

**IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS**

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to 52.631 acres, a drainage easement interest in and across approximately 0.147 acres, 0.508 acres and 0.396 acres owned by JOHN PHILLIP MCEVOY AND LAURA LEIGH MCEVOY, INDIVIDUALLY AND AS SUCCESSOR TRUSTEES OF THE HELEN BROWN MCEVOY FAMILY TRUST; EDITH LORETTA BROWN, INDEPENDENT EXECUTRIX OF THE ESTATE OF THOMAS WARREN BROWN, DECEASED; TODD BENNETTE BROWN; AND MARY LOU BROWN (parcel 4), described by metes and bounds in Exhibits "A-D", for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of SH 195 ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, widening, straightening, lengthening, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore,

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or her designated agent be and she is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibit "A" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

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

Adopted this _____ day of _____, 2011.


Dan A. Gattis
Williamson County Judge

EXHIBIT A

County: Williamson
Highway: SH 195
Limits: From 0.805 Miles South of the Bell County Line to 6.332 Miles South
ROW CSJ: 0836-01-013

Property Description
for Parcel 4

BEING a 52.631 acre parcel of land located in Williamson County, Texas, situated in the H. Johnston Survey, Abstract 344, and being part of a tract of land described as 460 acres conveyed from J. C. Brown and wife, Madge H. Brown, to Helen Brown McEvoy, Thomas W. Brown and J. C. Brown, Jr. by deed dated May 6, 1966 and recorded in Volume 487, Page 320 of the Williamson County Deed Records.

COMMENCING at a found concrete monument, being 813.24 feet left of Proposed Baseline Station 1000+78.90, for the southwest corner of said 460 acre tract and the southeast corner of a tract of land described as 101.67 acres conveyed from E. L. Gaylean to The Thelma and E. L. Gaylean Family Trust by deed dated June 24, 1991 and recorded in Volume 2297, Page 201 of the Williamson County Deed Records;

THENCE North 19° 57' 49" West a distance of 2,285.87 feet, along the west line of said 460 acre tract and the east line of said 101.67 acre tract, to the north line of said Williamson County Road No. 228 and a found 1/2 inch iron rod, being 9.21 feet right of Proposed Baseline Station 979+18.46, for the POINT OF BEGINNING and the southeast corner of a tract of land described as 13.00 acres conveyed from Veterans Land Board of Texas to Thomas Woodrow Elms by deed dated August 25, 1983 and recorded in Volume 936, Page 45 of the Williamson County Deed Records;

- (1) THENCE North 19° 46' 45" West a distance of 871.40 feet, along the west line of said 460 acre tract and the east line of said 13.00 acre tract, to a found 3/8 inch iron rod;
- (2) THENCE North 21° 04' 38" West a distance of 1,287.36 feet, along the west line of said 460 acre tract and the east line of a tract of land described as 11.96 acres conveyed from Carl Leroy Champlin and wife, Anita K. Champlin, to Leonard G. Hyden, by deed dated December 30, 1993 and recorded in Volume 2480, Page 183 of the Williamson County Deed Records, to a fence post;

- (3) THENCE South $82^{\circ} 23' 28''$ West a distance of 59.38 feet, along the north line of said 11.96 acre tract, to the existing east right-of-way line of State Highway 195, being on a curve to the left;
- (4) THENCE northwesterly a distance of 350.77 feet, along the existing east right-of-way line of said State Highway 195 and the west line of said 460 acre tract, and the arc of said curve to the left, having a central angle of $24^{\circ} 33' 14''$, a radius of 818.51 feet, a chord bearing of North $05^{\circ} 37' 36''$ West, and a chord distance of 348.09 feet, to a found Texas Department of Transportation Type I concrete monument for the end of said curve to the left;
- (5) THENCE North $17^{\circ} 02' 23''$ West 115.86 feet, along the existing east right-of-way line of said State Highway 195 and the west line of said 460 acre tract, to a found Texas Department of Transportation Type I concrete monument for the beginning of a curve to the left;
- (6) THENCE northwesterly 605.02 feet, along the existing east right-of-way of said State Highway 195, the west line of said 460 acre tract, and the arc of said curve to the left, having a central angle of $14^{\circ} 44' 23''$, a radius of: 2,351.83 feet, a chord bearing of North $13^{\circ} 25' 54''$ West, and a chord distance of 603.35 feet, to a found Texas Department of Transportation Type I concrete monument for the end of said curve to the left;
- (7) THENCE North $20^{\circ} 31' 22''$ West a distance of 181.50 feet, along the existing east right-of-way line of said State Highway 195 and the west line of said 460 acre tract, to a found Texas Department of Transportation Type I concrete monument;
- (8) THENCE North $11^{\circ} 31' 13''$ West a distance of 240.44 feet, along the existing east right-of-way line of said State Highway 195 and the west line of said 460 acre tract, to a found Texas Department of Transportation Type I concrete monument for the beginning of a curve to the left;
- (9) THENCE northwesterly a distance of 533.50 feet, along the existing east right-of-way line of said State Highway 195, the west line of said 460 acre tract, and the arc of said curve to the left, having a central angle of $20^{\circ} 45' 37''$, a radius of 1,472.39 feet, a chord bearing of North $21^{\circ} 58' 06''$ West, and a chord distance of 530.59 feet, to a found Texas Department of Transportation Type I concrete monument for the end of said curve to the left;
- (10) THENCE North $31^{\circ} 35' 58''$ West a distance of 146.72 feet, along the existing east right-of-way line of said State Highway 195 and the west line of said 460 acre tract, to a point for corner;

- (11) THENCE North $20^{\circ} 46' 49''$ West a distance of 1,125.05 feet, along the existing east right-of-way line of said State Highway 195 and the west line of said 460 acre tract, to a found Texas Department of Transportation Type I concrete monument for the beginning of a curve to the right;
- (12) THENCE northeasterly a distance of 1,271.65 feet, along the existing east right-of-way line of said State Highway 195, the west line of said 460 acre tract, and the arc of said curve to the right, having a central angle of $25^{\circ} 58' 37''$, a radius of 2,804.79 feet, a chord bearing of North $07^{\circ} 45' 07''$ West, and a chord distance of 1,260.78 feet, to a found Texas Department of Transportation Type I concrete monument for the end of said curve to the right;
- (13) THENCE North $05^{\circ} 13' 33''$ East a distance of 462.34 feet, along the existing east right-of-way line of said State Highway 195 and the west line of said 460 acre tract, to a found Texas Department of Transportation Type I concrete monument for the beginning of a curve to the left;
- (14) THENCE northeasterly a distance of 84.26 feet, along the existing east right-of-way line of said State Highway 195, the west line of said 460 acre tract, and the arc of said curve to the left, having a central angle of $05^{\circ} 03' 20''$, a radius of 954.93 feet, a chord bearing of North $27^{\circ} 49' 44''$ East, and a chord distance of 84.23 feet, to a set Texas Department of Transportation Type II concrete monument, being 150.00 feet left of Proposed Baseline Station 906+34.42;
- (15) THENCE South $05^{\circ} 13' 54''$ West a distance of 16.70 feet, along the proposed east right-of-way line of said State Highway 195 and crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 150.00 feet left of Proposed Baseline Station 906+51.12, for the beginning of a curve to the left;
- (16) THENCE southeasterly, passing at a distance of 719.47 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap stamped "COA", being 150.00 feet left of Proposed Baseline Station 914+00.00, for the beginning of a Control of Access line, and continuing a total distance of 1,391.98 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, and the arc of said curve to the left, having a central angle of $21^{\circ} 43' 59''$, radius 3,669.72', a chord bearing of South $05^{\circ} 38' 06''$ East, and a chord distance of 1,383.65 feet, to a set Texas Department of Transportation Type II concrete monument, being 150.00 feet left of Proposed Baseline Station 921+00.00, for the end of said curve to the left;

- (17) THENCE South $20^{\circ} 03' 50''$ East, passing at a distance of 168.09 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, passing at a distance of 248.09 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, passing at a distance of 309.61 feet a set Texas Department of Transportation Type II concrete monument and continuing a total distance of 587.11 feet, along the proposed east right-of-way line of said State Highway 195 and said Control of Access line, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 150.00 feet left of Proposed Baseline Station 927+00.00, for the beginning of a curve to the left;
- (18) THENCE southeasterly a distance of 517.18 feet, crossing said 460 acre tract and along the proposed east right-of-way line of said State Highway 195, said Control of Access line, and the arc of said curve to the left, having a central angle of $10^{\circ} 33' 39''$, a radius of 2,805.81', a chord bearing of South $32^{\circ} 28' 56''$ East, and a chord distance of 516.45 feet to a set Texas Department of Transportation Type II concrete monument, being 249.80 feet left of Proposed Baseline Station 932+06.71;
- (19) THENCE South $37^{\circ} 39' 59''$ East a distance of 925.62 feet, along the proposed east right-of-way line of said State Highway 195 and said Control of Access line, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 510.00 feet left of Proposed Baseline Station 940+95.00;
- (20) THENCE South $33^{\circ} 03' 09''$ East a distance of 418.72 feet, along the proposed east right-of-way line of said State Highway 195 and said Control of Access line, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 595.00 feet left of Proposed Baseline Station 945+05.00;
- (21) THENCE South $09^{\circ} 32' 28''$ East a distance of 229.86 feet, along the proposed east right-of-way line of said State Highway 195 and said Control of Access line, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 548.00 feet left of Proposed Baseline Station 947+30.00;
- (22) THENCE South $09^{\circ} 14' 13''$ West a distance of 93.71 feet, along the proposed east right-of-way line of said State Highway 195 and said Control of Access line, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 500.33 feet left of Proposed Baseline Station 948+10.68;
- (23) THENCE South $08^{\circ} 39' 32''$ West a distance of 420.68 feet, along the proposed east right-of-way line of said State Highway 195 and said Control of Access line, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 290.00 feet left of Proposed Baseline Station 951+75.00;

- (24) THENCE South $21^{\circ} 20' 24''$ East a distance of 640.00 feet, along the proposed east right-of-way line of said State Highway 195 and said Control of Access line, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 290.00 feet left of Proposed Baseline Station 958+15.00;
- (25) THENCE South $16^{\circ} 20' 52''$ East, passing at a distance of 613.33 feet a set Texas Department of Transportation Type II concrete monument, passing at a distance of 779.16 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, and continuing a total distance of 1,023.34 feet, along the proposed east right-of-way line of said State Highway 195 and said Control of Access line, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 215.00 feet left of Proposed Baseline Station 968+20.00;
- (26) THENCE South $04^{\circ} 22' 26''$ East a distance of 190.37 feet, along the proposed east right-of-way line of said State Highway 195 and said Control of Access line, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 175.00 feet left of Proposed Baseline Station 970+00.00, for the beginning of a curve to the right;
- (27) THENCE southeasterly a distance of 628.63 feet, crossing said 460 acre tract and along the proposed east right-of-way line of said State Highway 195, said Control of Access line, and the arc of said curve to the right, having a central angle of $06^{\circ} 06' 00''$, a radius of 5,904.58 feet, a chord bearing of South $12^{\circ} 33' 00''$ East, and a chord distance of 628.33 feet, to a set Texas Department of Transportation Type II concrete monument, being 175.00 feet left of Proposed Baseline Station 976+10.00, for the end of said curve to the right;
- (28) THENCE South $05^{\circ} 18' 20''$ East a distance of 165.03 feet, along the proposed east right-of-way line of said State Highway 195 and said Control of Access line, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 165.23 feet left of Proposed Baseline Station 977+70.00, for the end of said Control of Access line;
- (29) THENCE North $73^{\circ} 26' 27''$ East a distance of 434.14 feet, along the proposed north right-of-way line of Williamson County Road No. 228 and crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 594.76 feet left of Proposed Baseline Station 977+10.78;
- (30) THENCE South $67^{\circ} 52' 24''$ West a distance of 385.38 feet, along the existing north right-of-way line of said Williamson County Road No. 228 and crossing said 460 acre tract to a fence post;

- (31) THENCE South $54^{\circ} 58' 20''$ West a distance of 260.67 feet, along the existing north right-of-way line of said Williamson County Road No. 228 and crossing said 460 acre tract to the POINT OF BEGINNING and containing 52.631 acres of land.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment). All coordinates are adjusted to surface using a surface adjustment factor of 1.000120.

Access is prohibited across the "Control of Access Line" to the transportation facility from the adjacent property.

A plat of even survey date herewith accompanies this property description.

Surveyed by:
RODS Surveying, Inc.
6810 Lee Road, Spring, Texas 77379
Phone (281) 379-6388



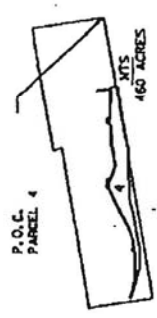
A handwritten signature in black ink, appearing to be "A. M. Story", written over a horizontal line.

9/28/04

Arthur M. Story, Registered Professional Land Surveyor, No. 4034

Date

- LEGEND**
- ROAD CORNER LINE INDICATOR
 - 1/4" = 100' ROAD W/ ALUMINUM CAP SET
 - 1/4" = 100' ROAD W/ PLASTIC CAP SET
 - 1/4" = 100' SURVEYING
 - CONCRETE MONUMENT SET 11/95 (11)
 - ROAD CORNER VOLUNTEER (TYPE 1)
 - 1/4" = 100' CALCULATED POINT
 - 1/4" = 100' CONTROL POINT
 - P.O.C. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - BASE LINE / CONTROLLING
 - SURVEY LINE
 - PROPERTY LINE
 - EXIST ROW
 - PROPOSED ROW
 - CHORD CALCULATED (TEMPORARY)
 - BALANCE EASEMENT (PERMANENT)
 - CORNER OF ACCESS
 - 1/4" = 100' LINE OR CURVE NUMBER
 - 1/4" = 100' LINE 1/4" = 100'
 - 1/4" = 100' TRACT DESCRIPTION OF TRACT 43



RIGHT OF WAY PLAT
SHOWING PROPERTY OF

PARCEL 4

SHEET 7 OF 12

ROW CSJ NO. 0836-01-013

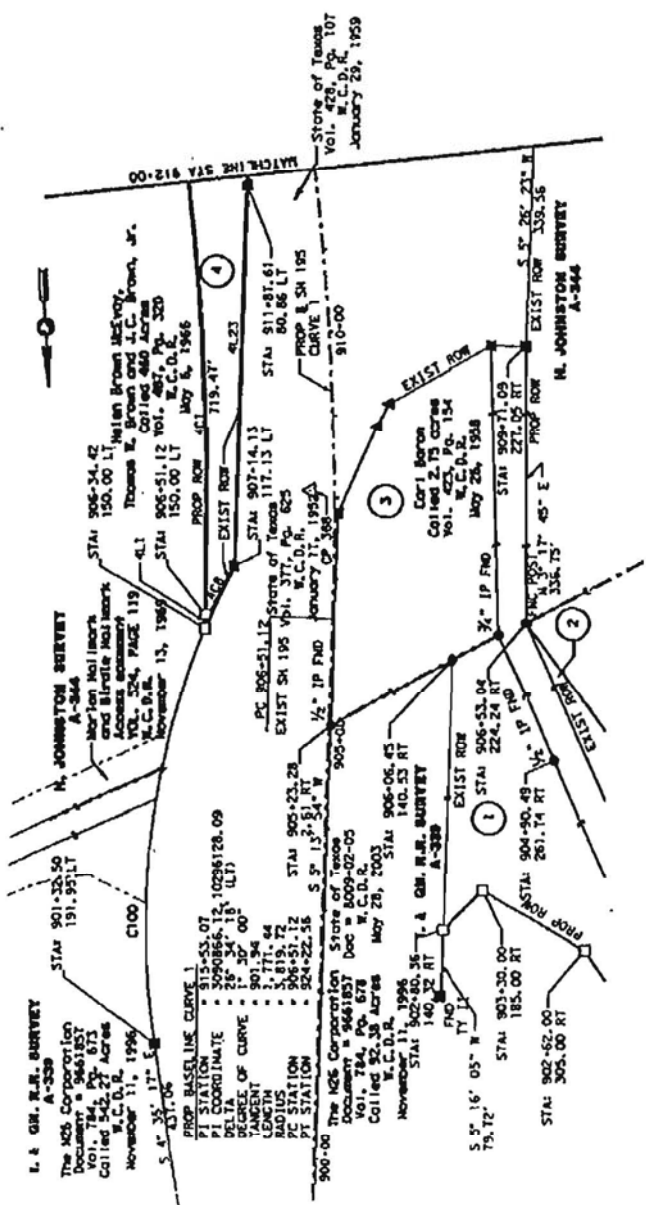
STATE HIGHWAY 195 WILLIAMSON COUNTY

RODS SURVEYING INC.

6810 LEE ROAD SPRING, TX 77379

(281) 379-6386

SCALE: 1"=200' September 28, 2004



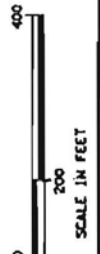
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C100	594.93	509.71	30° 34' 57"	S 10° 00' 35" W	503.68

CURVE TABLE

PARCEL	CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
4	4C1	3,689.72	1,391.98	21° 43' 59"	S 03° 38' 06" E	1,383.65
	4C2	2,805.81	517.18	10° 33' 39"	S 32° 28' 56" E	516.45
	4C3	5,904.58	628.63	08° 08' 00"	S 12° 33' 00" E	628.33
	4C4	818.31	350.77	24° 33' 14"	N 05° 37' 36" W	348.09
	4C5	2351.83	605.02	14° 44' 23"	N 13° 23' 54" W	603.35
	4C6	1472.39	533.50	20° 45' 37"	N 21° 58' 06" W	526.59
	4C7	2804.79	1271.65	25° 58' 37"	N 07° 45' 07" W	1260.78
	4C8	934.93	84.26	05° 03' 20"	N 27° 49' 44" E	84.23

NOTES
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD83, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND HAVE BEEN CONVERTED FROM GRID VALUES BY APPLYING A COMBINED ADJUSTMENT FACTOR OF 1.000120.



LINE TABLE

EXISTING ACRES	TAKING ACRES	APPROX. BALANCE ACRES	
		LEFT	RIGHT
321.32	32.631	288.73	

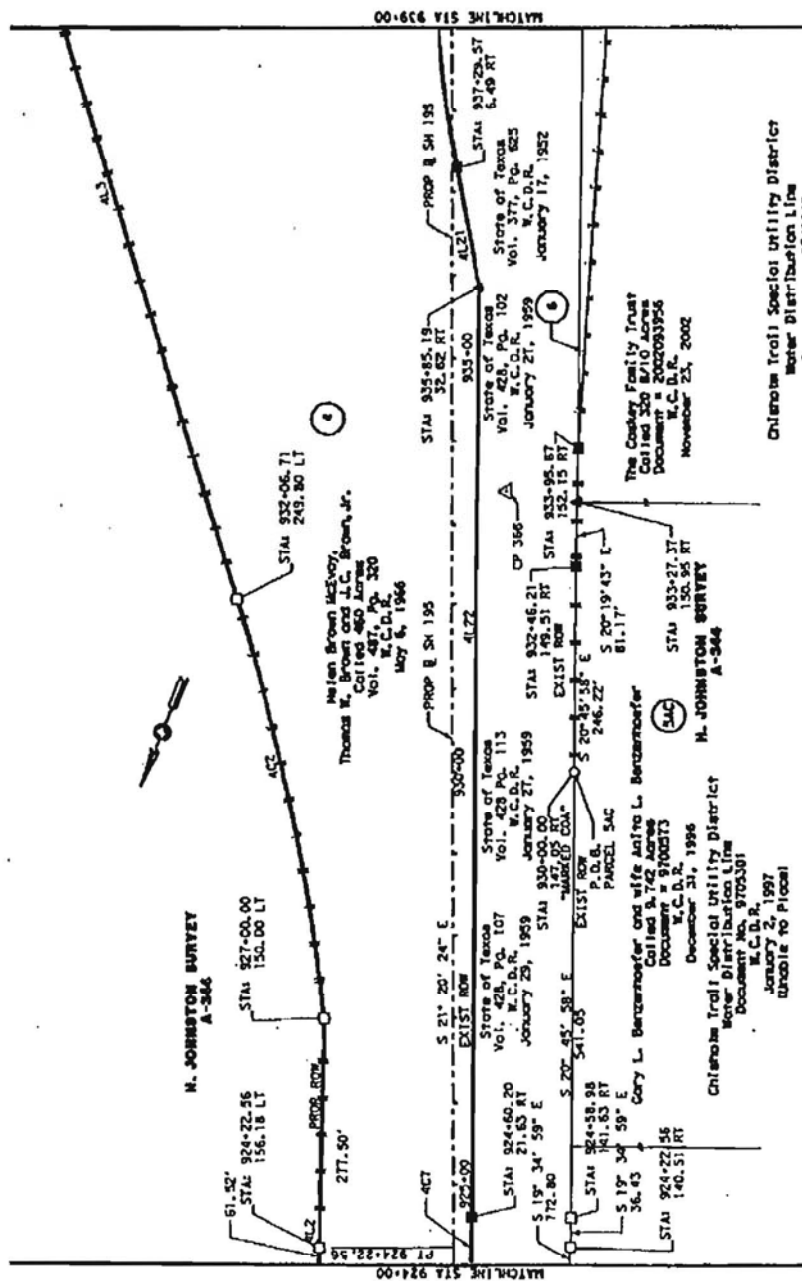
LINE TABLE

PARCEL	LINE NO.	BEARING	DISTANCE
4	4L1	S 05° 13' 54" W	16.70
	4L2	S 20° 03' 50" E	587.11
	4L3	S 37° 39' 59" E	925.62
	4L4	S 33° 03' 09" E	418.72
	4L5	S 09° 32' 28" E	229.66
	4L6	S 09° 14' 13" W	93.71
	4L7	S 08° 39' 32" W	420.68
	4L8	S 21° 20' 24" E	640.00
	4L9	S 16° 20' 52" E	1023.34
	4L10	S 04° 22' 28" E	190.37
	4L11	S 05° 18' 20" E	165.03
	4L12	N 73° 26' 21" E	434.14
	4L13	S 87° 52' 24" W	385.38
	4L14	S 54° 58' 20" W	260.67
	4L15	N 19° 46' 45" W	871.40
	4L16	N 21° 04' 38" W	1287.36
	4L17	S 82° 23' 28" W	59.38
	4L18	N 17° 02' 23" W	115.86
	4L19	N 20° 31' 22" W	181.50
	4L20	N 11° 31' 13" W	240.44
	4L21	N 31° 35' 58" W	146.72
	4L22	N 20° 46' 49" W	1125.05
	4L23	N 05° 13' 33" E	462.34

- SECRET**

NOTE:

ALL BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE VALUES, 1983 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND HAVE BEEN CONVERTED FROM GRID VALUES BY APPLYING A COMBINED ADJUSTMENT FACTOR OF 1.000120.



Chilmark Trail Special Utility District
Water Distribution Line
Document No. 9748342

January 2, 1997
Unable to Place

RIGHT OF WAY PLAT
SHOWING PROPERTY OF

PARCEL 4

SHEET 9 OF 12

ROW CSJ NO. 0836-01-013

STATE HIGHWAY 195
WILLIAMSON COUNTY

RODS SURVEYING INC.

6810 LEE ROAD
SPRING, TX 77379

(281) 379-6388

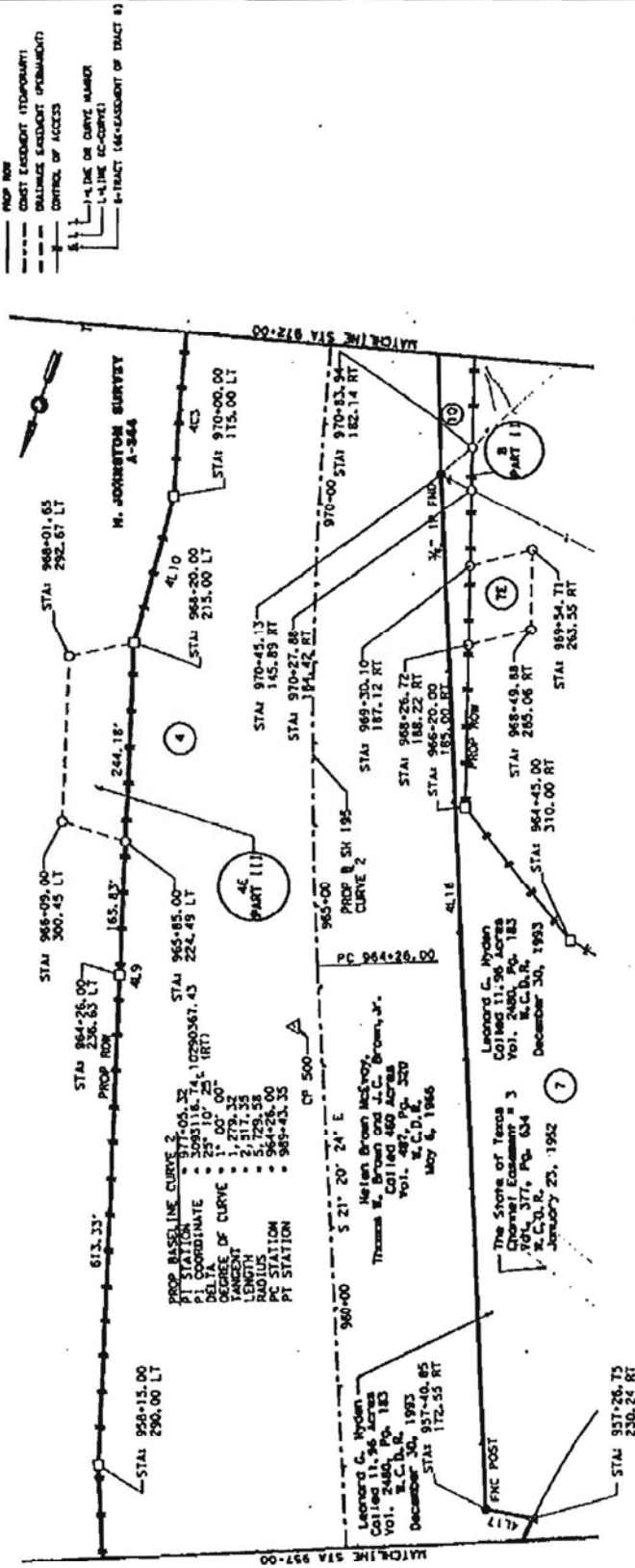
September 28, 2004



SCALE IN FEET

- LEGEND**
- 5" IRON ROD IN ALUMINUM CAP SET
 - 1" IRON ROD IN PLASTIC CAP SET
 - "WOOD SURVEYING"
 - CONCRETE MONUMENT SET TYPE 111
 - FOUND CONCRETE MONUMENT (TYPE 1)
 - △ CALCULATED POINT
 - △ CONTROL POINT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - BASE LINE / CENTERLINE
 - SURVEY LINE
 - PROPERTY LINE
 - E-21ST ROW
 - PROP ROW
 - COST EXCERPT (STANDARD)
 - BALANCE EXCERPT (PERMANENT)
 - CONTROL OF ACCESS
 - 1/4" LINE OR DART NUMBER
 - 1/4" LINE (C-CURVE)
 - 1/4" TRACT (1/4-SECTION OF TRACT 8)

NOTE:
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE MATHS.
1983 ADJUSTMENT. ALL DISTANCES AND COORDINATES
SHOWN ARE SURFACE AND HAVE BEEN CONVERTED FROM GRID
VALUES BY APPLYING A COMBINED ADJUSTMENT FACTOR OF
1.000120.



RIGHT OF WAY PLAT
SHOWING PROPERTY OF

PARCEL 4

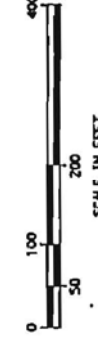
SHEET 11 OF 12

STATE HIGHWAY 195
ROW CSJ NO. 0836-01-013
WILLIAMSON COUNTY
ROOS SURVEYING INC.
6810 LEE ROAD SPRING, TX 77379
(281) 379-6388
SCALE: 1"=200' September 28, 2004

- LEGEND**
- FOUND CORNER HAS BEEN RECOVERED
 - 5" IRON ROD w/ ALUMINUM CAP SET
 - ⊙ 5" IRON ROD w/ PLASTIC CAP SET
 - ⊕ "WOOD SURVEYING"
 - ⊞ CONCRETE MONUMENT SET TYPE 11)
 - ⊞ FOUND CONCRETE MONUMENT (TYPE 11)
 - △ CALCULATED POINT
 - ▲ CONTROL POINT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - BASE LINE / CENTERLINE
 - SURVEY LINE
 - - - PROPERTY LINE
 - EXIST. ROW
 - PROP. ROW
 - COST EASEMENT (TYPICAL)
 - DRAINAGE EASEMENT (TYPICAL)
 - CONTROL OF ACCESS
 - 1-1 LINE OR CURVE NUMBER
 - 1-1 LINE OR CURVE
 - 1-1 TRACT (2-2 RADIUS OF TRACT 8)

NOTES

ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NORTH, 1983 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND HAVE BEEN CONVERTED FROM GRID VALUES BY APPLYING A COMBINED ADJUSTMENT FACTOR OF 1.000120.



RIGHT OF WAY PLAT
SHOWING PROPERTY OF

PARCEL 4

SHEET 12 OF 12

ROW CSJ NO. 0835-01-013

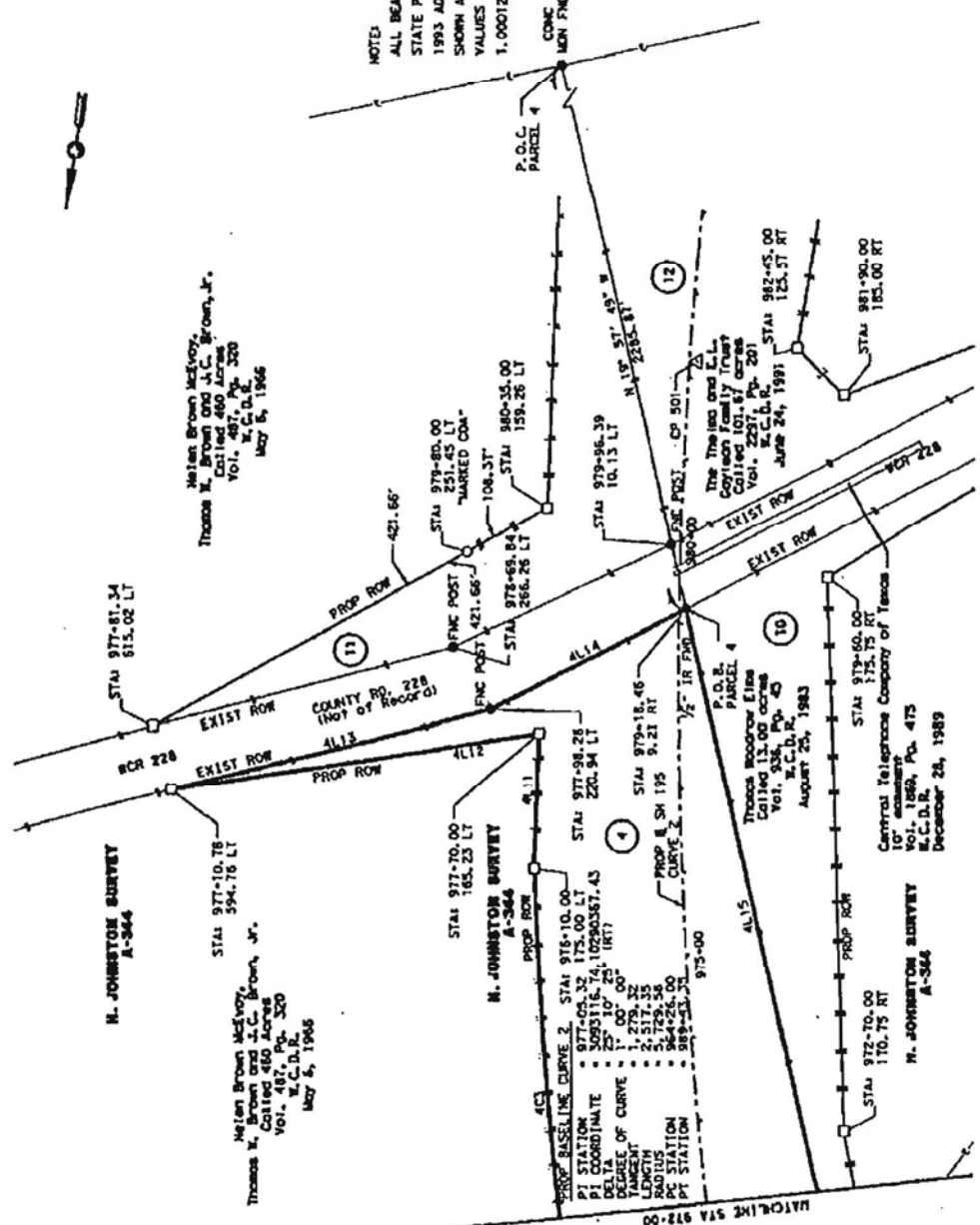
STATE HIGHWAY 195 WILLIAMSON COUNTY

ROOS SURVEYING INC.

6810 LEE ROAD SPRING, TX 77379

(281) 379-6386

SCALE: 1"=200' September 28, 2004





County: Williamson
Highway: SH 195
Limits: From 0.805 Miles South of the Bell County Line to 6.332 Miles South
ROW CSI: 0836-01-013

Property Description
for Basement 4E Part 1

BEING a 0.147 acre (6,400 square feet) parcel of land located in Williamson County, Texas, situated in the H. Johnston Survey, Abstract 344, and being part of a tract of land described as 460 acres conveyed from J. C. Brown and wife, Madge H. Brown, to Helen Brown McEvoy, Thomas W. Brown and J. C. Brown, Jr. by deed dated May 6, 1966 and recorded in Volume 487, Page 320 of the Williamson County Deed Records.

COMMENCING at a found concrete monument, being 813.24 feet left of Proposed Baseline Station 1000+78.90, for the southwest corner of said 460 acre tract and the southeast corner of a tract of land described as 101.67 acres conveyed from E. L. Gaylean to The Thelma and E. L. Gaylean Family Trust by deed dated June 24, 1991 and recorded in Volume 2297, Page 201 of the Williamson County Deed Records;

THENCE North 19° 57' 49" West a distance of 2,285.87 feet, along the west line of said 460 acre tract and the east line of said 101.67 acre tract, to the north line of said Williamson County Road No. 228 and a found 1/2 inch iron rod for the southeast corner of a tract of land described as 13.00 acres conveyed from The Veterans Land Board of Texas to Thomas Woodrow Elms by deed dated August 25, 1983 and recorded in Volume 936, Page 45 of the Williamson County Deed Records;

THENCE North 54° 58' 20" East a distance of 260.67 feet, along the existing north right-of-way line of said Williamson County Road No. 228 and crossing said 460 acre tract, to a fence post;

THENCE North 67° 52' 24" East a distance of 385.38 feet, along the existing north right-of-way line of said Williamson County Road No. 228 and crossing said 460 acre tract to a set Texas Department of Transportation Type II concrete monument, being 594.76 feet left of Proposed Baseline Station 977+10.78;

THENCE South 73° 26' 27" West a distance of 434.14 feet, along the proposed north right-of-way line of said Williamson County Road No. 228 and crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 165.23 feet left of Proposed Baseline Station 977+70.00;

THENCE North $05^{\circ} 18' 20''$ West a distance of 165.03 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 175.00 feet left of Proposed Baseline Station 976+10.00, for the beginning of a curve to the left;

THENCE northwesterly a distance of 628.63 feet, crossing said 460 acre tract and along the proposed east right-of-way line of said State Highway 195 and the arc of said curve to the left, having a central angle of $06^{\circ} 06' 00''$, a radius of 5,904.58 feet, a chord bearing of North $12^{\circ} 33' 00''$ West, and a chord distance of 628.33 feet, to a set Texas Department of Transportation Type II concrete monument, being 175.00 feet left of Proposed Baseline Station 970+00.00, for the end of said curve to the left;

THENCE North $04^{\circ} 22' 26''$ West a distance of 190.37 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 215.00 feet left of Proposed Baseline Station 968+20.00;

THENCE North $16^{\circ} 20' 52''$ West, passing at a distance of 244.18 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, and continuing a total distance of 1,023.34 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 290.00 feet left of Proposed Baseline Station 958+15.00;

THENCE North $21^{\circ} 20' 24''$ West a distance of 640.00 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 290.00 feet left of Proposed Baseline Station 951+75.00;

THENCE North $08^{\circ} 39' 32''$ East a distance of 420.68 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 500.33 feet left of Proposed Baseline Station 948+10.68;

THENCE North $09^{\circ} 14' 13''$ East a distance of 93.71 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 548.00 feet left of Proposed Baseline Station 947+30.00;

THENCE North $09^{\circ} 32' 28''$ West a distance of 229.86 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 595.00 feet left of Proposed Baseline Station 945+05.00;

THENCE North $33^{\circ} 03' 09''$ West a distance of 418.72 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 510.00 feet left of Proposed Baseline Station 940+95.00;

THENCE South $37^{\circ} 39' 59''$ East a distance of 925.62 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 249.80 feet left of Proposed Baseline Station 932+06.71, for the beginning of a curve to the right;

THENCE northwesterly a distance of 517.18 feet, crossing said 460 acre tract, along the proposed east right-of-way line of said State Highway 195 and the arc of said curve to the right, having a central angle of $10^{\circ} 33' 39''$, a radius of 2,805.81', a chord bearing of North $32^{\circ} 28' 56''$ West, and a chord distance of 516.45 feet, to a set Texas Department of Transportation Type II concrete monument, being 150.00 feet left of Proposed Baseline Station 927+00.00, for the end of said curve to the right;

THENCE North $20^{\circ} 03' 50''$ West a distance of 339.02 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 157.03 feet left of Proposed Baseline Station 923+58.43, to the POINT OF BEGINNING;

- (1) THENCE North $20^{\circ} 03' 50''$ West a distance of 80.00 feet, along the west line of said proposed drainage easement, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 156.60 feet left of Proposed Baseline Station 922+75.00;
- (2) THENCE North $69^{\circ} 56' 22''$ East a distance of 80.00 feet, along the north line of a proposed drainage easement and crossing said 460 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 236.59 feet left of Proposed Baseline Station 922+73.61;
- (3) THENCE South $20^{\circ} 03' 50''$ East a distance of 80.00 feet, along the east line of said proposed drainage easement, crossing said 460 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 237.03 feet left of Proposed Baseline Station 923+58.90;

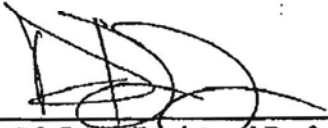
- (4) THENCE South 69° 56' 22" West a distance of 80.00 feet, along the south line of said proposed drainage easement and crossing said 460 acre tract, to the POINT OF BEGINNING and containing 0.147 acres (6,400 square feet) of land.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment). All coordinates are adjusted to surface using a surface adjustment factor of 1.000120.

A plat of even survey date herewith accompanies this property description.

Surveyed by:
RODS Surveying, Inc.
6810 Lee Road, Spring, Texas 77379
Phone (281) 379-6388




Arthur M. Story, Registered Professional Land Surveyor, No. 4034

9/28/04
Date



County: Williamson
Highway: SH 195
Limits: From 0.805 Miles South of the Bell County Line to 6.332 Miles South
ROW CSJ: 0836-01-013

Property Description
for Easement 4E Part 2

BEING a 0.508 acre (22,133 square feet) parcel of land located in Williamson County, Texas, situated in the H. Johnston Survey, Abstract 344, and being part of a tract of land described as 460 acres conveyed from J. C. Brown and wife, Madge H. Brown, to Helen Brown McEvoy, Thomas W. Brown and J. C. Brown, Jr. by deed dated May 6, 1966 and recorded in Volume 487, Page 320 of the Williamson County Deed Records.

COMMENCING at a found concrete monument, being 813.24 feet left of Proposed Baseline Station 1000+78.90, for the southwest corner of said 460 acre tract and the southeast corner of a tract of land described as 101.67 acres conveyed from E. L. Gaylean to The Thelma and E. L. Gaylean Family Trust by deed dated June 24, 1991 and recorded in Volume 2297, Page 201 of the Williamson County Deed Records;

THENCE North 19° 57' 49" West a distance of 2,285.87 feet, along the west line of said 460 acre tract and the east line of said 101.67 acre tract, to the north line of said Williamson County Road No. 228 and a found 1/2 inch iron rod for the southeast corner of a tract of land described as 13.00 acres conveyed from The Veterans Land Board of Texas to Thomas Woodrow Elms by deed dated August 25, 1983 and recorded in Volume 936, Page 45 of the Williamson County Deed Records;

THENCE North 54° 58' 20" East a distance of 260.67 feet, along the existing north right-of-way line of said Williamson County Road No. 228 and crossing said 460 acre tract, to a fence post;

THENCE North 67° 52' 24" East a distance of 385.38 feet, along the existing north right-of-way line of said Williamson County Road No. 228 and crossing said 460 acre tract to a set Texas Department of Transportation Type II concrete monument, being 594.76 feet left of Proposed Baseline Station 977+10.78;

THENCE South $73^{\circ} 26' 27''$ West a distance of 434.14 feet, along the proposed north right-of-way line of said Williamson County Road No. 228 and crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 165.23 feet left of Proposed Baseline Station 977+70.00;

THENCE North $05^{\circ} 18' 20''$ West a distance of 165.03 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 175.00 feet left of Proposed Baseline Station 976+10.00, for the beginning of a curve to the left;

THENCE northwesterly a distance of 628.63 feet, crossing said 460 acre tract and along the proposed east right-of-way line of said State Highway 195 and the arc of said curve to the left, having a central angle of $06^{\circ} 06' 00''$, a radius of 5,904.58 feet, a chord bearing of North $12^{\circ} 33' 00''$ West, and a chord distance of 628.33 feet, to a set Texas Department of Transportation Type II concrete monument, being 175.00 feet left of Proposed Baseline Station 970+00.00, for the end of said curve to the left;

THENCE North $04^{\circ} 22' 26''$ West a distance of 190.37 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 215.00 feet left of Proposed Baseline Station 968+20.00;

THENCE North $16^{\circ} 20' 52''$ West, passing at a distance of 244.18 feet a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, and continuing a total distance of 1,023.34 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 290.00 feet left of Proposed Baseline Station 958+15.00;

THENCE North $21^{\circ} 20' 24''$ West a distance of 640.00 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 290.00 feet left of Proposed Baseline Station 951+75.00;

THENCE North $08^{\circ} 39' 32''$ East a distance of 420.68 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 500.33 feet left of Proposed Baseline Station 948+10.68, for the POINT OF BEGINNING;

- (1) THENCE North $09^{\circ} 14' 13''$ East a distance of 93.71 feet, along the west line of said proposed drainage easement, the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 548.00 feet left of Proposed Baseline Station 947+30.00;

- (2) THENCE North $09^{\circ} 32' 28''$ West a distance of 229.86 feet, along the west line of said proposed drainage easement, the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 595.00 feet left of Proposed Baseline Station 945+05.00;
- (3) THENCE North $85^{\circ} 52' 11''$ East a distance of 80.00 feet, along the north line of a proposed drainage easement and crossing said 460 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 671.42 feet left of Proposed Baseline Station 945+28.67;
- (4) THENCE South $04^{\circ} 07' 54''$ East a distance of 320.00 feet, along the east line of said proposed drainage easement and crossing said 460 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 576.75 feet left of Proposed Baseline Station 948+34.35;
- (5) THENCE South $85^{\circ} 52' 11''$ West a distance of 80.00 feet, along the south line of said proposed drainage easement and crossing said 460 acre tract, to the POINT OF BEGINNING and containing 0.508 acres (22,133 square feet) of land.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment). All coordinates are adjusted to surface using a surface adjustment factor of 1.000120.

A plat of even survey date herewith accompanies this property description.

Surveyed by:
RODS Surveying, Inc.
6810 Lee Road, Spring, Texas 77379
Phone (281) 379-6388




Arthur M. Story, Registered Professional Land Surveyor, No. 4034


Date

M. JOHNSON SURVEY
A-368

Helen Brown McEvoy,
Thomas W. Brown and J.C. Brown, Jr.
Called 460 Acres
Vol. 487, Pg. 320
W.C.D.R.
May 6, 1966

RIGHT OF WAY PLAT SHOWING PROPERTY OF

PARCEL 4E PART II

SHEET 4 OF 4

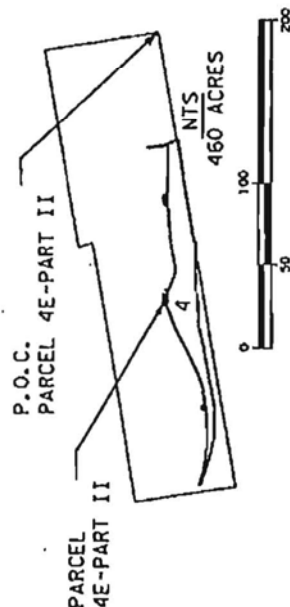
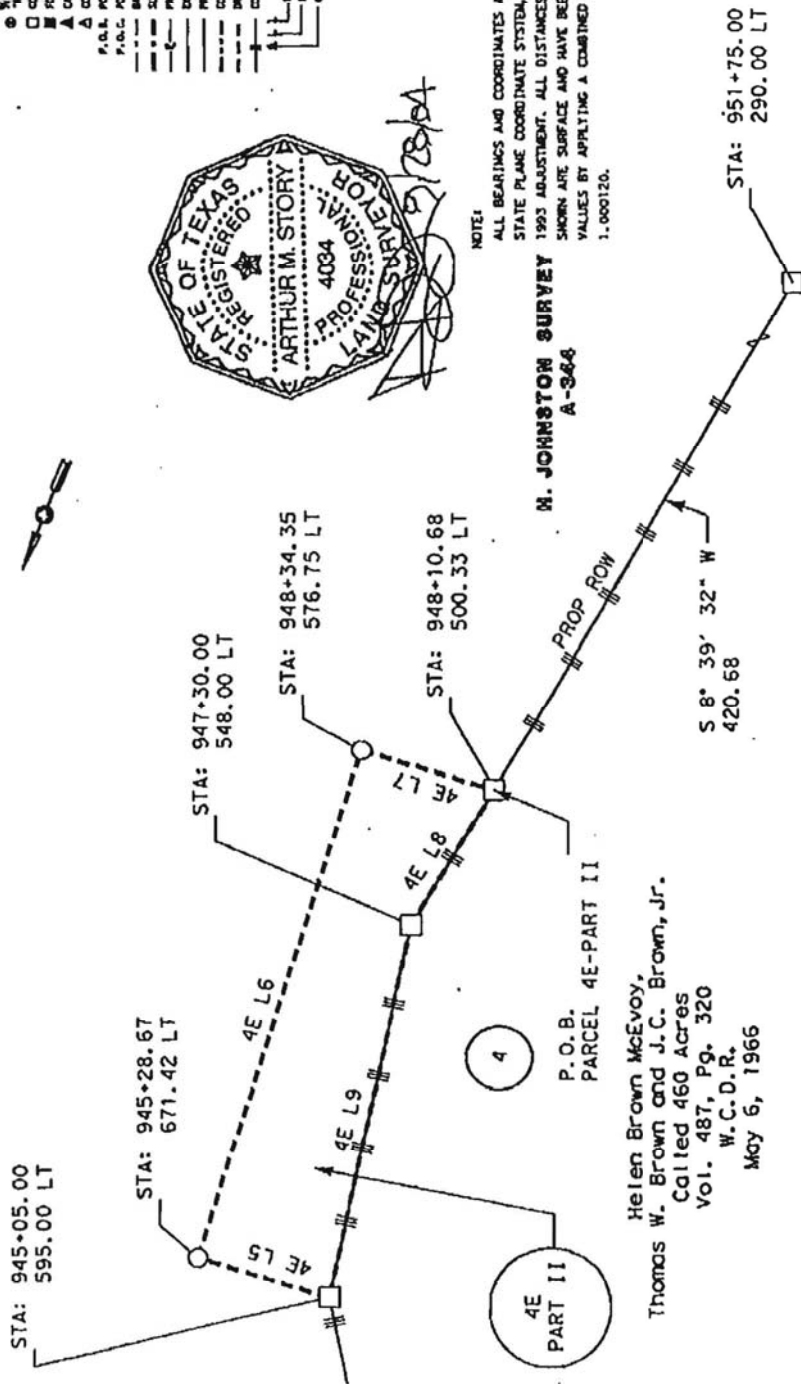
FROM CSJ NO. 0836-01-013

STATE HIGHWAY 195
WILLIAMSON COUNTY

PRODS SURVEYING INC.

6810 LEE ROAD
SPRING, TX 77379

(281) 379-6388
SCALE: 1"=100' September 28, 2004



LINE TABLE			
PARCEL	LINE NO.	BEARING	DISTANCE
4E-PART 11	4E L5	N 85° 52' 11" E	80.00
	4E L6	S 4° 07' 54" E	520.00
	4E L7	S 85° 52' 11" W	80.00
	4E L8	N 9° 14' 13" E	935.71
	4E L9	N 9° 32' 28" W	238.86

EXISTING ACREAGE	TAKING ACRES	APPROX. TOTAL INCHOR ACREAGE	
		LEFT	RIGHT
Approx. 321	0.508		
	22,133 sq ft		



County: Williamson
Highway: SH 195
Limits: From 0.805 Miles South of the Bell County Line to 6.332 Miles South
ROW CSJ: 0836-01-013

Property Description
for Easement 4E Part 3

BEING a 0.396 acre (17,268 square feet) parcel of land located in Williamson County, Texas, situated in the H. Johnston Survey, Abstract 344, and being part of a tract of land described as 460 acres conveyed from J. C. Brown and wife, Madge H. Brown, to Helen Brown McEvoy, Thomas W. Brown and J. C. Brown, Jr. by deed dated May 6, 1966 and recorded in Volume 487, Page 320 of the Williamson County Deed Records.

COMMENCING at a found concrete monument, being 813.24 feet left of Proposed Baseline Station 1000+78.90, for the southwest corner of said 460 acre tract and the southeast corner of a tract of land described as 101.67 acres conveyed from E. L. Gaylean to The Thelma and E. L. Gaylean Family Trust by deed dated June 24, 1991 and recorded in Volume 2297, Page 201 of the Williamson County Deed Records;

THENCE North 19° 57' 49" West a distance of 2,285.87 feet, along the west line of said 460 acre tract and the east line of said 101.67 acre tract, to the north line of said Williamson County Road No. 228 and a found 1/2 inch iron rod for the southeast corner of a tract of land described as 13.00 acres conveyed from The Veterans Land Board of Texas to Thomas Woodrow Elms by deed dated August 25, 1983 and recorded in Volume 936, Page 45 of the Williamson County Deed Records;

THENCE North 54° 58' 20" East a distance of 260.67 feet, along the existing north right-of-way line of said Williamson County Road No. 228 and crossing said 460 acre tract, to a fence post;

THENCE North 67° 52' 24" East a distance of 385.38 feet, along the existing north right-of-way line of said Williamson County Road No. 228 and crossing said 460 acre tract to a set Texas Department of Transportation Type II concrete monument, being 594.76 feet left of Proposed Baseline Station 977+10.78;

THENCE South 73° 26' 27" West a distance of 434.14 feet, along the proposed north right-of-way line of said Williamson County Road No. 228 and crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 165.23 feet left of Proposed Baseline Station 977+70.00;

THENCE North 05° 18' 20" West a distance of 165.03 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 175.00 feet left of Proposed Baseline Station 976+10.00, for the beginning of a curve to the left;

THENCE northwesterly a distance of 628.63 feet, crossing said 460 acre tract and along the proposed east right-of-way line of said State Highway 195, and the arc of said curve to the left, having a central angle of 06° 06' 00", a radius of 5,904.58 feet, a chord bearing of North 12° 33' 00" West, and a chord distance of 628.33 feet, to a set Texas Department of Transportation Type II concrete monument, being 175.00 feet left of Proposed Baseline Station 970+00.00, for the end of said curve to the left;

THENCE North 04° 22' 26" West a distance of 190.37 feet, along the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set Texas Department of Transportation Type II concrete monument, being 215.00 feet left of Proposed Baseline Station 968+20.00, for the POINT OF BEGINNING;

- (1) THENCE North 16° 20' 52" West a distance of 244.18 feet, along the west line of said proposed drainage easement, the proposed east right-of-way line of said State Highway 195, crossing said 460 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 224.49 feet left of Proposed Baseline Station 965+85.00;
- (2) THENCE North 88° 39' 12" East a distance of 80.00 feet, along the north line of a proposed drainage easement and crossing said 460 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 300.45 feet left of Proposed Baseline Station 966+09.00;
- (3) THENCE South 16° 20' 52" East a distance of 202.76 feet, along the east line of said proposed drainage easement and crossing said 460 acre tract, to a set 5/8 inch iron rod with a Texas Department of Transportation aluminum cap, being 292.67 feet left of Proposed Baseline Station 968+01.65;

- (4) THENCE South $58^{\circ} 38' 54''$ West a distance of 80.00 feet, along the south line of said proposed drainage easement and crossing said 460 acre tract, to the POINT OF BEGINNING and containing 0.396 acres (17,268 square feet) of land.

Basis of bearing is the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment). All coordinates are adjusted to surface using a surface adjustment factor of 1.000120.

A plat of even survey date herewith accompanies this property description.

Surveyed by:
RODS Surveying, Inc.
6810 Lee Road, Spring, Texas 77379
Phone (281) 379-6388



A handwritten signature in black ink, appearing to be "A. M. Story", written over a horizontal line.

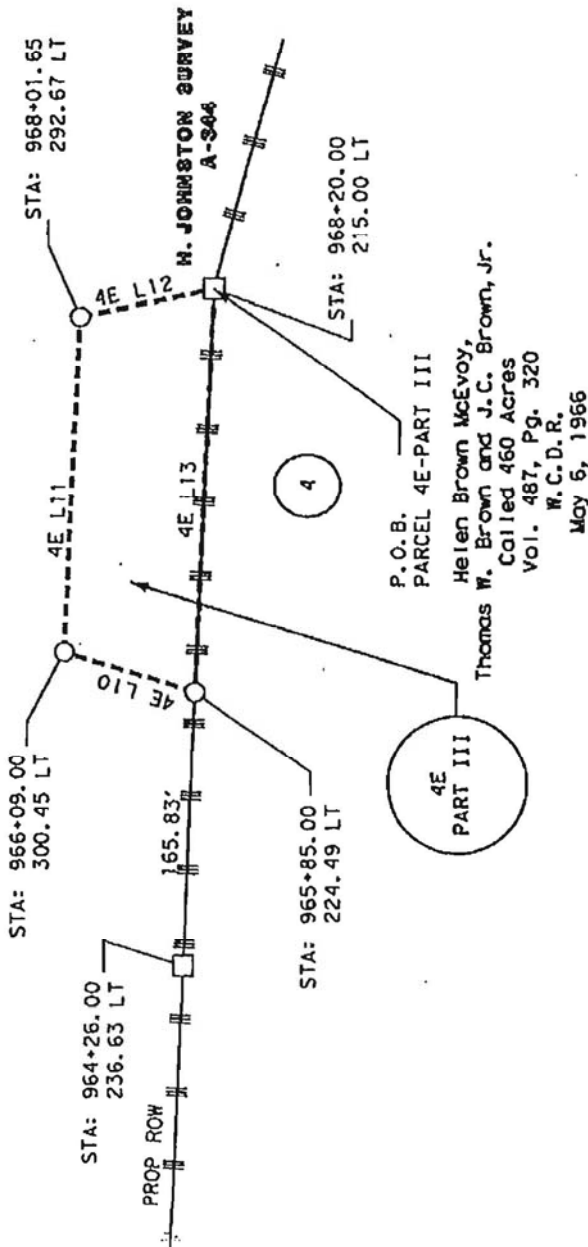
Arthur M. Story, Registered Professional Land Surveyor, No. 4034

9/28/04
Date

LEGEND

- FOUND CORNER (AS DESCRIBED)
- 1/4" IRON ROD W/ ALUMINUM CAP SET
- ⊙ 3/4" IRON ROD W/ PLASTIC CAP SET
- ⊠ "BUSH SURVEYING"
- ⊠ CONCRETE ANCHOR SET (TYPE 11)
- ⊠ FOUND CONCRETE MONUMENT (TYPE 11)
- ⊠ CALCULATED POINT
- △ CONTROL POINT
- △ P.O.C. POINT OF BEGINNING
- △ P.O.C. POINT OF COMMENCEMENT
- BASE LINE / CONTROLS
- SURVEY LINE
- PROPERTY LINE
- EXIST. ROW
- PROP. ROW
- COST BUDGET (STANDARD)
- DRAINAGE EASEMENT (STANDARD)
- EASEMENT OF ACCESS
- 1/4" LINE OR CURVE NUMBER
- 1/4" LINE 1/4" CURVED
- 1/4" TRACT (1/4" QUANTITY OF TRACT 6)

NOTES:
ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE MADDEN,
1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES
SHOWN ARE SURFACE AND HAVE BEEN CONVERTED FROM GRID
VALUES BY APPLYING A COMBINED ADJUSTMENT FACTOR OF
1.000120.



RIGHT OF WAY PLAT
SHOWING PROPERTY OF

PARCEL 4E PART III

SHEET 4 OF 4

ROW CSJ NO. 0835-01-013

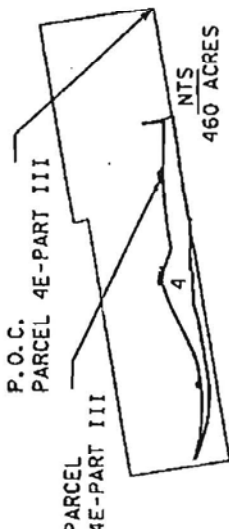
STATE HIGHWAY 195 WILLAMSON COUNTY

ROOS SURVEYING INC.

6810 LEE ROAD SPRING, TX 77379

(281) 379-6388

SCALE: 1"=100' September 28, 2004



LINE TABLE			
PARCEL	LINE NO.	BEARING	DISTANCE
4E-PART III	4E L10	N 88° 39' 12" E	80.00
	4E L11	S 16° 20' 52" E	202.76
	4E L12	S 50° 38' 54" W	80.00
	4E L13	N 16° 20' 52" W	244.18

EXISTING ACREAGE	TAKING ADRES	APPROX. ROAD INKOR ACREAGE	
		LEFT	RIGHT
Approx. 321	0.356		
		17,258 sq ft	