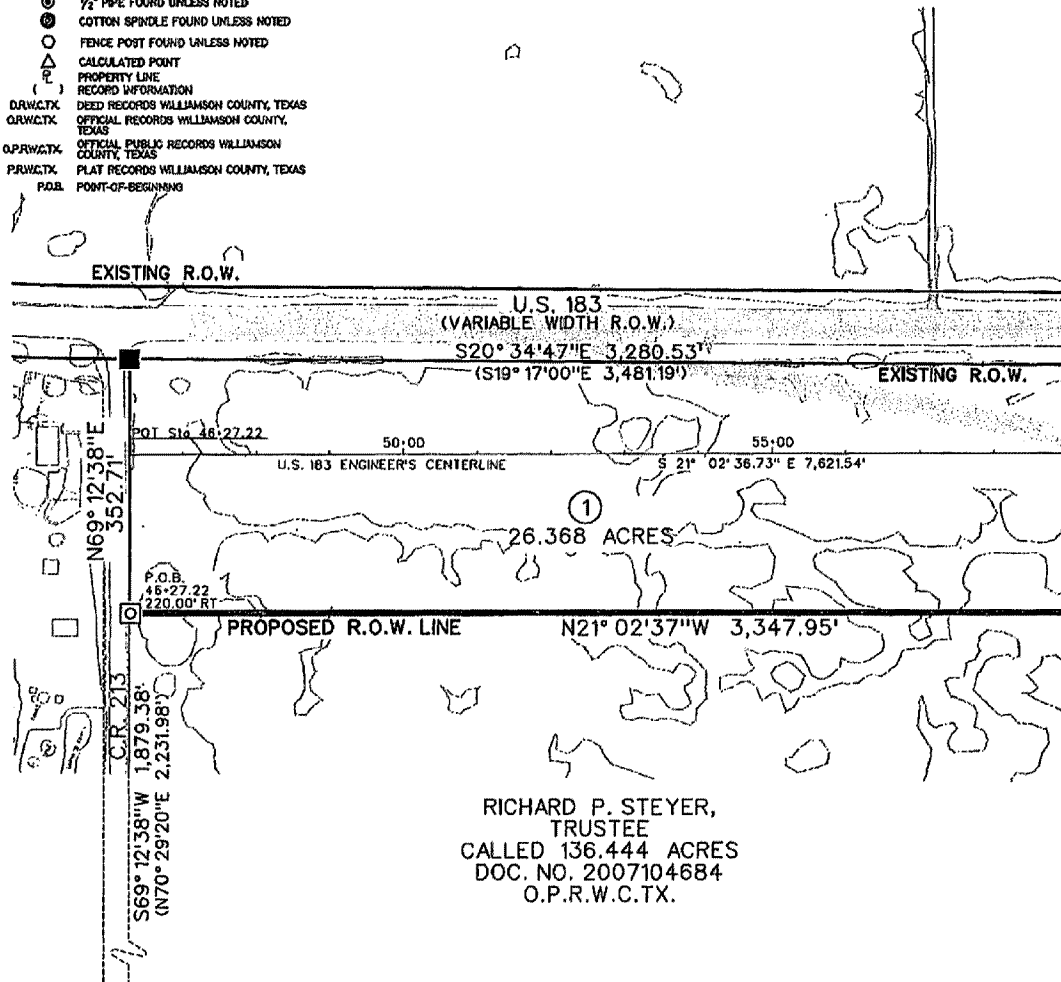
# LEGEND

- TYPE 1 CONCRETE MONUMENT FOUND
- TYPE 2 CONCRETE MONUMENT FOUND UNLESS NOTED
- ⊗ 5/8" IRON ROD W/ SAM INC. ALUMINUM CAP SET IN CONCRETE
- 1/2" IRON ROD W/ SAM INC. PLASTIC CAP SET
- ⊗ CHISELED PLUS FOUND
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊗ 1/2" PIPE FOUND UNLESS NOTED
- ⊗ COTTON SPINDLE FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- ( ) PROPERTY LINE
- ( ) RECORD INFORMATION
- DRW.CTX DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OURW.CTX OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OPRW.CTX OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PRW.CTX PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING



GRAPHIC SCALE  
SCALE: 1" = 200'  
WILLIAMSON COUNTY, TEXAS

## JOHN B. ROBINSON SURVEY ABSTRACT NO. 521



MATCH PAGE 4 STA. 59+00

RICHARD P. STEYER,  
TRUSTEE  
CALLED 136.444 ACRES  
DOC. NO. 2007104684  
O.P.R.W.C.TX.

### NOTES:

1. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL COORDINATES AND BEARINGS ARE BASED UPON NAD 83/93 (HARD TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, ADJUSTED TO THE SURFACE USING A COMBINED SCALE FACTOR OF 1.00012).
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON SAM INC. AERIAL SURVEY DIGITAL FILES SUPPLEMENTED BY ON-THE-GROUND SURVEY BY SAM INC. THERE MAY BE ADDITIONAL IMPROVEMENTS THAT ARE NOT SHOWN.
4. VISIBLE UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE EVIDENCE FOUND ON THE GROUND. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT SHOWN.
5. PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANES THIS SKETCH.

PAGE 3 OF 5  
REF. FIELD NOTE NO. 4781R



5508 West Highway 280, Building B  
Austin, Texas 78735  
(612) 447-0576  
Fax: (512) 328-3028

RIGHT-OF-WAY SKETCH  
PARCEL  
1  
WILLIAMSON COUNTY, TEXAS

# LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND UNLESS NOTED
- 1/4" IRON ROD W/ SAM INC. ALUMINUM CAP SET IN CONCRETE
- 1/4" IRON ROD W/ SAM INC. PLASTIC CAP SET
- CHISELED PLUS FOUND
- 1/2" IRON ROD FOUND UNLESS NOTED
- 1/2" PIPE FOUND UNLESS NOTED
- COTTON SPINDLE FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING

DRWG.CTX  
ORWG.CTX

OPRW.CTX  
COUNTY, TEXAS

PRWG.CTX  
PLAT RECORDS WILLIAMSON COUNTY, TEXAS

P.O.B. POINT-OF-BEGINNING

0 100 200

GRAPHIC SCALE  
SCALE: 1" = 200'  
WILLIAMSON COUTNY, TEXAS

JOHN B. ROBINSON SURVEY  
ABSTRACT NO. 521

MATCH PAGE 3 STA. 59+00

MATCH PAGE 5 STA. 73+00

EXISTING R.O.W.

U.S. 183  
(VARIABLE WIDTH R.O.W.)  
S20° 34' 47" E 3,280.53'  
(S19° 17' 00" E 3,481.19')

EXISTING R.O.W.

U.S. 183 ENGINEER'S CENTERLINE

S 21° 02' 36.73" E 7,621.54'

26.368 ACRES

PROPOSED R.O.W. LINE

N21° 02' 37" W 3,347.95'

RICHARD P. STEYER,  
TRUSTEE  
CALLED 136.444 ACRES  
DOC. NO. 2007104684  
O.P.R.W.C.TX.

PAGE 4 OF 5  
REF. FIELD NOTE NO. 4781R



5508 West Highway 280, Building B  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 328-3028

RIGHT-OF-WAY SKETCH  
PARCEL  
1  
WILLIAMSON COUNTY, TEXAS

# LEGEND

- TYPE 1 CONCRETE MONUMENT FOUND
- TYPE 2 CONCRETE MONUMENT FOUND UNLESS NOTED
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- ⊗ 1/4" IRON ROD W/ SAM INC. PLASTIC CAP SET
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- 1/2" IRON ROD FOUND UNLESS NOTED
- 1/2" PIPE FOUND UNLESS NOTED
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- PROPERTY LINE
- RECORD INFORMATION
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
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- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

## JOHN B. ROBINSON SURVEY ABSTRACT NO. 521

### LINE TABLE

| LINE NO. | BEARING          | DISTANCE  |
|----------|------------------|-----------|
| L1       | S69° 23' 38" W   | 55.74'    |
| (L1)     | (N70° 43' E)     | (55.00')  |
| L2       | S20° 44' 48" E   | 50.04'    |
| (L2)     | (N19° 17' W)     | (50.00')  |
| L3       | S69° 32' 17" W   | 114.24'   |
| (L3)     | (N70° 43' 00" E) | (119.04') |
| L4       | S22° 04' 43" W   | 231.75'   |
| (L4)     | (N23° 27' 00" E) | (231.38') |
| L5       | N67° 53' 55" W   | 150.78'   |
| L6       | N45° 37' 01" E   | 122.52'   |

200 0 100 200

GRAPHIC SCALE  
SCALE: 1" = 200'  
WILLIAMSON COUNTY, TEXAS

JOHN D. AUSTIN AND WIFE,  
RACHEL D. AUSTIN  
2,750 SQ. FT.  
(TRACT 1)  
70,100 SQ. FT.  
(TRACT 2)  
DOC. NO. 2001085493  
O.P.R.W.C.TX.

MATCHLINE STA. 73+00

EXISTING R.O.W.

U.S. 183  
(VARIABLE WIDTH R.O.W.)

S20° 34' 47" E 3,280.53'  
EXISTING R.O.W. (S19° 17' 00" E 3,481.19')

75+00  
U.S. 183 ENGINEER'S CENTERLINE

26.368 ACRES

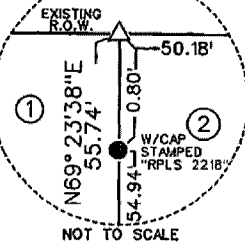
PROPOSED R.O.W. LINE  
N21° 02' 37" W 3,347.95'

RICHARD P. STEYER,  
TRUSTEE  
CALLED 136.444 ACRES  
DOC. NO. 2007104684  
O.P.R.W.C.TX.

DETAIL "A"

DETAIL "B"

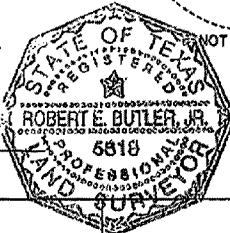
NOT TO SCALE,  
DETAIL "D"



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.

ROBERT E. BUTLER, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5618, STATE OF TEXAS

01/09/09  
DATE



5508 West Highway 280, Building B  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 328-3029

RIGHT-OF-WAY SKETCH  
PARCEL  
1  
WILLIAMSON COUNTY, TEXAS

PAGE 5 OF 5  
REF. FIELD NOTE NO. 4781R

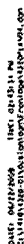


- NOTES:
1. SEE HORIZONTAL ALIGNMENT DATA SHEETS FOR CURVE INFORMATION.
  2. ALL WORK TO BE COORDINATED WITH ANY ONGOING UTILITY RELOCATIONS AND WITH ANY WORK ASSOCIATED WITH ADJACENT PROJECTS.
  3. SEE INTERSECTION LAYOUT SHEETS FOR ALIGNMENT TIES AND GEOMETRIC LAYOUT OF CROSSOVERS, U-TURNS, INTERSECTING ROADS AND SURFACES.
  4. SEE REMOVAL PLAN SHEETS FOR LIMITS OF EXISTING PAVEMENT REMOVAL.
  5. SEE DRAINAGE PLANS AND DITCH PROFILES FOR DRAINAGE STRUCTURE QUANTITY, QUALITY, LOCATION, TYPE, SIZE & DETAILS.
  6. SEE USE SHEETS FOR UTILITY LEGEND & DETAILS.
  7. SEE DRAINAGE AREA MAP FOR DRAINAGE AREA BOUNDARIES, DRAINAGE DIRECTION AND DRAINAGE AREA LOCATIONS.








11. SEE GUARDRAIL TABULATION & DETAILS SHEET FOR MOSEF DETAILS.



1992

 OVERLAY EXISTING PAVEMENT  
 FULL DEPTH CONSTRUCTION  
 TRAFFIC FLOW

MS 0' 25' 50' 100



1

1. *Quercus*

6-22-01

[illegible][illegible]

**DANNENBAI**

**ENGINEERING COMPANY - AUSTIN**

EX.P.A. FORM REGISTRATION 00-00

~~SECRET~~ <sup>1</sup>

© 1997

US 183

ROADWAY PLA

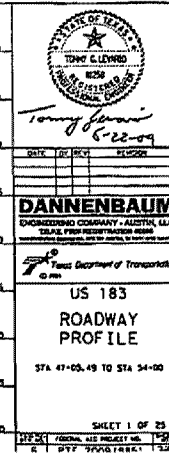
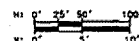
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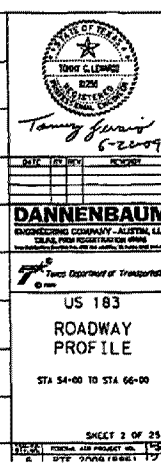
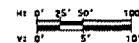
STA 78-00 TO STA 90-00

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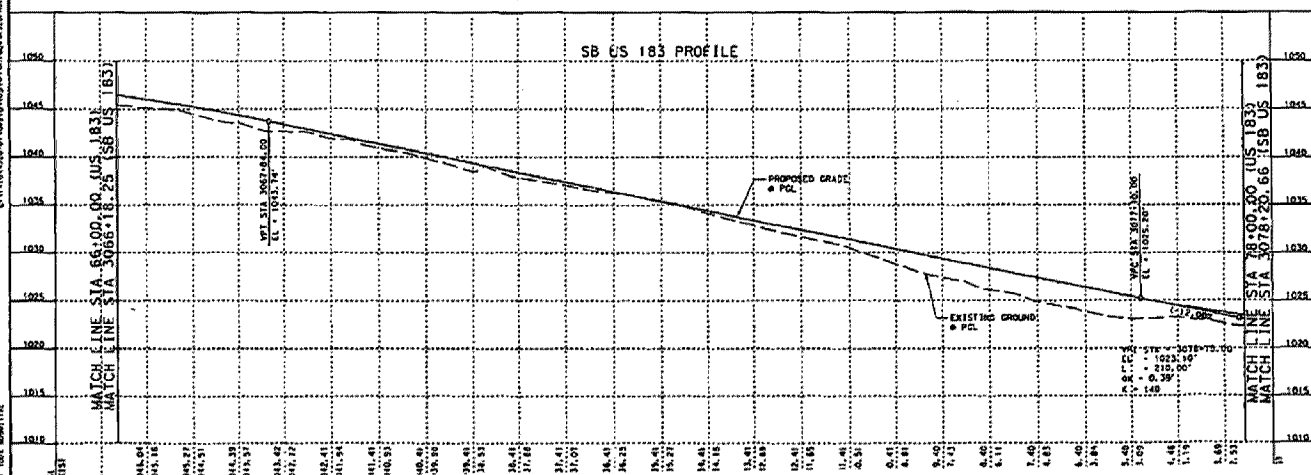
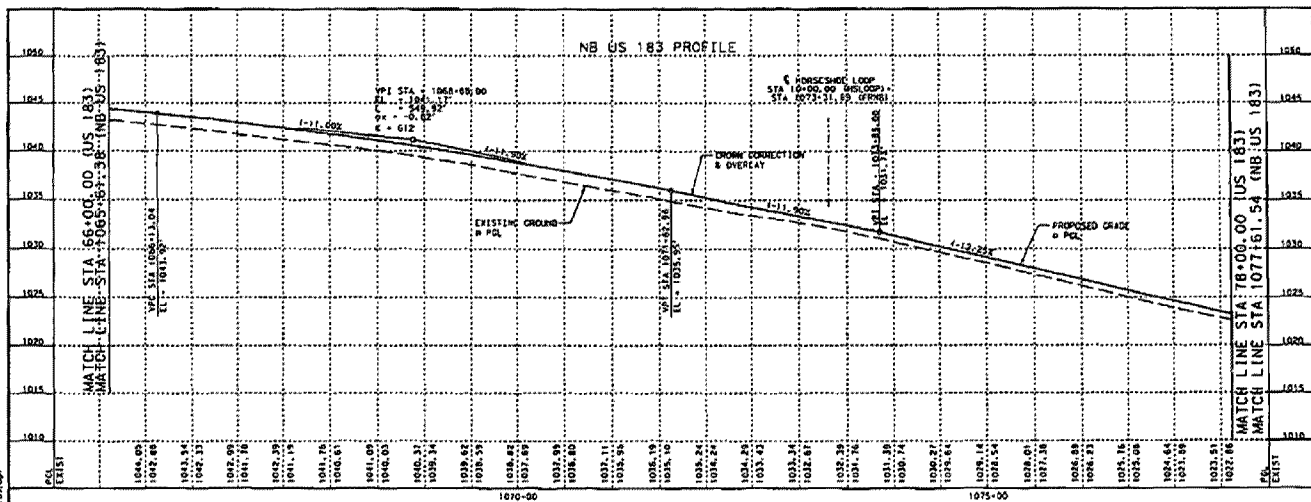
SHEET 4 OF

FD-302 (Rev. 11-27-70)





DATE: 04/10/2009 TIME: 09:14:37 AM  
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NOTE:  
SEE TYPICAL SECTIONS FOR  
CROWN CORRECTION DETAILS.  
SEE DRAINAGE PLANS AND  
OTHER PROFILES FOR PARALLEL  
DRAINAGE STRUCTURE SIZES,  
LOCATIONS & DETAILS.

H: 0' 25' 50' 100'  
V: 0' 5' 10'



**DANNENBAUM**  
ENGINEERING COMPANY - AUSTIN, LLC  
STATE OF TEXAS LICENSE NO. 10001  
Texas Department of Transportation

US 183  
ROADWAY  
PROFILE  
STA 66+00 TO STA 78+00

SHEET 3 OF 25  
6 PTF 200918861 1-2-09

