

# Sheets & Crossfield, P.C.

ATTORNEYS AT LAW

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

Phone 512-255-8877 • fax 512-255-8986

October 28, 2010

J. Sam Winters  
Ann S. Butler  
Edward S. Butler  
P.O. Box 9190  
Austin, Texas 78766

Re: Williamson County—San Gabriel Parkway construction project  
Additional R.O.W./Drainage Easement

Dear All:

Please allow this letter to set out my understanding regarding our agreement for the purchase of additional right of way and drainage easement areas pursuant your previous contractual agreement, as amended, with Williamson County in order to facilitate the construction of the proposed San Gabriel Parkway improvement project.

In return for granting the additional right of way and drainage easement areas shown in Exhibit "A" attached hereto, Williamson County will pay the sum of \$49,600 (1.984 acres x \$25,000/acre). This amount will be paid concurrently with your execution and delivery of conveyance documents reasonably acceptable to counsel for both parties.

If this meets with your understanding please have the appropriate person(s) execute this letter, and we will have this approved by the commissioners court, executed by the County Judge, and processed for payment as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

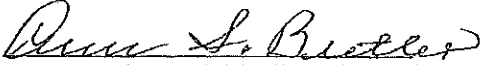
Very truly yours,

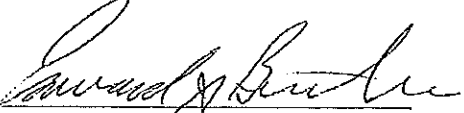


Don Childs  
Sheets & Crossfield, P.C.

AGREED:

\_\_\_\_\_  
J. Sam Winters

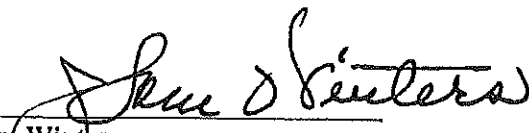
  
Ann S. Butler, Individually and as Independent  
Co-Executor of the Estate of Roy A. Butler

  
Edward S. Butler, Individually and as Independent  
Co-Executor of the Estate of Roy A. Butler

WILLIAMSON COUNTY, TEXAS

\_\_\_\_\_  
Dan A. Gattis  
County Judge

**AGREED:**

  
\_\_\_\_\_  
J. Sam Winters

\_\_\_\_\_  
Ann S. Butler, Individually and as Independent  
Co-Executor of the Estate of Roy A. Butler

\_\_\_\_\_  
Edward S. Butler, Individually and as Independent  
Co-Executor of the Estate of Roy A. Butler

WILLIAMSON COUNTY, TEXAS

\_\_\_\_\_  
Dan A. Gattis  
County Judge

EXHIBIT “A”  
PROPERTY DESCRIPTIONS

West #1  
SAP

## DESCRIPTION

FOR A 0.144 ACRE TRACT OF LAND SITUATED IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 3.733 ACRE TRACT AS DESCRIBED IN THAT DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2004068740 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 0.144 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with cap found for the most southerly corner of said 3.733 acre tract, same being a point on the east line of a tract of land as described in that deed to the City of Austin, recorded in Volume 1417, Page 282 of the Deed Records of said County, same being the northwest corner of a Remnant Portion of a called 320.38 acres as described in that deed to J. Sam Winters & Roy A. Butler, recorded in volume 511, page 54 of the deed records of said County for the most southerly corner and POINT OF BEGINNING hereof, from which a ½" iron rod found for the southwest corner of said Remnant Portion, same being the northwest corner of San Gabriel Park of record in Cabinet Y, Slide 364 of the Plat Records of said County bears, S 21° 12' 20" E a distance of 477.99 feet;

THENCE with the east line of said City of Austin tract, same being the westerly line of said 3.733 acre tract, N 21° 10' 47" W for a distance of 10.00 feet to a ½" iron rod with "Baker-Aicklen" cap set for the northwest corner hereof;


THENCE departing the east line of said City of Austin tract, through the interior of said 3.733 acre tract, N 72° 05' 29" E for a distance of 1105.55 feet to a ½" iron rod with "Baker-Aicklen" cap set for the most easterly corner hereof, from which a ½" iron rod with "Baker-Aicklen" cap set for the southeast corner of said 3.733 acre tract, same being a point on the southwest line of a called 2.124 acre tract as described in that deed to Williamson County, Texas, recorded in Document No. 2006066934 of the Official Public Records of said County bears, N 71° 28' 59" E a distance of 81.15 feet;

THENCE with the south line of said 3.733 acre tract, same being an interior line of said Remnant Portion, the following two (2) courses and distances:

- 1) S 71° 28' 59" W for a distance of 843.65 feet to a ½" iron rod found for an angle point hereof, and
- 2) S 71° 51' 59" W for a distance of 261.38 feet to the POINT OF BEGINNING hereof and containing 0.144 acre of land.

Bearing shown hereon are referenced to Grid North for the Texas State Plane Coordinate System NAD83 (HARN), Central Zone.

Surveyed under the direct supervision of the undersigned during July, 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

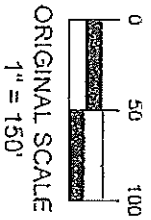
Job No.: 1824-3-001-12

Filename:

W:\PROJECTS\CITY OF LEANDER\LEANDER T ARTERIAL\METES AND BOUNDS\0.144 AC ROW GIVEBACK 01.DOC

# SKETCH TO ACCOMPANY DESCRIPTION

WILLIAM MANSIL SURVEY ABSTRACT NO. 437



SAN GABRIEL PARKWAY  
 WILLIAMSON COUNTY, TEXAS  
 WILLIAMSON COUNTY, TEXAS  
 CALLED 3.733 AC  
 DOCUMENT NO. 2004068740  
 WILLIAMSON COUNTY, TX.  
 N 72°05'29" E 1105.55'  
 S 71°28'59" W 843.65'  
 WILLIAMSON COUNTY, TEXAS  
 CALLED 2.124 AC  
 DOCUMENT NO. 2006066934  
 WILLIAMSON COUNTY, TX.  
 OFFICIAL PUBLIC RECORDS

SUBJECT TRACT  
 0.144 ACRE

J. SAM WINTERS &  
 ROY A. BUTLER OF A  
 REMNANT PORTION OF A  
 CALLED 320.38 ACRES  
 VOLUME 511, PAGE 54  
 DEED RECORDS  
 WILLIAMSON COUNTY, TX.

CITY OF AUSTIN  
 DEED RECORDS  
 VOLUME 1417, PAGE 282  
 WILLIAMSON COUNTY TX.

POINT OF  
 BEGINNING

S 21°12'20" E 477.99'

SAN GABRIEL PARK  
 CABINET Y, SLIDE 364  
 PLAT RECORDS  
 WILLIAMSON COUNTY, TX.

NUMBER	BEARING	DISTANCE
L1	N 21°10'47" W	10.00'
L2	N 71°28'59" E	81.15'

## LEGEND

- 1/2" IRON ROD FOUND
- IRON ROD WITH CAP FOUND (AS LABELED)
- 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET

DATE: JULY, 2009  
 JOB NO.: 1824-3-001-12  
 BY: R. BROOKS  
 CHK: PJG  
 PAGE 3 OF 3

**BAKER-AICKLEN & ASSOCIATES, INC.**  
 ENGINEERS • SURVEYORS • GIS • PLANNING  
 4005 BRIDLEWAY DRIVE, SUITE 100  
 CEDAR PARK, TX 78613  
 (512) 260-5700

- take

## DESCRIPTION

FOR A 0.808 ACRE TRACT OF LAND SITUATED IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMNANT PORTION OF A CALLED 320.38 ACRES AS DESCRIBED IN THAT DEED TO J. SAM WINTERS & ROY A. BUTLER, RECORDED IN VOLUME 511, PAGE 54 OF THE DEED RECORDS OF SAID COUNTY, SAID 0.808 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at an iron rod with cap marked SAM found for a point of tangency on the southwest right-of-way line of Tollway 183A (Southbound), same being a point of tangency in the southwest line of a called 24.697 acre tract as described in that deed to Williamson County, Texas, recorded in Document No. 2004068741 of the Official Public Records of said County, same being a point of tangency in the northeast line of said Remnant Portion;

**THENCE** with the southwest right-of-way line of said Tollway 183A (Southbound), same being the southwest line of said 24.697 acre tract, same being the northeast line of said Remnant Portion, S 56° 04' 51" E for a distance of 122.10 feet to a ½" iron rod with "Baker-Aicklen" cap set for the most northerly corner and **POINT OF BEGINNING** hereof;

**THENCE** continuing with the southwest right-of-way line of said Tollway 183A (Southbound), same being the southwest line of said 24.697 acre tract, same being the northeast line of said Remnant Portion, S 56° 04' 51" E for a distance of 152.69 feet to a ½" iron rod with "Baker-Aicklen" cap set for the most easterly corner hereof, from which a ½" iron rod found for an angle point on the southwest right-of-way line of said Tollway 183A (Southbound), same being the southwest line of said 24.697 acre tract, same being the northeast line of said Remnant Portion, same being the northwest corner of a called 0.284 acre tract as described in that deed to Williamson County, Texas, recorded in Document No. 2004088731 of the Official Public Records of said County bears, S 56° 04' 51" E a distance of 712.24 feet;

**THENCE** departing the southwest right-of-way line of said Tollway 183A (Southbound) through the interior of said Remnant Portion the following two (2) courses and distances:

- 1) S 48° 09' 32" W for a distance of 93.25 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of curvature hereof, and
- 2) With the arc of a curve to the right, having a radius of 1113.00 feet, an arc length of 444.33 feet, a central angle of 22° 52' 25", and a chord which bears S 59° 35' 44" W for a distance of 441.39 feet to a ½" iron rod with "Baker-Aicklen" cap set at a point on the south line of

a called 2.124 acre tract as recorded in that deed to Williamson County, Texas, recorded in Document No. 2006066934 of the Official Public Records of said County for a point of cusp hereof, from which a 1/2" iron rod with "Baker-Aicklen" cap set for the southwest corner of said 2.124 acre tract bears, S 69° 57' 47" W a distance of 234.58 feet;

THENCE with the boundary line of said 2.124 acre tract the following eight (8) courses and distances:

- 1) N 69° 57' 47" E for a distance of 5.23 feet to an iron rod with cap marked ZWA found for a point of curvature hereof,
- 2) With the arc of a curve to the left, having a radius of 1065.06 feet, an arc length of 403.62 feet, a central angle of 21° 42' 48", and a chord which bears N 59° 06' 24" E for a distance of 401.21 feet to an iron rod with cap marked ZWA found for a point of tangency hereof,
- 3) N 48° 15' 00" E for a distance of 102.33 feet to an iron rod with cap marked ZWA found for an angle point hereof,
- 4) N 56° 03' 24" W for a distance of 134.17 feet to an iron rod with cap marked ZWA found for an angle point hereof,
- 5) S 48° 15' 00" W for a distance of 69.17 feet to an iron rod with cap marked ZWA found for a point of curvature hereof,
- 6) With the arc of a curve to the right, having a radius of 935.06 feet, an arc length of 408.27 feet, a central angle of 25° 01' 01", and a chord which bears S 60° 45' 31" W for a distance of 405.03 feet to an iron rod with cap marked ZWA found for a point of tangency hereof,
- 7) S 73° 16' 01" W for a distance of 180.95 feet to an "x" in concrete found for an angle point hereof, and
- 8) S 17° 54' 41" E for a distance of 6.36 feet to an "x" in concrete found for the most northerly corner of a called 3.733 acre tract as recorded in that deed to Williamson County, Texas, recorded in Document No. 2004068740 of the Official Public Records of said County for an angle point hereof;

THENCE departing the boundary line of said 2.124 acre tract and with the boundary line of said 3.733 acre tract the following two (2) courses and distances:

- 1) S 72° 35' 07" W for a distance of 924.93 feet to a calculated point for an angle point hereof, and

- 2) S 70° 45' 31" W for a distance of 269.24 feet to a calculated point on the west line of said Remnant Portion, same being the east line of a tract of land as described in that deed to the City of Austin, recorded in Volume 1417, Page 282 of the Deed Records of said County for an angle point hereof, from which a ½" iron rod found for the southwest corner of said 3.733 acre tract bears, S 21° 10' 47" E a distance of 139.13 feet;

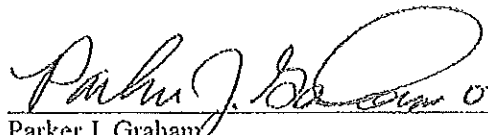
THENCE with the west line of said Remnant Portion, same being the east line of said tract of land to the City of Austin, N 21° 10' 47" W for a distance of 19.11 feet to a ½" iron rod with "Baker-Aicklen" cap set for the most westerly northwest corner hereof;

THENCE departing the east line of said tract of land to the City of Austin through the interior of said Remnant Portion the following three (3) courses and distances:

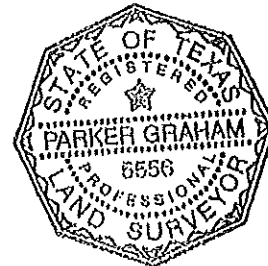
- 1) N 72° 05' 29" E for a distance of 1409.00 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of curvature hereof,
- 2) With the arc of a curve to the left, having a radius of 965.00 feet, an arc length of 403.08 feet, a central angle of 23° 55' 57", and a chord which bears N 60° 07' 30" E for a distance of 400.16 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of tangency hereof, and
- 3) N 48° 09' 32" E for a distance of 55.69 feet to the POINT OF BEGINNING hereof and containing 0.808 acre of land.

Bearing shown hereon are referenced to Grid North for the Texas State Plane Coordinate System NAD83 (HARN), Central Zone.

Surveyed under the direct supervision of the undersigned during July, 2009;

 07/21/2009

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.: 1824-3-001-12  
Filename:

W:\PROJECTS\CITY OF LEANDER\LEANDER T ARTERIAL\METES AND BOUNDS\0.808 AC ROW TAKE 01.DOC

# SKETCH TO ACCOMPANY DESCRIPTION

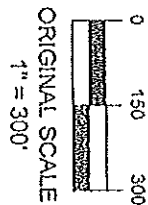
## LEGEND

- 1/2" IRON ROD FOUND
- IRON ROD WITH CAP FOUND (AS LABELED)
- △ CALC POINT
- × "X" IN CONCRETE FOUND
- 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET

WILLIAM MANSIL SURVEY ABSTRACT NO. 437

J. SAM WINTERS &  
ROY A. BUTLER  
REMNANT PORTION OF A  
CALLED 320.38 ACRES 54  
VOLUME 511, PAGE 54  
DEED RECORDS, TX.  
WILLIAMSON COUNTY, TX.

WILLIAMSON COUNTY, TEXAS  
CALLED 24.697 AC  
DOCUMENT NO. 200408740  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TX.



SUBJECT TRACT  
0.808 ACRE

PAGE 6

PAGE 5

WILLIAMSON COUNTY, TEXAS  
CALLED 3.733 AC  
DOCUMENT NO. 200408740  
OFFICIAL PUBLIC RECORDS, TX.

SAN GABRIEL PARKWAY

J. SAM WINTERS &  
ROY A. BUTLER  
REMNANT PORTION OF A  
CALLED 320.38 ACRES 54  
VOLUME 511, PAGE 54  
DEED RECORDS, TX.  
WILLIAMSON COUNTY, TX.

WILLIAMSON COUNTY, TEXAS  
CALLED 2.124 AC  
DOCUMENT NO. 200606934  
OFFICIAL PUBLIC RECORDS, TX.

WILLIAMSON COUNTY TX  
CALLED 0.284 AC  
DOCUMENT NO. 200408731  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TX

CITY OF AUSTIN  
VOLUME 1417, PAGE 282  
DEED RECORDS  
WILLIAMSON COUNTY TX.

DATE: JULY, 2009  
JOB NO.: 1824-3-001-12  
BY: R. BROOKS  
CHK: PJG  
PAGE 4 OF 7

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

4402 BRUNNEN CREEK RD.  
DICKINSON PARK, TX 75615  
(972) 240-5700

# SKETCH TO ACCOMPANY DESCRIPTION

WILLIAM MANSIL SURVEY ABSTRACT NO. 437

BEGINNING FOR REFERENCE

POINT OF BEGINNING

WILLIAMSON COUNTY, TEXAS  
CALLED 24.697 AC  
DOCUMENT NO. 2004068740  
OFFHWY 1834 (SOUTHBOUND)

## LEGEND

- 1/2" IRON ROD FOUND
- ⊙ IRON ROD WITH CAP FOUND (AS LABELED)
- △ CALC POINT
- × "X" IN CONCRETE FOUND
- 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET

BREAKLINE  
SEE PAGE 6

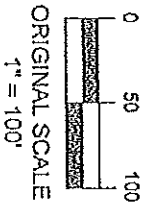
WILLIAMSON COUNTY, TEXAS  
CALLED 3.738 AC  
DOCUMENT NO. 2004068740  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TX.

S 69° 57' 41" W 234.58'

WILLIAMSON COUNTY, TEXAS  
CALLED 2.124 AC  
DOCUMENT NO. 2008066934  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TX.

J. SANMINTERS &  
ROY A. BUTLER OF A  
REMNANT PORTION OF A  
CALLED 320.38 ACRES  
VOLUME 511, PAGE 54  
DEED RECORDS WILLIAMSON COUNTY, TX.

SUBJECT TRACT  
0.808 ACRE



DATE: JULY, 2009  
JOB NO.: 1824-3-001-12  
BY: R. BROOKS  
CHK: PJG  
PAGE 5 OF 7

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

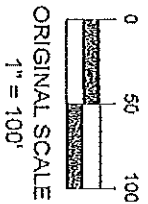
402 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
(512) 260-3703

# SKETCH TO ACCOMPANY DESCRIPTION

WILLIAM MANSIL SURVEY ABSTRACT NO. 437

## LEGEND

- 1/2" IRON ROD FOUND
- IRON ROD WITH CAP FOUND (AS LABELED)
- △ CALC POINT
- x "X" IN CONCRETE FOUND
- 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET



BREAKLINE  
SEE PAGE 5

SUBJECT TRACT  
0.208 ACRE

WILLIAMSON COUNTY, TEXAS  
CALLED 3.733 AC  
CALL NO. 2004068740  
DOCUMENT NO. 2004068740  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TX.

J. SAM WINTERS &  
ROY A. BUTLER  
REMNANT PORTION OF A  
CALLED 320.38 ACRES  
VOLUME 511, PAGE 54  
DEED RECORDS WILLIAMSON COUNTY, TX.

CITY OF AUSTIN  
VOLUME 1417, PAGE 282  
DEED RECORDS  
WILLIAMSON COUNTY TX.

DATE: JULY, 2009  
JOB NO.: 1824-3-001-12  
BY: R. BROOKS  
CHK: PJG  
PAGE 6 OF 7

**BAKER-AICKLEN**  
Engineers • Surveyors • GIS • Planning  
405 BRUSHY CREEK RD.  
CEDAR PARK, TX 75012  
(817) 220-0700

# SKETCH TO ACCOMPANY DESCRIPTION

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	1113.00'	444.33'	22°52'25"	S 59°35'44" W	441.39'
C2	1065.06'	403.62'	21°42'48"	N 59°06'24" E	401.21'
C3	935.06'	408.27'	25°01'01"	S 60°45'31" W	405.03'
C4	965.00'	403.08'	23°53'57"	N 60°07'30" E	400.16'

NUMBER	BEARING	DISTANCE
L1	S 56°04'51" E	152.69'
L2	S 48°09'32" W	93.25'
L3	N 69°57'47" E	5.23'
L4	N 48°15'00" E	102.33'
L5	N 56°03'24" W	134.17'
L6	S 48°15'00" W	69.17'
L7	S 73°16'01" W	180.95'
L8	S 17°54'41" E	6.36'
L9	N 21°10'47" W	19.11'
L10	N 48°09'32" E	55.69'
L11	S 56°04'51" E	122.10'

DATE: JULY, 2009  
 JOB NO.: 18243-001-12  
 BY: R. BROOKS  
 CHK: PJG  
 PAGE 7 OF 7

**BAKER-AICKLEN & ASSOCIATES, INC.**  
 Engineers • Surveyors • GIS • Planning  
 405 BRUSHY CREEK RD.  
 CEDAR PARK, TX 78613  
 512.260.3700

- Fake

### DESCRIPTION

FOR A 163 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMNANT PORTION OF A CALLED 320.38 ACRES AS DESCRIBED IN THAT DEED TO J. SAM WINTERS & ROY A. BUTLER, RECORDED IN VOLUME 511, PAGE 54 OF THE DEED RECORDS OF SAID COUNTY, SAID 163 SQUARE FOOT TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap set for the southeast corner of a called 3.733 acre tract as recorded in that deed to Williamson County, Texas, recorded in Document No. 2004068740 of the Official Public Records of said County, same being a point on the southwest line of a called 2.124 acre tract as recorded in that deed to Williamson County, Texas, recorded in Document No. 2006066934 of the Official Public Records of said County, same being an angle point on the interior line of said Remnant Portion for the most northerly corner hereof;

THENCE with the southwest line of said 2.124 acre tract, same being an interior line of said Remnant Portion, S  $17^{\circ} 54' 41''$  E for a distance of 0.86 feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap set for the southeast corner hereof, from which a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap set for the southwest corner of said 2.124 acre tract bears, S  $17^{\circ} 54' 41''$  E a distance of 8.52 feet;

THENCE departing the southwest line of said 2.124 acre tract, through the interior of said Remnant Portion, S  $72^{\circ} 05' 29''$  W for a distance of 81.14 feet to a  $\frac{1}{2}$ " iron rod with "Baker-Aicklen" cap set for a point on the south line of said 3.733 acre tract for the most westerly corner hereof;

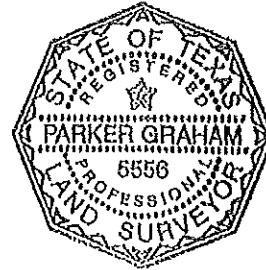
THENCE with the south line of said 3.733 acre tract, N  $71^{\circ} 28' 59''$  E for a distance of 81.15 feet to the POINT OF BEGINNING hereof and containing 163 square feet of land.

Bearing shown hereon are referenced to Grid North for the Texas State Plane Coordinate System NAD83 (HARN), Central Zone.

Surveyed under the direct supervision of the undersigned during July, 2009:

*Parker J. Graham 07/21/2009*

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.: 1824-3-001-12

Filename:

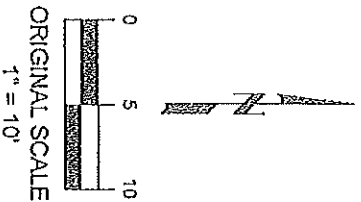
W:\PROJECTS\CITY OF LEANDER\LEANDER T ARTERIAL\METES AND BOUNDS\163 SQ. FT. ROW TAKE 02.DOC

# SKETCH TO ACCOMPANY DESCRIPTION

WILLIAM MANSIL SURVEY ABSTRACT NO. 437

WILLIAMSON COUNTY, TEXAS  
CALLED 2.124 AC  
DOCUMENT NO. 2008066934  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TX

WILLIAMSON COUNTY, TEXAS  
CALLED 3.733 AC  
DOCUMENT NO. 2004068740  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TX



N 71° 28' 39" E 81.14'  
S 72° 05' 29" W 81.14'

SUBJECT TRACT  
(163 SQ. FT.)

POINT OF  
BEGINNING

## LEGEND

○ 1/2" IRON ROD WITH  
"BAKER-AICKLEN" CAP SET

NUMBER	BEARING	DISTANCE
L1	S 17° 54' 41" E	0.86'
L2	S 17° 54' 41" E	8.52'

J. SAM WINTERS &  
ROY A. BUTLER  
REMANANT PORTION OF A  
CALLED 320.38 ACRES  
VOLUME 511, PAGE 54  
DEED RECORDS WILLIAMSON COUNTY, TX.

DATE: JULY, 2009  
JOB NO.: 1824-3-001-12  
BY: R. BROOKS  
CHK: PJG  
PAGE 3 OF 3

**BAKER-AICKLEN**  
ENGINEERS & ASSOCIATES, INC.  
Engineers • Surveyors • GIS • Planning  
405 BRUSHY CREEK RD.  
CROOK PARK, TX 75845  
937.260.2700

0.307 Square Foot Tract A  
0.226 Square Foot Tract B  
Page 1 of 4

### DESCRIPTION TRACT A

FOR A 307 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2.124 ACRE TRACT AS DESCRIBED IN THAT DEED TO WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2006066934 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 307 SQUARE FOOT TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with "Baker-Aicklen" cap set for the southwest corner of said 2.124 acre tract, same being an angle point on the interior line of a Remnant Portion of a called 320.38 acre tract as described in that deed to J. Sam Winters & Roy A. Butler, recorded in Volume 511, Page 54 of the Deed Records of said County for the southwest corner and POINT OF BEGINNING hereof;

THENCE with the west line of said 2.124 acre tract, same being an interior line of said Remnant Portion, N 17° 54' 41" W for a distance of 8.52 feet to a ½" iron rod with "Baker-Aicklen" cap set for the northwest corner hereof, from which a ½" iron rod with "Baker-Aicklen" cap set for the southeast corner of a called 3.733 acre tract in deed to Williamson County, Texas, as recorded in Document No. 2004068740 of the Official Public Records of said County bears, N 17° 54' 41" W a distance of 0.86 feet;

THENCE through the interior of said 2.124 acre tract the following two (2) courses and distances:

- 1) N 72° 05' 29" E for a distance of 39.38 feet to a ½" iron rod with "Baker-Aicklen" cap set for the northeast corner hereof, and
- 2) S 17° 54' 31" E for a distance of 7.06 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point on the south line of said 2.124 acre tract for the southeast corner hereof, from which an iron rod with cap marked "ZWA" found for a point of curvature on the south line of said 2.124 acre tract bears, N 69° 57' 47" E a distance of 200.40 feet;

THENCE with the south line of said 2.124 acre tract, same being an interior line of said Remnant Portion, S 69° 57' 47" W for a distance of 39.40 feet to the POINT OF BEGINNING hereof and containing 307 square feet of land.

### DESCRIPTION TRACT B

FOR A 226 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 2.124 ACRE TRACT AS DESCRIBED IN THAT DEED TO WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2006066934 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 226 SQUARE FOOT TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod with "ZWA" cap found for a point of tangency on the south line of said 2.124 acre tract, same being a point of tangency on the interior line of a Remnant Portion of a called 320.38 acre tract as described in that deed to J. Sam Winters & Roy A. Butler, recorded in Volume 511, Page 54 of the Deed Records of said County;

THENCE with the south line of said 2.124 acre tract, same being an interior line of said Remnant Portion, S 69° 57' 47" W for a distance of 5.23 feet to a ½" iron rod with "Baker-Aicklen" cap set for the northeast corner and POINT OF BEGINNING hereof,

THENCE with the south line of said 2.124 acre tract, same being an interior line of said Remnant Portion, S 69° 57' 47" W for a distance of 115.12 feet to a ½" iron rod with "Baker-Aicklen" cap set for the southwest corner hereof, from which a ½" iron rod with "Baker-Aicklen" cap set for the southwest corner of said 2.124 acre tract bears, S 69° 57' 47" W a distance of 119.46 feet;

THENCE through the interior of said 2.124 acre tract the following three (3) courses and distances:

- 1) N 17° 54' 31" W for a distance of 4.09 feet to a ½" iron rod with "Baker-Aicklen" cap set for the northwest corner hereof,

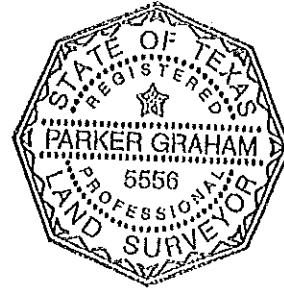
- 2) N 72° 05' 29" E for a distance of 94.47 feet to a ½" iron rod with "Baker-Aicklen" cap set for a point of curvature hereof, and
- 3) With the arc of a curve to the left, having a radius of 1113.00 feet, an arc length of 20.57 feet, a central angle of 01° 03' 32", and a chord which bears N 71° 33' 43" E for a distance of 20.57 feet to the POINT OF BEGINNING hereof and containing 226 square feet of land.

Bearing shown hereon are referenced to Grid North for the Texas State Plane Coordinate System NAD83 (HARN), Central Zone.

Surveyed under the direct supervision of the undersigned during July, 2009:

*Parker J. Graham 07/21/2009*

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.: 1824-3-001-12

Filename:

W:\PROJECTS\CITY OF LEANDER\LEANDER T ARTERIAL METES AND BOUNDS ROW GIVEBACK 02 TRACT A-B.DOC

# SKETCH TO ACCOMPANY DESCRIPTION

WILLIAM MANSIL SURVEY ABSTRACT NO. 437

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	1113.00'	20.57'	01°03'32"	N 71°33'43" E	20.57'

NUMBER	BEARING	DISTANCE
L1	N 17°54'41" W	8.52'
L2	N 72°05'29" E	39.38'
L3	S 17°54'31" E	7.06'
L4	S 69°57'47" W	39.40'
L5	N 17°54'41" W	0.86'
L6	N 17°54'31" W	4.09'
L7	S 69°57'47" W	5.23'

0 20 40  
ORIGINAL SCALE  
1" = 40'

BEGINNING FOR  
REFERENCE  
TRACT B

POINT OF  
BEGINNING  
TRACT B

WILLIAMSON COUNTY, TEXAS  
CALLED 2.12A AC  
DOCUMENT NO. 2006066934  
OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TX.

WILLIAMSON COUNTY, TEXAS  
CALLED 3.733 AC  
DOCUMENT NO. 2004068740  
OPRWCT

POINT OF  
BEGINNING  
TRACT A

J. SAM WINTERS &  
ROY A. BUTLER OF A  
REMNANT PORTION OF A  
CALLED 320.38 ACRES  
VOLUME 511, PAGE 54  
DRWCT

TRACT B  
0.005 ACRE  
(226 SQ. FT.)

## LEGEND

- IRON ROD WITH CAP FOUND (AS LABELED)
- 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP SET

TRACT A  
0.007 ACRE  
(307 SQ. FT.)

DATE: JULY, 2009  
JOB NO.: 1824-3-001-12  
BY: R. BROOKS  
CHK: PJG  
PAGE 4 OF 4

**BAKER-AICKLEN & ASSOCIATES, INC.**  
Engineers • Surveyors • GIS • Planning  
405 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
(512) 260-9700

COUNTY: WILLIAMSON  
HIGHWAY: SAN GABRIEL PARKWAY  
PARCEL: 5C

FN-10-1010-P5C

**FIELD NOTES FOR PARCEL 5C**

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND, HEREIN CALLED PARCEL 5C SITUATED IN THE WILLIAM MANCIL SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS BEING PART OF THAT CERTAIN 320.38 ACRE TRACT, DESCRIBED AS THE FIRST TRACT IN A DEED FROM WILLIAM B. EVANS AND WIFE, LUELLA EVANS TO J. SAM WINTERS AND ROY A. BUTLER OF RECORD IN VOLUME 511, PAGE 54 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 40.02 ACRE TRACT, DESCRIBED AS THE FIRST TRACT IN A DEED FROM THE VETERANS LAND BOARD OF THE STATE OF TEXAS TO J. SAM WINTERS AND ROY A. BUTLER OF RECORD IN VOLUME 809, PAGE 867 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.161 ACRE TRACT 5C BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

**PARCEL 5C**

**BEGINNING** at a 1/2 inch iron rod for the most northerly northeast corner of that certain 88.30 acre tract of land as described in a deed to RFHDAH, LP, of record in Document No. 2009090590 of the Official Public Records of Williamson County, Texas, being also the northwest corner of that certain 8.808 acre tract of land as described in a deed to Paul S. Berlind and wife, Janet Cole Berlind of record in Document No. 9720203 of the Official Public Records of Williamson County, Texas and being in the south line of said 40.02 acre tract;

**THENCE** S 70°00'04" W, with the north line of said 88.30 acre tract, the south line of said 40.02 acre tract for a distance of 903.51 feet to a cedar fence post for the southwest corner of said 40.02 acre tract being also the southeast corner of said 320.38 acre tract and being in the north line of said 88.30 acre tract;

**THENCE** continuing along the north line of said 88.30 acre tract and the south line of said 320.38 acre tract the following three (3) courses and distances:

1. S 70°41'58" W for a distance of 187.21 feet to a cedar fence post for an angle point,
2. S 70°35'33" W for a distance of 18.46 feet to a cedar fence post for an angle point,  
and

3. S 71°00'16" W for a distance of 50.76 feet to a 1/2 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right

**THENCE** departing the north line of said 88.30 acre tract and over and across said 320.38 acre tract and said 40.02 acre tract with the south and north lines of the herein described tract the following ten (10) courses and distances:

1. along said curve to the right, an arc distance of 68.80 feet, said curve having a radius of 1000.00 feet, a central angle of 03°56'30" and a chord bearing of S 75°09'29" W for a chord distance of 68.78 feet to a 1/2 inch iron rod with cap stamped "ZWA" set at the end of said curve for the northwest corner of the herein described tract,
2. N 70°46'28" E for a distance of 134.48 feet to a calculated point,
3. N 71°53'28" E for a distance of 190.53 feet to a calculated point in the east line of said 320.38 acre tract and being in the west line of said 40.02 acre tract,
4. N 71°53'28" E for a distance of 33.34 feet to a 1/2 inch iron rod found,
5. N 68°44'32" E for a distance of 60.94 feet to a cotton spindle found,
6. N 69°01'15" E for a distance of 325.97 feet to a calculated point,
7. N 69°54'28" E for a distance of 421.22 feet to a calculated point,
8. N 70°59'28" E for a distance of 88.47 feet to a calculated point,
9. N 69°15'25" E for a distance of 163.00 feet to a calculated point for the northeast corner of the herein described tract, and
10. S 67°25'15" W, for a distance of 189.49 feet to the **POINT OF BEGINNING** and containing 0.161 acre of land.

BEARING BASIS NOTE

Bearings are based upon the Texas State Plane Coordinate System, Central Zone, N.A.D. 83/ HARN 93, and Referenced to the LCRA, Texas GPS HARN Station "T034". Bearings are Grid Bearings, Distances are Surface Distances. Combined Scale Factor is 0.9999102.

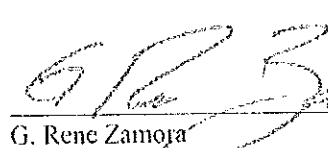
THE STATE OF TEXAS   §  
                                  §  
COUNTY OF HAYS       §

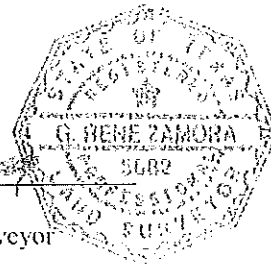
KNOW ALL MEN BY THESE PRESENTS:

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state 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 during February 8, 2010 under my direction and supervision.

WITNESS MY HAND AND SEAL at Buda, Hays County, Texas this the 28th day of September 2010. A.D.

Zamora, L.L.C. "ZWA"  
1435 South Loop 4  
P. O. Box 1036  
Buda, Texas 78610

  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas

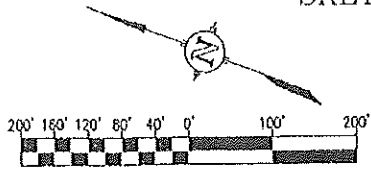


Surveyors Note: This description was prepared to fill in a gap for CR 276 Right-of-way Phase II project description dated June 30, 2006 prepared by Mr. William D. Warrick for Parcels 5A and 5B as described in a Donation Special Warranty Deed filed August 7, 2006 and recorded in Document No. 2006066934 of the Official Public Records of Williamson County, Texas.

REFERENCES

OLD ZWA PROJECT NO: Z02-003-31  
ZWA FIELD NOTE NO: FN-10-1010-P5C  
ZWA SKETCH FN: 10-1010-P5C

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE 1" = 200'  
JULY, 2010  
WILLIAMSON COUNTY, TEXAS

VIETNAM LAND BOARD  
OF THE STATE OF TEXAS  
TO  
L. SAM WINTERS AND  
ROY A. BUTLER  
FIRST TRACT  
(40.02 ACRES)  
VOLUME 809, PAGE 867  
O.R.W.C.T.

PROPOSED SAN GABRIEL PARKWAY

ENGINEERS BASELINE

DEED LINE

PT = 150+11.37

WILLIAM B. EVANS, et ux  
TO  
L. SAM WINTERS AND  
ROY A. BUTLER  
FIRST TRACT  
(326.76 ACRES)  
VOLUME 51, PAGE 54  
O.R.W.C.T.

ROW LINE  
DEED LINE

LON C. TRAHAN AND  
WIFE DEBORAH L. TRAHAN  
TO  
PAUL S. BERLIND AND  
WIFE JANET COLE BERLIND  
(8.008 ACRES)  
DOC. NO. 9720204  
O.R.W.C.T.

POB

PARCEL 5C  
0.161 ACRE

ROBERT F. HIGGINBOTHAM  
& DORIS A. HIGGINBOTHAM  
TO  
REHDAH LP  
(88.30 ACRES)  
DOC. NO. 2009099500  
O.P.R.W.C.T.

## LEGEND:

- ⊙ IRON ROD SET w/CAP
- ⊙ CEDAR POST
- IRON ROD FOUND
- △ CALCULATED POINT
- \* COTTON SPINDLE FOUND
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. REAL PROPERTY RECORDS  
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS  
WILLIAMSON COUNTY, TEXAS
- ( ) RECORD INFORMATION
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

PAGE 4 OF 8



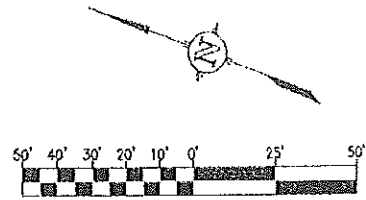
**ZWA**

Zamora, L.L.C.  
Professional Land Surveyors  
1435 South Loop • Suite, Texas 76610  
Telephone (512) 295-6201 • Fax (512) 295-6091

PROJECT: SAN GAB. PKWY  
PARCEL DESC.  
JOB NUMBER: 10-1010  
DATE: JULY, 2010  
SCALE: 1" = 100'  
SURVEYOR: ZAMORA  
TECHNICIAN: SEQUERA  
DRAWING: 10-1010-302.dwg  
FIELD NOTES:  
PARTY CHIEF:  
FIELD BOOKS:

PARCEL 5C  
SAN GABRIEL PARKWAY (CR 276)  
SURVEY SKETCH OF 0.161 ACRE TRACT  
SITUATED IN THE WILLIAM MANCH. SURVEY  
ABSTRACT NO. 437  
WILLIAMSON COUNTY TEXAS

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE 1" = 50'  
JULY, 2010  
WILLIAMSON COUNTY, TEXAS

PROPOSED SAN GABRIEL PARKWAY

VETERANS LAND BOARD  
OF THE STATE OF TEXAS  
TO  
JAM WINTERS AND  
ROY A. BUTLER  
FIRST TRACT  
(10.02 ACRES)  
VOLUME 809, PAGE 887  
D.R.W.C.T.

RON C. TRAHAN AND  
WIFE, DEBORAH E. TRAHAN  
TO  
PAUL S. BERLIND, AND  
WIFE, JANET COLL BERLIND  
(8.866 ACRES)  
DOC. NO. 9720203  
O.R.W.C.T.

ENGINEERS BASELINE

L12  
L13  
L11  
L1  
L10

PARCEL 5C  
0.161 ACRE

ROBERT F. HIGGINBOTHAM &  
DORIS A. HIGGINBOTHAM  
TO  
RICHARD, LP.  
(88.30 ACRES)  
DOC. NO. 2099090590  
O.P.R.W.C.T.

## LEGEND:

- ( ) IRON ROD SET w/CAP
- ⊙ CEDAR POST
- IRON ROD FOUND
- △ CALCULATED POINT
- ⊗ COTTON SPINDLE FOUND
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. REAL PROPERTY RECORDS  
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS  
WILLIAMSON COUNTY, TEXAS
- ( ) RECORD INFORMATION
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

PAGE 5 OF 8



**ZWA**

Zamora, L.L.C.  
Professional Land Surveyors  
1435 South Loop • Buda, Texas 78610  
Telephone: (512) 295-0201 • Fax: (512) 295-0091

PROJECT: SAN GAB. PKWY  
JOB NUMBER: 10-1010  
DATE: JULY, 2010  
SCALE: 1" = 100'  
SURVEYOR: ZAMORA  
TECHNICIAN: SEGURA  
DRAWING: 12-1312-37enclos  
FIELD NOTES:  
PARTY CHIEF:  
FIELD BOOKS:

PARCEL 5C  
SAN GABRIEL PARKWAY (CR 276)  
SURVEY SKETCH OF 0.161 ACRE TRACT  
SITUATED IN THE WILLIAM MANCH SURVEY  
ABSTRACT NO. 437  
WILLIAMSON COUNTY TEXAS

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

VETERANS LAND BOARD  
OF THE STATE OF TEXAS  
(0)  
J. SAM WINTERS AND  
ROY A. BUTLER  
FIRST TRACT  
(40.02 ACRES)  
VOLUME 809 PAGE 8C7  
D.R.W.C.T.

ENGINEERS BASELINE

ROW LINE

156+00

155+00

154+00

153+00

152+00

PROPOSED SAN GABRIEL PARKWAY

WILLIAM B. EVANS et ux.  
TO  
J. SAM WINTERS AND  
ROY A. BUTLER  
FIRST TRACT  
(320.38 ACRES)  
VOLUME 511 PAGE 54  
D.R.W.C.T.

DEED LINE

L10

L9

L1

L8

L7

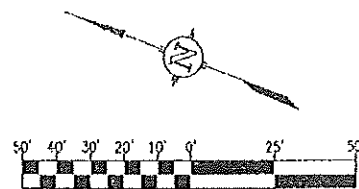
L14

L6

L2

PARCEL 5C  
0.161 ACRE

ROBERT F. HIGGINBOTHAM &  
DORIS A. HIGGINBOTHAM  
TO  
RTHDAH, L.P.  
(0.0000 ACRES)  
DOC. NO. 2008090590  
O.P.R.W.C.T.



SCALE 1" = 50'  
JULY, 2010  
WILLIAMSON COUNTY, TEXAS

## LEGEND:

- IRON ROD SET w/CAP
- ⊙ CEDAR POST
- IRON ROD FOUND
- △ CALCULATED POINT
- ⊛ COTTON SPINDLE FOUND
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. REAL PROPERTY RECORDS  
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS  
WILLIAMSON COUNTY, TEXAS
- ( ) RECORD INFORMATION
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

PAGE 6 OF 8



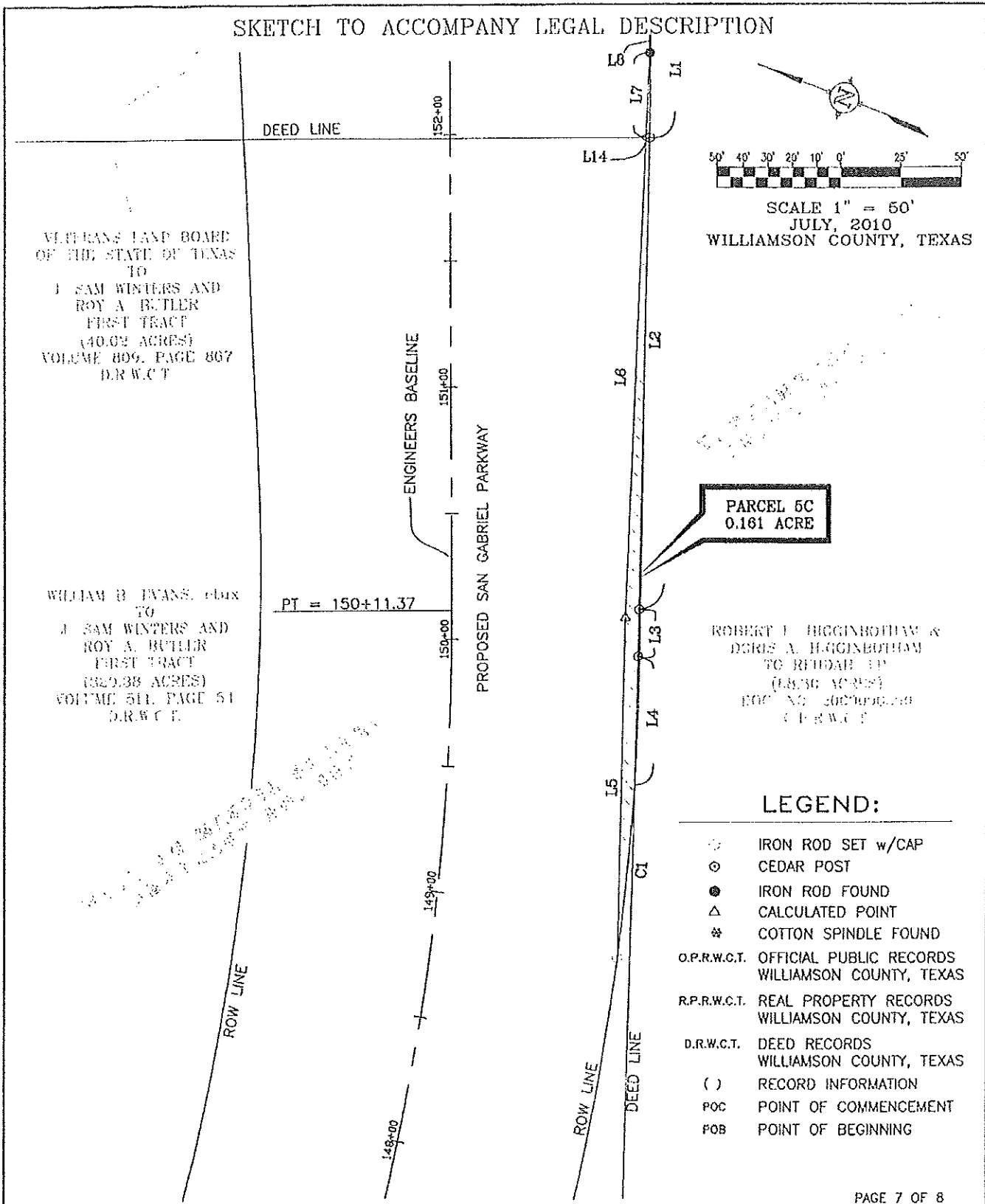
**ZWA**

Zamora, L.L.C.  
Professional Land Surveyors  
1435 South Loop • Suite 78610  
Telephone: (512) 295-6201 • Fax: (512) 295-6091

PROJECT: SAN GAB. PKWY  
PARCEL DESC.  
JOB NUMBER: 10-1010  
DATE: JULY, 2010  
SCALE: 1" = 100'  
SURVEYOR: ZAMORA  
TECHNICIAN: SECURA  
DRAWING: 12-1010-10x64  
FIELD NOTES:  
PARTY CHIEF:  
FIELD BOOKS:

PARCEL 5C  
SAN GABRIEL PARKWAY (CR 276)  
SURVEY SKETCH OF 0.161 ACRE TRACT  
SITUATED IN THE WILLIAM MANCIL SURVEY  
ABSTRACT NO. 437  
WILLIAMSON COUNTY TEXAS

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



PAGE 7 OF 8



**ZWA**

**Zamora, L.L.C.**  
**Professional Land Surveyors**  
1435 South Loop • Buck, Texas 75610  
Telephone (512) 295-6201 • Fax (512) 295-6091

**PROJECT:** SAN GAB. PKWY  
**PARCEL DESC:**  
**JOB NUMBER:** 10-1010  
**DATE:** JULY, 2010  
**SCALE:** 1" = 100'  
**SURVEYOR:** ZAMORA  
**TECHNICIAN:** SEGURA  
**DRAWING:** 10-1010-3000.dwg  
**FIELD NOTES:**  
**PARTY CHIEF:**  
**FIELD BOOKS:**

**PARCEL 5C**  
**SAN GABRIEL PARKWAY (CR 276)**  
**SURVEY SKETCH OF 0.161 ACRE TRACT**  
**SITUATED IN THE WILLIAM MANCILL SURVEY**  
**ABSTRACT NO. 437**  
**WILLIAMSON COUNTY TEXAS**

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

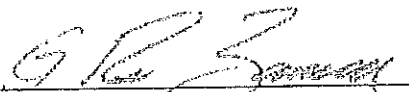
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	68.80'	1000.00'	03°56'30"	S75°09'29"W	68.78'

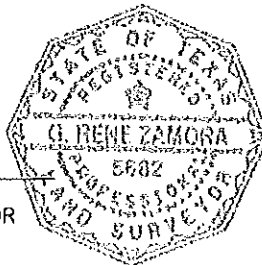
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S70°00'04"W	903.51'
L2	S70°41'58"W	187.21'
L3	S70°35'33"W	18.46'
L4	S71°00'16"W	50.76'
L5	N70°46'28"E	134.48'
L6	N71°53'28"E	190.53'
L7	N71°53'28"E	33.34'
L8	N68°44'32"E	60.94'
L9	N69°01'15"E	325.97'
L10	N69°54'28"E	421.22'
L11	N70°59'28"E	88.47'
L12	N69°15'25"E	163.00'
L13	S67°25'15"W	189.49'

## NOTES

1. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/HARN 93, REFERENCED TO LCRA, TEXAS GPS HARN STATION "T 034". BEARINGS ARE GRID BEARINGS, DISTANCES ARE SURFACE DISTANCES. COMBINED SCALE FACTOR FOR THIS JOB IS 0.9999102.

I, G. RENE ZAMORA, DO HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.

  
 G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5682 - STATE OF TEXAS



PAGE 8 OF 8



**ZWA**

Zamora, L.L.C.  
 Professional Land Surveyors  
 1435 South Loop • Dallas, Texas 75210  
 Telephone (512) 295-8201 • Fax (512) 295-8091

PROJECT: SAN GAB. PKWY  
 JOB NUMBER: 10-1010  
 DATE: JULY, 2010  
 SCALE: 1" = 100'  
 SURVEYOR: ZAMORA  
 TECHNICIAN: SEGURA  
 DRAWING: 10-1010-3202.dwg  
 FIELD NOTES:  
 PARTY CHIEF:  
 FIELD BOOKS:

PARCEL 5C  
 SAN GABRIEL PARKWAY (CR 276)  
 SURVEY SKETCH OF 0.161 ACRE TRACT  
 SITUATED IN THE WILLIAM MANCIL SURVEY  
 ABSTRACT NO. 437  
 WILLIAMSON COUNTY TEXAS

COUNTY: WILLIAMSON  
HIGHWAY: SAN GABRIEL PARKWAY  
PARCEL: 5D

FN-10-1010-P5D

**FIELD NOTES FOR PARCEL 5D**

DESCRIPTION OF A 0.831 ACRE TRACT OF LAND, HEREIN CALLED PARCEL 5D SITUATED IN THE WILLIAM MANCIL SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS BEING PART OF THAT CERTAIN 40.02 ACRE TRACT, DESCRIBED AS THE FIRST TRACT IN A DEED FROM THE VETERANS LAND BOARD OF THE STATE OF TEXAS TO J. SAM WINTERS AND ROY A. BUTLER OF RECORD IN VOLUME 809, PAGE 867 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.831 ACRE TRACT 5D BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

**PARCEL 5D**

**COMMENCING** at a 1/2 inch iron rod for the most northerly corner of that certain 11.406 acre tract of land as described in a deed to Janet Cole Berlind and spouse Paul S. Berlind of record in Document No. 9714610 of the Official Public Records of Williamson County, Texas, being also in the west line of County Road 270, a varying width right-of-way, being also the southeast corner of that certain 18.345 acre Parcel 5B tract of land as described in a deed to Williamson County, Texas for right-of-way purposes of record in Document No. 2006066934 of the Official Public Records of Williamson County, Texas and being the original southeast corner of said 40.02 acre tract;

**THENCE** N 45°50'02" W, with the west line of said County Road 270, being also the east line of said 18.345 acre Parcel 5B tract for a distance of 569.96 feet to a 1/2 inch iron rod with cap stamped "ZWA" found for the most northerly corner of said 18.345 acre Parcel 5B tract and being in the west line of said County Road 270;

**THENCE** departing the west line of said County Road 270 with the west and north lines of said 18.345 acre Parcel 5B tract the following two (2) courses and distances:

1. S 44°09'58" W for a distance of 7.00 feet to a 1/2 inch iron rod with cap stamped "ZWA" found, and
2. S 41°09'23" E for a distance of 283.98 feet to a 1/2 inch iron rod with cap stamped "ZWA" set for the **POINT OF BEGINNING** and being the most northerly corner of the herein described tract;

**THENCE** continuing with the west and north lines of said 18.345 acre Parcel 5B tract the following three (3) courses and distances:

1. S 41°09'23" E for a distance of 136.92 feet to a 1/2 inch iron rod with cap stamped "ZWA" found,

2. S 14°00'58" W for a distance of 28.56 feet to a 1/2 inch iron rod with cap stamped "ZWA" found, and
3. S 69°11'19" W for a distance of 597.67 feet to a 1/2 inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left.

**THENCE** departing the north line of said 18.345 acre Parcel 5B tract and over and across said 40.02 acre tract the following two (2) courses and distances:

1. along said curve to the left, an arc distance of 321.99 feet, said curve having a radius of 895.00 feet, a central angle of 20°36'48" and a chord bearing of N 58°52'55" E for a chord distance of 320.26 feet to a 1/2 inch iron rod with cap stamped "ZWA" set at the end of said curve, and
2. N 48°34'31" E for a distance of 268.48 feet to the **POINT OF BEGINNING** and containing 0.831 acre of land.

#### BEARING BASIS NOTE

Bearings are based upon the Texas State Plane Coordinate System, Central Zone, N.A.D. 83; HARN 93, and Referenced to the LCRA, Texas GPS HARN Station "T034". Bearings are Grid Bearings, Distances are Surface Distances. Combined Scale Factor is 0.9999102.

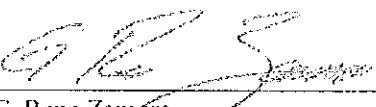
THE STATE OF TEXAS   §  
                                     §  
COUNTY OF HAYS       §

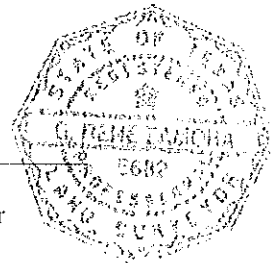
**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state 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 during February 8, 2010 under my direction and supervision.

WITNESS MY HAND AND SEAL at Buda, Hays County, Texas this the 28th day of September 2010, A.D.

Zamora, L.L.C. "ZWA"  
1435 South Loop 4  
P. O. Box 1036  
Buda, Texas 78610

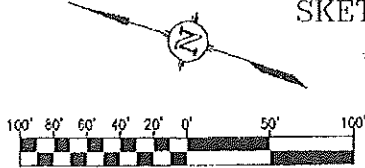
  
\_\_\_\_\_  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 -- State of Texas



#### REFERENCES

OLD ZWA PROJECT NO: Z02-003-31  
ZWA FIELD NOTE NO: FN-10-1010-P5D  
ZWA SKETCH FN: 10-1010-P5D

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

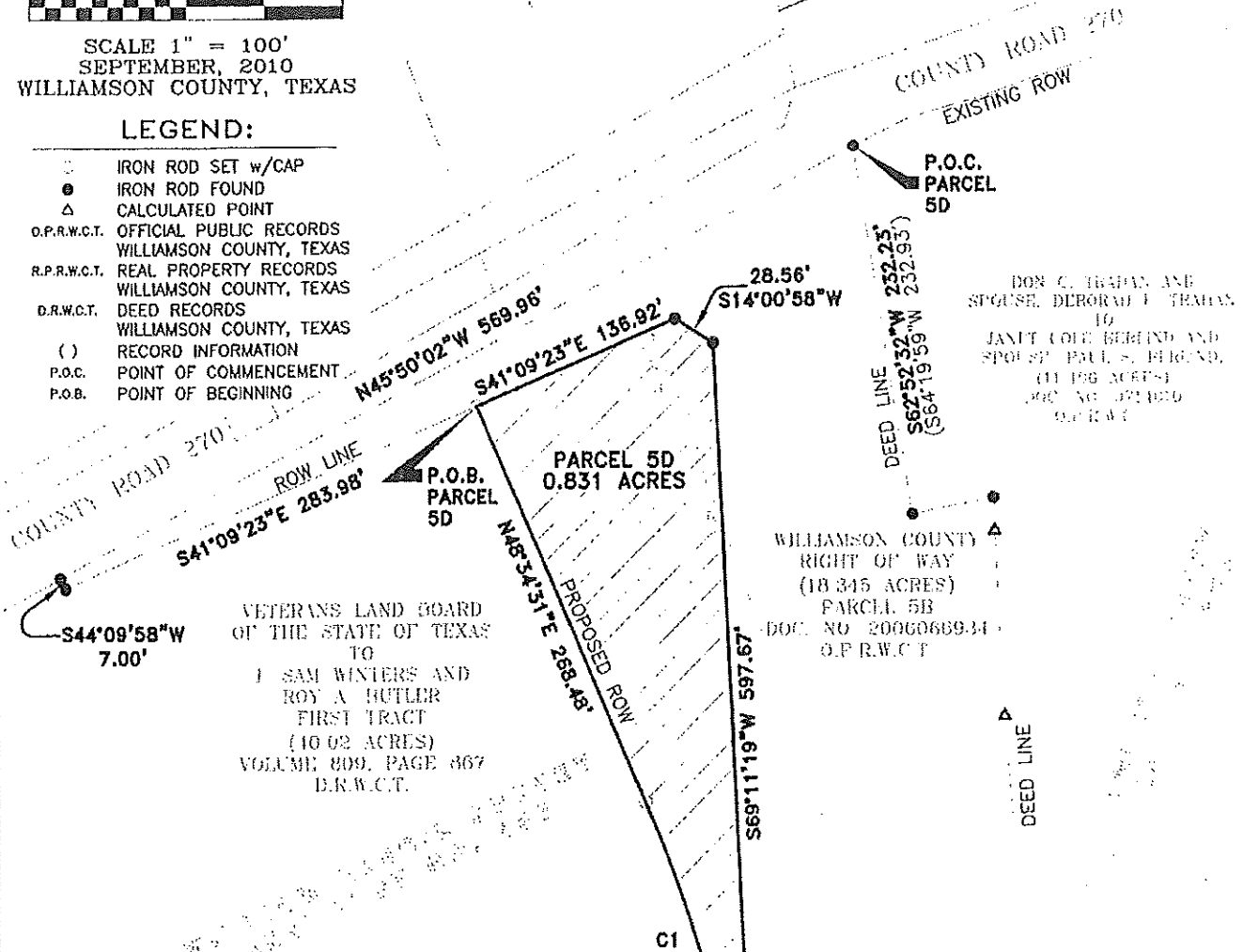


SCALE 1" = 100'  
SEPTEMBER, 2010  
WILLIAMSON COUNTY, TEXAS

## LEGEND:

- IRON ROD SET w/CAP
- IRON ROD FOUND
- △ CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. REAL PROPERTY RECORDS  
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS  
WILLIAMSON COUNTY, TEXAS
- ( ) RECORD INFORMATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	321.99'	895.00'	20°36'48"	N58°52'55"E	320.26'



## NOTES

1. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/HARN 93, REFERENCED TO LCRA, TEXAS GPS HARN STATION "T 034". BEARINGS ARE GRID BEARINGS, DISTANCES ARE SURFACE DISTANCES. COMBINED SCALE FACTOR FOR THIS JOB IS 0.9999102.

I, G. RENE ZAMORA, DO HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.

*G. Rene Zamora*  
G. RENE ZAMORA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5682 -- STATE OF TEXAS



CENTERLINE OF  
SAN GABRIEL PARKWAY

DON C. TRAHAN AND  
WIFE, DEBORAH E. TRAHAN  
TO  
JANIT COLE BEHREND AND  
HUSBAND, PAUL S. BEHREND,  
(11.156 ACRES)  
DOC. NO. 20060669-34  
O.P.R.W.C.T.

PAGE 3 OF 3



**ZWA**

Zamora, L.L.C.  
Professional Land Surveyors

1435 SOUTH LOOP 4, BUDA TEXAS 78610  
TELEPHONE: (512) 295-6201 • FAX (512) 295-6091

PROJECT: SAN GAB. PKWY  
JOB NUMBER: 10-1010-02  
DATE: SEPTEMBER, 2010  
SCALE: 1" = 100'  
SURVEYOR: ZAMORA  
TECHNICIAN: ZAMORA  
DRAWING: 1010-02-50  
FIELD NOTES:  
PARTY CHIEF:  
FIELD BOOKS:

PARCEL 5D  
SAN GABRIEL PARKWAY  
SURVEY SKETCH OF 0.831 ACRES  
SITUATED IN THE WILLIAM MANCEL SURVEY  
ABSTRACT NO. 437 IN  
WILLIAMSON COUNTY, TEXAS

COUNTY: WILLIAMSON  
 HIGHWAY: SAN GABRIEL PARKWAY  
 PARCEL: SE DRAINAGE EASEMENT

FN-10-1010-P5E ESMT

**FIELD NOTES FOR PARCEL 5E**

**DRAINAGE EASEMENT**

DESCRIPTION OF A 0.024 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM MANCIL SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS BEING PART OF THAT CERTAIN 40.02 ACRE TRACT, DESCRIBED AS THE FIRST TRACT IN A DEED FROM THE VETERANS LAND BOARD OF THE STATE OF TEXAS TO J. SAM WINTERS AND ROY A. BUTLER OF RECORD IN VOLUME 809, PAGE 867 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.024 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

**COMMENCING** at a 1/2 inch iron rod for the most northerly corner of that certain 11.406 acre tract of land as described in a deed to Janet Cole Berlind and spouse Paul S. Berlind of record in Document No. 9714610 of the Official Public Records of Williamson County, Texas, being also in the west line of County Road 270, a varying width right-of-way and being the southeast corner of said 40.02 acre tract;

**THENCE** N 45°50'02" W, with the west line of said County Road 270, being also the east line of said 40.02 acre tract for a distance of 569.96 feet to a 1/2 inch iron rod with cap stamped "ZWA" found for the most northerly corner of the proposed 18.345 acre Parcel 5B take and being in the west line of said County Road 270;

**THENCE** departing the west line of said County Road 270 and over and across said 40.02 acre tract the following three (3) courses and distances:

1. S 44°09'58" W for a distance of 7.00 feet to a 1/2 inch iron rod with cap stamped "ZWA" found,
2. S 41°09'23" E for a distance of 283.98 feet to a 1/2 inch iron rod with cap stamped "ZWA" set, and
3. S 48°34'31" W for a distance of 80.89 feet to a calculated point for the **POINT OF BEGINNING** and being the southeast corner of the herein described tract;

**THENCE** continuing over and across said 40.02 acre tract the following four (4) courses and distances:

1. S 48°34'31" W for a distance of 30.00 feet to a calculated point for the southwest corner of the herein described tract,

2. N 28°28'31" W for a distance of 35.91 feet to a calculated point for the northwest corner of the herein described tract,
3. N 48°34'31" E for a distance of 30.00 feet to a calculated point for the northeast corner of the herein described tract, and
4. S 28°28'31" E for a distance of 35.91 feet to the **POINT OF BEGINNING** and containing 0.024 acre of land.

IN ADDITION TO THE DRAINAGE EASEMENT DESCRIBED HEREIN, A 15 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT RUNNING PARALLEL AND OFFSET TO THE PROPOSED R.O.W. AND D.E. IS HEREBY DEDICATED.

BEARING BASIS NOTE

Bearings are based upon the Texas State Plane Coordinate System, Central Zone, N.A.D. 83/ HARN 93, and Referenced to the LCRA, Texas GPS HARN Station "T034". Bearings are Grid Bearings. Distances are Surface Distances. Combined Scale Factor is 0.9999102.

THE STATE OF TEXAS     §  
                                      §     **KNOW ALL MEN BY THESE PRESENTS:**  
 COUNTY OF HAYS         §

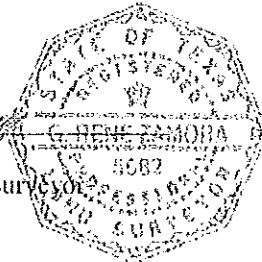
That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during February 8, 2010 under my direction and supervision.

WITNESS MY HAND AND SEAL at Buda, Hays County, Texas this the 28th day of September 2010, A.D.

Zamora, L.L.C. "ZWA"  
 1435 South Loop 4  
 P. O. Box 1036  
 Buda, Texas 78610

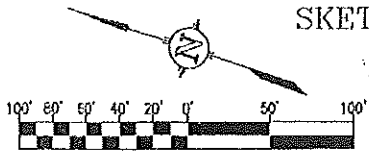
*G. Rene Zamora*

G. Rene Zamora  
 Registered Professional Land Surveyor  
 No. 5682 - State of Texas



REFERENCES  
 OLD ZWA PROJECT NO: Z02-003-31  
 ZWA FIELD NOTE NO: FN-10-1010-P5E ESMT  
 ZWA SKETCH FN: 10-1010-P5E ESMT

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

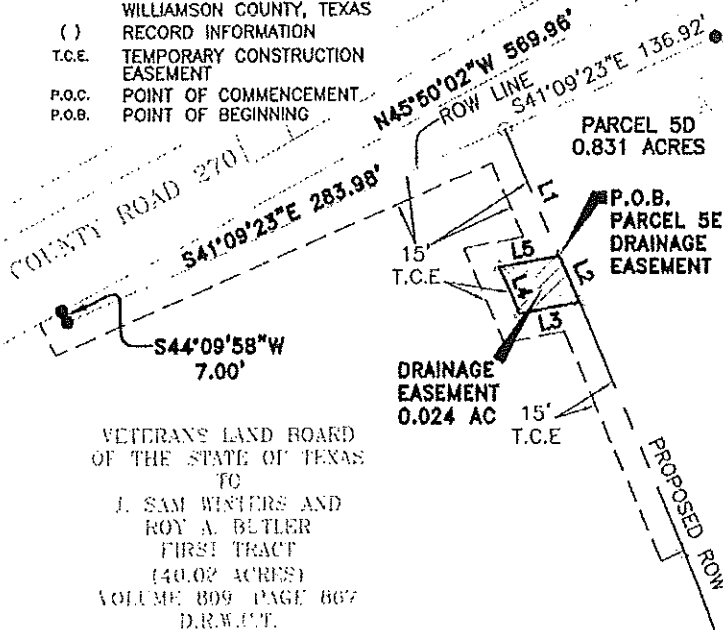


SCALE 1" = 100'  
SEPTEMBER, 2010  
WILLIAMSON COUNTY, TEXAS

## LEGEND:

- IRON ROD SET w/CAP
- IRON ROD FOUND
- △ CALCULATED POINT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS  
WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. REAL PROPERTY RECORDS  
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS  
WILLIAMSON COUNTY, TEXAS
- ( ) RECORD INFORMATION
- T.C.E. TEMPORARY CONSTRUCTION  
EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°34'31"W	80.89'
L2	S48°34'31"W	30.00'
L3	N28°28'31"W	35.91'
L4	N48°34'31"E	30.00'
L5	S28°28'31"E	35.91'



WILLIAMSON COUNTY,  
RIGHT-OF-WAY  
(18.345 ACRES)  
DOC. NO. 2906066934  
OPR.W.C.T.

P.O.C.  
PARCEL 5E  
DRAINAGE  
EASEMENT

DON C. HEMAS AND  
SPOUSE, DEBORAH L. TRIVIAN  
TO  
JANET COLE BERLIND AND  
SPOUSE, PAUL S. BERLIND  
(11.106 ACRES)  
DOC. NO. 9714610  
OPR.W.C.T.

## NOTES

1. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/HARN 93, REFERENCED TO LCRA, TEXAS GPS HARN STATION "T 034". BEARINGS ARE GRID BEARINGS, DISTANCES ARE SURFACE DISTANCES. COMBINED SCALE FACTOR FOR THIS JOB IS 0.9999102.

2. IN ADDITION TO THE DRAINAGE EASEMENT SHOWN HEREON A 15' WIDE TEMPORARY CONSTRUCTION EASEMENT RUNNING PARALLEL AND OFFSET TO PROPOSED R.O.W. AND D.E., IS HEREBY DEDICATED.

I, G. RENE ZAMORA, DO HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.

*G. Rene Zamora*  
G. RENE ZAMORA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5682 - STATE OF TEXAS



DON C. HEMAS AND  
SPOUSE, DEBORAH L. TRIVIAN  
TO  
JANET COLE BERLIND AND  
SPOUSE, PAUL S. BERLIND  
(11.106 ACRES)  
DOC. NO. 9714610  
OPR.W.C.T.

PAGE 3 OF 3



# ZWA

Zamora, L.L.C.  
Professional Land Surveyors  
1435 SOUTH LOOP A, BUDA TEXAS 78610  
TELEPHONE (512) 295-6201 • FAX (512) 295-6061

PROJECT: SAN GAB. PKWY  
EASEMENT DESCRIPTION  
JOB NUMBER: 10-1010-02  
DATE: SEPTEMBER, 2010  
SCALE: 1" = 100'  
SURVEYOR: ZAMORA  
TECHNICIAN: ZAMORA  
DRAWING: 1010-02-SK-1501  
FIELD NOTES:  
PARTY CHIEF:  
FIELD BOOKS:

PARCEL 5E  
DRAINAGE EASEMENT  
SAN GABRIEL PARKWAY  
SURVEY SKETCH OF 0.024 ACRES  
SITUATED IN THE WILLIAM MANCHIL SURVEY  
ABSTRACT NO. 437 IN  
WILLIAMSON COUNTY, TEXAS