

Sheets & Crossfield, P.C.

ATTORNEYS AT LAW

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

Phone 512-255-8877 • Fax 512-255-8986

February 17, 2011

Jerry W. Roznovak
3051 CR 101
Hutto, Texas 78634

Re: Williamson County--Chandler Road (Phase IIIA)
Parcel 9E

Dear Mr. Roznovak:

Please allow this letter to set out my understanding regarding our agreement for the purchase of a drainage easement interest in a portion of your property as part of Williamson County's Chandler Road expansion project.

In return for granting a drainage easement across approximately 0.08 acre, Williamson County will pay the sum of \$500, which was the County's appraised value for this acquisition. The form of the easement granted to Williamson County will be as shown in Exhibit "A" attached hereto.

In addition, as part of the roadway construction project the County will cause two (2) driveway connections to be constructed between the roadway improvements and your remaining property. These driveways shall be constructed generally in the locations and in accordance with the notes and specifications as shown on the plan sheets attached hereto as Exhibit "B". In return you also agree to provide Williamson County and its contractor with any temporary construction easements on your remaining property which are necessary to carry out the construction of these driveways.

If this meets with your understanding please have execute this letter on behalf of Blue Haven, and we will have this signed by the judge and process this for payment as quickly as possible.

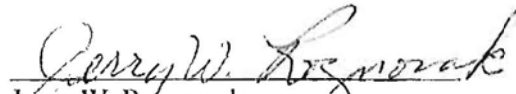
Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,



Don Childs
Sheets & Crossfield, P.C.

AGREED:


Jerry W. Roznovak
Date: 2-21-11

WILLIAMSON COUNTY, TEXAS


Dan A. Gattis
County Judge

Date: 7-3-2011



DRAINAGE EASEMENT
Chandler Road Project

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

That JOHN W. ROZNOVAK, and his successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by WILLIAMSON COUNTY, TEXAS, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the below-described property:

All of that certain two certain 0.08 acre tracts of land, more or less, situated in the John Thomas Survey, Abstract No. 610, in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (Parcel 9E)

The perpetual easement, right-of-way, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage easement and drainage way or channel, along with any structures and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the easement herein acquired by Grantee.

To the extent allowed by law Grantee shall hold Grantor harmless from any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

Grantor shall retain and enjoy the right to use the surface of Property in any manner not inconsistent with the purposes granted in this document and which does not obstruct the flow of water across the Property.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage and for making connections therewith.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantors, but not otherwise.

The perpetual easement, right-of-way, rights and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the ____ day of _____, 2011.

GRANTOR:

John W. Roznovak

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF _____

This instrument was acknowledged before me on this the ____ day of _____, 2011 by John W. Roznovak, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas

GRANTEE'S ADDRESS:

Williamson County, Texas
c/o County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

Exhibit A to Drainage Easement

Page 1 of 2
Roznovak-Easement

EXHIBIT _____

County: Williamson
Tract No.: Roznovak-Easement
Road: Chandler Road Phase IIIA
Owner: Jerry Roznovak

PROPERTY DESCRIPTION FOR ROZNOVAK EASEMENT-B

ALL OF THAT CERTAIN 0.08 ACRE (3,322 S.F.) TRACT OR PARCEL OF LAND SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NUMBER 810, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 90.68 ACRE TRACT OF LAND RECORDED IN THE NAME OF JERRY ROZNOVAK IN VOLUME 1599, PAGE 750 OF THE WILLIAMSON COUNTY DEED RECORDS (W.C.D.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point on the southerly line of said 90.68 acre tract, said point being on the northerly Right-of-Way (R.O.W.) line of County Road (CR) 101, from which, the calculated southeast corner of said 90.68 acre tract bears North 88 degrees 00 minutes 39 seconds East, a distance of 200.54 feet;

Thence, with the southerly line of said 90.68 acre tract and the northerly R.O.W. line of said CR 101, South 88 degrees 00 minutes 39 seconds West, passing at a distance of 253.73 feet an iron rod found for the northeasterly corner of a called 67.78 acre tract of land recorded in the name of Shumore Joint Venture in Document Number 2000039782 of the Official Public Records of Williamson County (O.P.R.W.C.), said iron rod also being an ell corner of said CR 101, in all, a distance of 151.36 feet to a calculated point;

Thence, through and across said 90.68 acre tract, the following three (3) courses and distances;

1. North 51 degrees 33 minutes 52 seconds West, a distance of 26.05 feet to a calculated point;
2. North 68 degrees 32 minutes 29 seconds East, a distance of 152.16 feet to a calculated point;
3. South 51 degrees 33 minutes 52 seconds East, a distance of 24.43 feet to the POINT OF BEGINNING and containing 0.08 acres (3,322 S.F.) of land, more or less.

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

Bearings and Coordinates are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 HARN (93), all distances are surface.

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

VARA LAND SURVEYING, INC


P.O. Box 4230,

Cedar Park, Texas 78630

Ph: (512) 830-2022

Cr-111a-tract roznovak h-esml.doc




Alan J. Horton

Registered Professional Land Surveyor

No. 5768 - State of Texas

Date: August 31, 2010

SKETCH TO ACCOMPANY FIELD NOTES

90.68 ACRES
JERRY W. ROZNOVAK
1599/750, W.C.R.D.

123.5 ACRES
JERRY W. ROZNOVAK
1599/750, W.C.D.R.

57.78 ACRES
SHUMORE JOINT VENTURE
DOC. No. 2000039792, O.P.R.W.C.

105.17 ACRES
THE KOTILA FAMILY, LP
DOC. No. 2001041774, O.P.R.W.C.
(TRACT 2)

	BEARING	CHORD
L1	N 88°00'38" E	200.54'
L2	S 68°00'38" W	151.56'
L3	N 51°33'52" W	26.05'
L4	N 68°32'28" E	152.16'
L5	S 51°33'52" E	24.43'

HORIZONTAL CONTROL IS BASED ON TEXAS
STATE PLANE COORDINATE SYSTEM CENTRAL
ZONE 14D 83 HARN (83)
ALL DISTANCES ARE SURFACE



JOHN THOMAS SURVEY, A-610

LEGEND

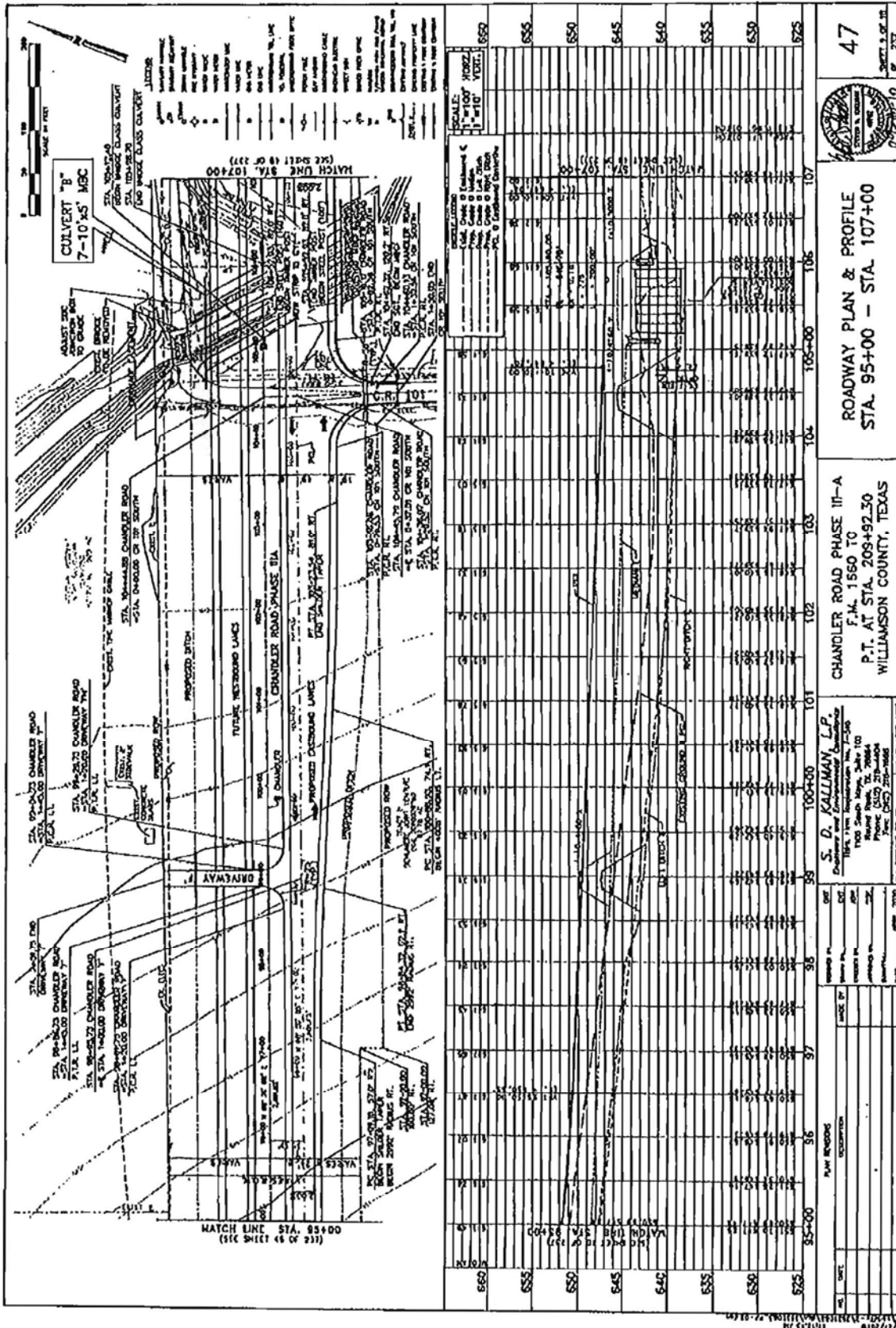
- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND CONCRETE MONUMENT
- SET 5/8-INCH IRON ROD WITH CAP STAMPED "VARA LAND SURVEYING"
- CALCULATED POINT
- FENCE
- () RECORD INFORMATION
- PROPERTY LINE
- PROPOSED DRAINAGE EASEMENT
- SURVEY LINE
- WILLIAMSON COUNTY DEED RECORDS
- OFFICIAL PUBLIC RECORDS
- WILLIAMSON COUNTY

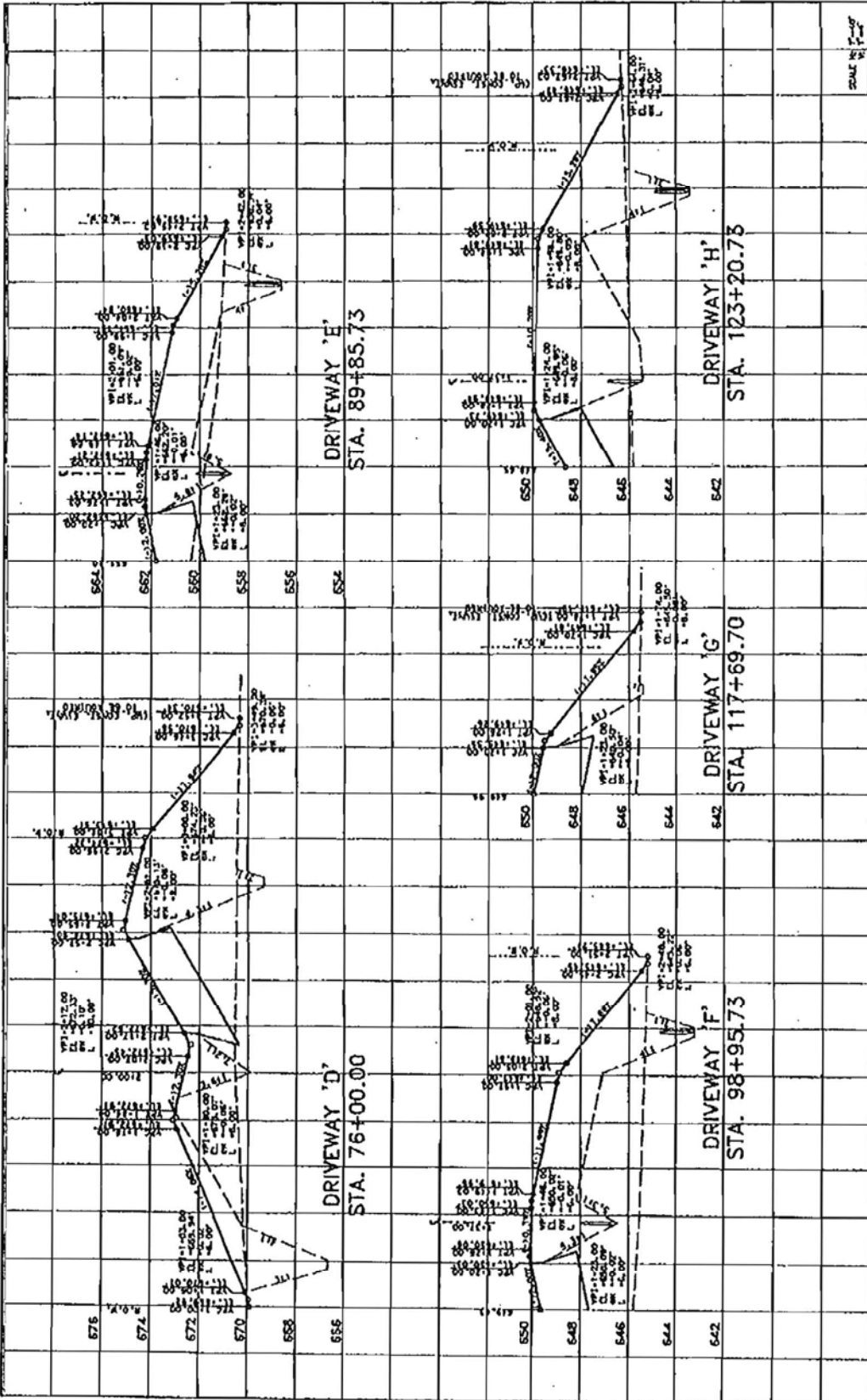
PLAT OF SURVEY OF
0.08 ACRES (3,322 S.F.)
OUT OF THE JOHN THOMAS SURVEY,
ABSTRACT No. 610
WILLIAMSON COUNTY, TEXAS

VARA LAND SURVEYING, INC.
P.O. Box 4230, Cedar Park, Texas 78630
(512) 836-2622 FAX (512) 836-0273

UPDATED 08-31-10 CR-184-19427 ROZNOVAK-ESMT.DWG

WILLIAMSON COUNTY



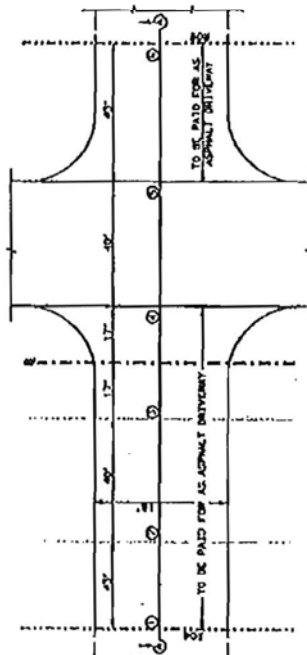


		62
DRIVEWAY PROFILES D, E, F, G & H		
CHANDLER ROAD PHASE III-A F.M. 1560 TO P.T. AT STA. 209+92.30 WILLIAMSON COUNTY, TEXAS		
S. D. KALLMAN, L.P. Civil Engineer and Surveyor 1108 South Loop West, Suite 200 Houston, Texas 77027 Phone (713) 778-1000 Fax (713) 778-1000		
DATE: _____ DRAWN BY: _____ CHECKED BY: _____ IN CHARGE: _____	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ IN CHARGE: _____	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ IN CHARGE: _____

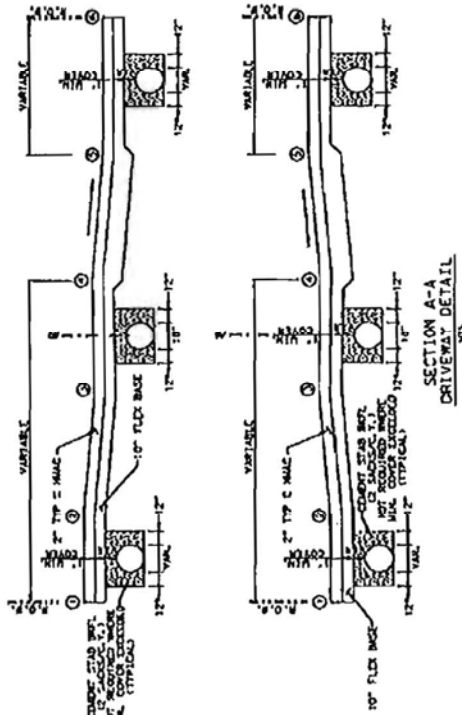
DRIVEWAY SUMMARY TABLE

Driveway	LT/RT	General Line Section	Pavement Type	Area (SQ)	Offset	Elevation	Offset	Elevation	Offset	Elevation	Offset	Elevation
Driveway A	LT	27-75.47	ASPHALT	254	100	672.74	37	672.90	17	674.97	17	675.89
Driveway A	RT	27-75.47	ASPHALT	116	-	-	-	-	-	-	-	-
Driveway B	LT	40-00.00	ASPHALT	254	100	667.04	37	668.92	17	670.48	17	672.17
Driveway B	RT	40-00.00	ASPHALT	116	-	-	-	-	-	-	-	-
Driveway C	LT	24-70.00	ASPHALT	202	115.77	662.37	37	665.36	17	667.79	17	669.62
Driveway C	RT	24-70.00	ASPHALT	117	-	-	-	-	-	-	-	-
Driveway D	LT	18-20.00	ASPHALT	205	100	660.22	37	662.82	17	665.83	17	668.42
Driveway D	RT	18-20.00	ASPHALT	115	-	-	-	-	-	-	-	-
Driveway E	LT	18-20.00	ASPHALT	205	100	658.25	37	660.25	17	662.25	17	664.25
Driveway E	RT	18-20.00	ASPHALT	115	-	-	-	-	-	-	-	-
Driveway F	LT	11-75.00	ASPHALT	211	115.75	657.23	37	659.23	17	661.23	17	663.23
Driveway F	RT	11-75.00	ASPHALT	111	-	-	-	-	-	-	-	-
Driveway G	LT	13-20.00	ASPHALT	203	100	647.49	37	649.49	17	651.49	17	653.49
Driveway G	RT	13-20.00	ASPHALT	111	-	-	-	-	-	-	-	-
Driveway H	LT	14-20.00	ASPHALT	203	100	645.37	37	647.37	17	649.37	17	651.37
Driveway H	RT	14-20.00	ASPHALT	111	-	-	-	-	-	-	-	-
Driveway I	LT	13-20.00	ASPHALT	203	100	643.18	37	645.18	17	647.18	17	649.18
Driveway I	RT	13-20.00	ASPHALT	111	-	-	-	-	-	-	-	-
Driveway J	LT	13-20.00	ASPHALT	203	100	641.00	37	643.00	17	645.00	17	647.00
Driveway J	RT	13-20.00	ASPHALT	111	-	-	-	-	-	-	-	-
Driveway K	LT	13-20.00	ASPHALT	203	100	638.82	37	640.82	17	642.82	17	644.82
Driveway K	RT	13-20.00	ASPHALT	111	-	-	-	-	-	-	-	-
Driveway L	LT	13-20.00	ASPHALT	203	100	636.64	37	638.64	17	640.64	17	642.64
Driveway L	RT	13-20.00	ASPHALT	111	-	-	-	-	-	-	-	-
Driveway M	LT	13-20.00	ASPHALT	203	100	634.46	37	636.46	17	638.46	17	640.46
Driveway M	RT	13-20.00	ASPHALT	111	-	-	-	-	-	-	-	-
Driveway N	LT	13-20.00	ASPHALT	203	100	632.28	37	634.28	17	636.28	17	638.28
Driveway N	RT	13-20.00	ASPHALT	111	-	-	-	-	-	-	-	-
Driveway O	LT	13-20.00	ASPHALT	203	100	630.10	37	632.10	17	634.10	17	636.10
Driveway O	RT	13-20.00	ASPHALT	111	-	-	-	-	-	-	-	-
Driveway P	LT	13-20.00	ASPHALT	203	100	627.92	37	629.92	17	631.92	17	633.92
Driveway P	RT	13-20.00	ASPHALT	111	-	-	-	-	-	-	-	-
Driveway Q	LT	13-20.00	ASPHALT	203	100	625.74	37	627.74	17	629.74	17	631.74
Driveway Q	RT	13-20.00	ASPHALT	111	-	-	-	-	-	-	-	-

* CONSTRUCTION EASEMENT REQUIRED



NOTED:
CONTRACTOR SHALL CONSTRUCT DRIVEWAYS LISTED
10' IN TOTAL WIDTH. IF PLACED CITY A OR B
PLACED IN 2 EQUAL LIFTS & 12-50' FROM
FOR DRIVEWAYS TO BE 10' FROM RT AND 10' RT
FOR DRIVEWAYS TO BE 10' FROM LT AND 10' LT
FOR DRIVEWAYS TO BE 10' FROM LT AND 10' LT
FOR DRIVEWAYS TO BE 10' FROM LT AND 10' LT
SEE SHEET 11- DRIVEWAY CULVERT & MEDIAN
FOR DRIVEWAY CULVERT & MEDIAN
FOR DRIVEWAY CULVERT & MEDIAN
FOR DRIVEWAY CULVERT & MEDIAN



SECTION A-A
DRIVEWAY DETAIL

CHANDLER ROAD PHASE III-A
F.M. 1580 TO
P.T. AT STA. 209+92.30
WILLIAMSON COUNTY, TEXAS

S. D. KALLMAN, L.P.
10001 North Loop West, Suite 100
Houston, Texas 77054
Phone (713) 291-0000
Fax (713) 291-0001

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04-10-10