

STATE OF TEXAS

COUNTY OF WILLIAMSON

§ DEVELOPMENT AGREEMENT
§ REGARDING
§ OLDCASTLE MATERIALS TEXAS
PRODUCTION ASSETS COMPANY, LLC.

This is a DEVELOPMENT AGREEMENT (the "Agreement") by and between WILLIAMSON COUNTY, a political subdivision of the State of Texas, ("County") and OLDCASTLE MATERIALS TEXAS PRODUCTION ASSETS COMPANY, LLC. ("Owner"). The Effective Date of this Agreement is the date approved by the Williamson County Commissioners Court.

WHEREAS, Owner owns approximately 171.664 acres of land located near the southwest corner of SH 29 and US 183 (referred to as the "Property") and as described in **Exhibit "A"**, attached hereto.

WHEREAS, the County and the Owner desire to co-operate in the expeditious engineering, design and construction of the Seward Junction Southwest (the "Project"), a roadway connecting SH 29 to US 183 through the Property, the approximate location of the Project being shown on **Exhibit "B"**, attached hereto; and

WHEREAS, the County desires to design, engineer and construct the Project pursuant to the terms and conditions stated herein; and

WHEREAS, the County desires the Owner to dedicate to the County all right-of-way and easements needed for the Project within the Property, pursuant to the terms and conditions stated herein.

NOW THEREFORE, for and in consideration of the promises and the mutual agreements set forth herein, the County and Owner hereby agree as follows:

A. **PURPOSE**

The purpose of this Agreement is to provide for the orderly and expeditious design, engineering and construction of the Project.

B. **GENERAL TERMS AND CONDITIONS**

1. The Project is defined as the design of a six-lane, divided arterial road, and the construction of the western portion of said arterial road, together with all required related construction and drainage improvements extending through the Property, to be located approximately as shown on Exhibit "B" attached hereto and pursuant to the cross-section as shown on **Exhibit "C"**, attached hereto. The Project also includes all permitting, environmental mitigation, medians, turn lanes, traffic signalization, striping and guardrails and other items determined by the County to be necessary for the road construction.

2. The Project Costs are herein defined as all costs of material, labor, grading, paving, drainage, detention, erosion control, mitigation and all other costs related to the construction of the Project, as well as costs of engineering, design, utility relocation, construction phase design services, and construction inspection and testing.

C. **COUNTY OBLIGATIONS**

1. The County shall be solely responsible for all Project Costs. The County will allow the Owner to review all preliminary and final designs prior to bid. The Project shall be constructed pursuant to all Williamson County road bond design standards. Additionally, the County may utilize design speeds and pavement design differing from the normal design standards to accommodate increased truck traffic.

2. The County shall construct the western portion of the designed lanes within the time period described below, subject to force majeure conditions. The initial design of the Project shall be as shown on Exhibit "B", attached hereto. The future median openings (the "Median Openings") shall be located as shown on said Exhibit B, and coordinated with Owner's future proposed building and site vehicular access.

3. The County will construct at least one additional access point to Owner's Property, which will be located between the Median Openings. This access point must conform to the County and City of Liberty Hill traffic regulations and driveway spacing requirements.

4. The County will design and construct a right turn out acceleration lane and a right turn lane into Owner's property at both Median Openings.

5. The County shall endeavor to bid the Project within twelve (12) months after the Effective Date of this Agreement, or the date the County acquires the remainder of the dedicated right-of-way for the Project outside of the Property, whichever occurs latest. The County will endeavor to complete the Project within twelve (12) months after contract award.

6. If the Project is not completed and accepted by the County within 36 months after the Effective Date, the County reserves the right to declare this Agreement null and void and neither party shall be liable in any way to the other party because of said termination. This Agreement may be extended by the County for up to 4 years after the Effective Date. If after that extension, the Project has not been substantially completed, the County will re-convey all right-of-way and other easements dedicated to the County at no cost to Owner.

D. **OWNER OBLIGATIONS**

1. The Owner shall provide all right-of-way for the Project through the Property as shown on **Exhibit "D"** and all temporary and permanent easements necessary for the conveyance of storm water, detention and water quality on the Property so that no temporary or permanent facilities will be required within the Project right-of-way. The Owner shall dedicate an additional easement along SH 29 as shown on **Exhibit "E"**, that is approximately 600' in length, and 15' in width, if needed for the right turn lane on SH 29 at Seward Junction Southwest. Dedication of this additional easement shall occur as soon as possible after the approval of this Agreement, or when so requested by the County. Underground utilities and appurtenant facilities may be located within the right-of-way. Sidewalks, if required, shall be located outside of the right-of-way and be maintained by Owner.

2. The Owner shall be responsible for all costs resulting from the future development of the property related to the engineering, design, and construction of or relocation of any water, wastewater and dry utility items, including all permitting, inspection and testing costs within the right-of-way.

3. As consideration for the design and construction of the acceleration, deceleration and other turn lanes described in Section C(4), above, Owner agrees to deliver to County road base material in an amount equal to \$60,000, at the location or locations deemed reasonable by both parties. The County reserves the right to inspect, test and approve said materials prior to acceptance. If the material is deemed insufficient by the County, the County may, in its sole discretion, forego the construction of any of the additional work described in Section C(4), above until acceptable material can be provided.

4. Owner recognizes that the center access point will be right-in and right-out at some time in the future, with no compensation to Owner.

5. Owner shall dedicate to the public, upon request by the County, that portion of land that currently lies between the CHG subdivision and the land dedicated for roadway use in this document. This portion of land is better described as that area shown in green from approximately Sta. 127+00 to Sta. 149+00 on Exhibit "A".

E. **PROJECT RIGHT-OF-WAY**

This Agreement is specifically contingent upon the County successfully acquiring, by fee dedication, all remaining Project right-of-way outside of the Property and any Project-related easements ("Additional Right-of-way"). If for any reason the County fails to close on the Additional Right-of-way within three (3) months of the Effective Date of this Agreement, the County shall have the option of declaring this Agreement null and void.

F. **MISCELLANEOUS PROVISIONS**

1. Actions Performable. The County and the Owner agree that all actions to be performed under this Agreement are performable in Williamson County, Texas.

2. Governing Law. The County and Owner agree that this Agreement has been made under the laws of the State of Texas in effect on this date, and that any interpretation of this Agreement at a future date shall be made under the laws of the State of Texas.

3. Severability. If a provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the entire Agreement shall not be void, but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the parties.

4. Complete Agreement. This Agreement represents a complete agreement of the parties and supersedes all prior written and oral matters related to this Agreement. Any amendment to this Agreement must be in writing and signed by all parties.

5. Exhibits. All exhibits attached to this Agreement are incorporated by reference and expressly made part of this Agreement as if copied verbatim.

6. Notice. All notices, requests or other communications required or permitted by this Agreement shall be in writing and shall be sent by (i) telecopy, with the original delivered by hand or overnight carried, (ii) by overnight courier or hand delivery, or (iii) certified mail, postage prepaid, return receipt requested, and addressed to the parties at the following addresses:

County:

County Judge
Dan A. Gattis
710 S. Main Street, Suite 101
Georgetown, TX 78626
Phone: (512) 943-1577

Owner:

Phone: _____

7. Force Majeure. Owner and the County agree that the obligations of each party shall be subject to force majeure events such as natural calamity, fire or strike.

8. Assignment. This Agreement may be assigned by the Owner only with the written consent of the Williamson County Commissioners Court.

9. Signature Warranty Clause. The signatories to this Agreement represent and warrant that they have the authority to execute this Agreement on behalf of the County and Owner, respectively.

SIGNED as of this 1st day of November, 2016.


WILLIAMSON COUNTY

By:



Dan A. Gattis, County Judge

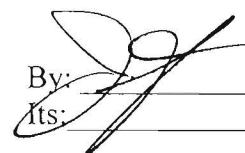
ATTEST:



Nancy Rister, County Clerk

OLDCASTLE MATERIALS TEXAS
PRODUCTION ASSETS COMPANY, LLC

By:



Joe Naivar Jr
Vice President

[illegible]

PRELIMINARY-
SUBJECT TO CHANGE

**K•FRIESE
+ ASSOCIATES**
P. O. Box 257 • New Orleans, LA 70179
Tel. 504.581.1704 • Fax 504.581.1705
E-mail: kfrieese@aol.com

\\projects\0350-Williamson_County_Seward_Junction_SWDON\Exhibits\0350_ESMT_EXHIBIT-OPTION A-Oldcastle.dgn modified by rbell on 8/12/2016 - 10:54:23 AM

[illegible]

**K•FRIESE
+ ASSOCIATES**
P.O. Box 1000 • Englewood, CO 80155
Tel: 303.733.1100 • Fax: 303.733.1101
E-Mail: kfries@kfries.com

PROPOSED R.O.W.

PROPOSED EASEMENT

R497784
CCC HOLDINGS IV LLC
ABS S9741 CHG SUB

ABS AMOS21 - ROBINSON J.B. SUP
R525948

PROPOSED DR
EASEMENT
0.301 AC

R499760
OLDCASTLE MATERIALS TEXAS
PRODUCTION ASSETS CO LLC
ABS S9785 - CAPITAL AGG LTD SUB

TEMPORARY CONSTRUCTION -
EASEMENT (FOR DRIVEWAY
AND SLOPES)
0.774 AC.

TEMPORARY CONSTRUCTION
EASEMENT (FOR DRIVEWAY
AND SLOPES)
0.436 AC.

PROPOSED R. O. W.

FUTURE MEDIAN
OPENING

FUTU
OPEN

US 183

BOOK 200, PAGE 007280
AM0521-ROBINSON, J.B.
PHILIP P & CINA RAE HOGAN
R022832
SUR

Age group	Number of people
0-14	400
15-24	350
25-34	300
35-44	250
45-54	200
55-64	150
65-74	100
75-84	150
85+	100

WP:\projects\150380-Williamson_County_Seward_Junction_SWDONE\exhibits\0380_ESMT_EXHIBIT.dgn modified by rbell on 8/12/2016 - 10:59:34 AM

EXHIBIT C

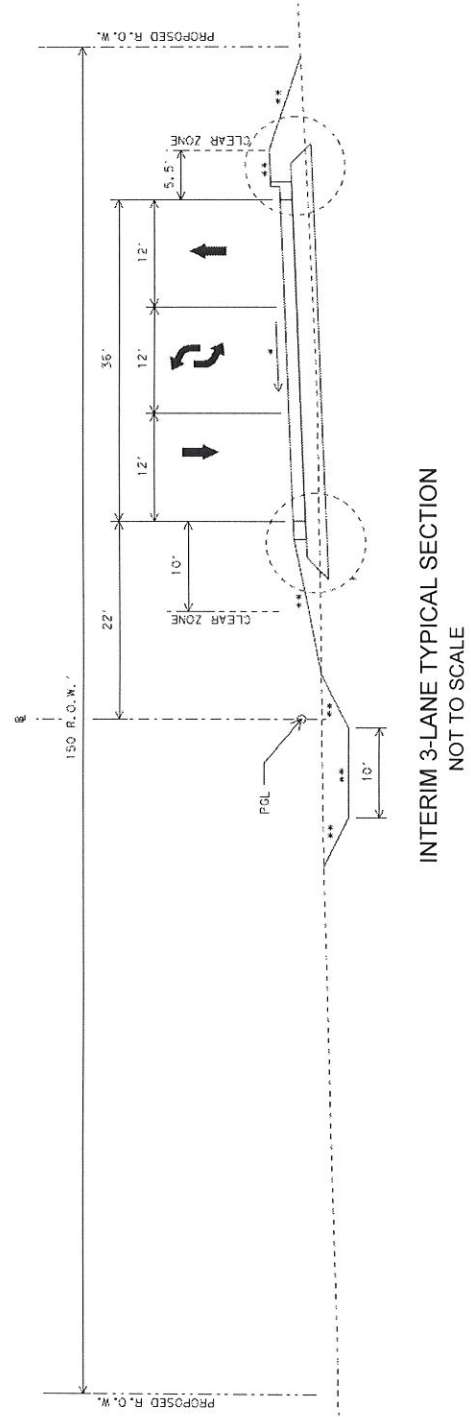
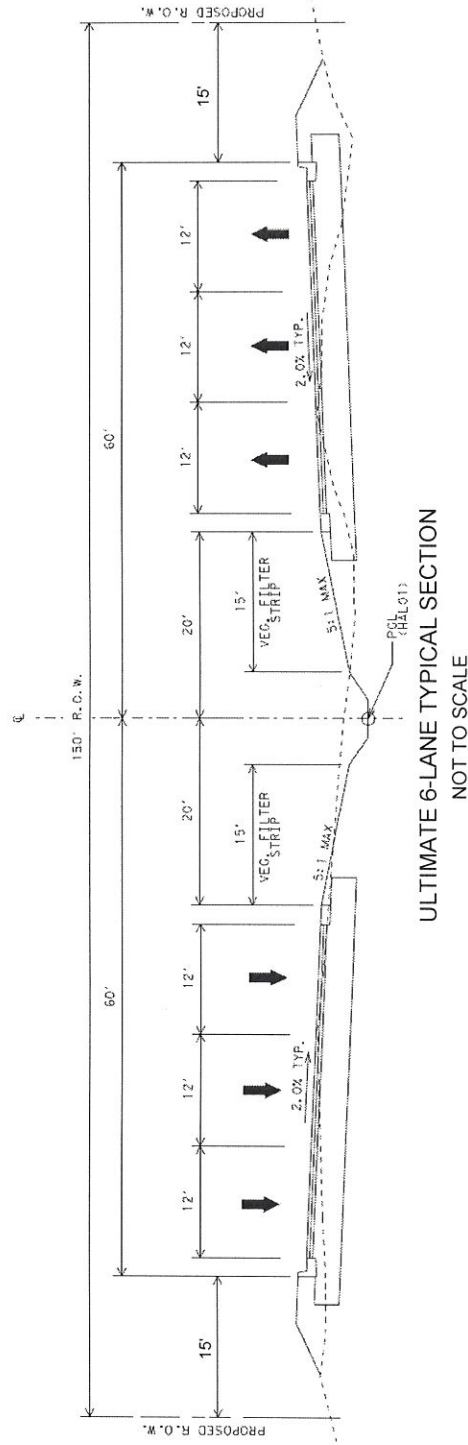


EXHIBIT D

County: Williamson
Parcel No.: 1
Highway: Seward Junction Southwest
Limits: From: S.H. 29
To: C.R. 263

DESCRIPTION FOR PARCEL 1

DESCRIPTION OF AN 11.227 ACRE (489,048 SQ. FT.) PARCEL OF LAND, LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT 521, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1 AND LOT 2, BLOCK A, CAPITOL AGGREGATES, LTD. SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2008080708 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), DESCRIBED AS A CALLED 171.664 ACRE TRACT OF LAND IN A DEED TO OLDCASTLE MATERIALS TEXAS PRODUCTION ASSETS COMPANY, LLC, RECORDED IN DOCUMENT NO. 2014042997, O.P.R.W.C.TX., SAID 11.227 ACRE (489,048 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with cap stamped "RPLS 2218" found 154.08 feet left of Seward Junction Southwest (SJS) Engineer's Centerline Station (E.C.S.) 105+87.63 on the existing south right-of-way line of State Highway 29 (SH-29), a variable width right-of-way, as conveyed to the State of Texas in Volume 415, Page 487 of the Deed Records of Williamson County Texas (D.R.W.C.TX.), at the northeast corner of said 171.664 acre tract, also being the northwest corner of Lot 1, CHG Subdivision, a subdivision of record in Document No. 2008065392 O.P.R.W.C.TX., same being the remainder of a called 156.48 acre tract of land described in a deed to Land Partnership No.1, recorded in Document No. 2004030001, O.P.R.W.C.TX.;

THENCE N 69°18'02" W, with the north line of said 171.664 acre tract, and the existing south right-of-way line of said SH-29, a distance of 60.29 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 100.00 feet left of SJS E.C.S. 105+60.98, on the proposed east right-of-way line of Seward Junction Southwest, a variable width right-of-way, for the **POINT OF BEGINNING** (Grid Coordinates= N:10210942.21, E:3066433.64) and the most northerly northeast corner of the parcel described herein;

THENCE with the said proposed east right-of-way line of said Seward Junction Southwest, over and across said 171.664 acre tract, the following eleven (11) courses and distances numbered 1-11:

- 1) S 57°34'16" W, departing the existing south right-of-way line of said SH-29, a distance of 28.03 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet left of SJS E.C.S. 105+73.66,
- 2) S 05°32'12" E, a distance of 536.03 feet to a Cotton Spindle set 75.00 feet left of SJS E.C.S. 111+09.69, for the beginning of a curve to the left,
- 3) With said curve to the left, an arc distance of 465.92 feet, through a central angle of 28°51'36", having a radius of 925.00 feet, and a chord that bears S 19°58'00" E, a distance of 461.01 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet left of SJS E.C.S. 116+12.40,

- 4) S 32°54'57" E, a distance of 888.55 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet left of SJS E.C.S. 125+00.00,
 - 5) S 57°05'03" W, a distance of 75.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 0.00 feet right of SJS E.C.S. 125+00.00,
 - 6) S 32°54'57" E, a distance of 785.84 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 0.00 feet right of SJS E.C.S. 132+85.84, said point being the beginning of a curve to the right,
 - 7) With said curve to the right, an arc distance of 210.88 feet, through a central angle of 12°04'58", having a radius of 1,000.00 feet, and a chord that bears S 26°52'28" E, a distance of 210.49 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 0.00 feet right of SJS E.C.S. 134+96.72,
 - 8) S 20°50'00" E, a distance of 747.39 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 0.00 feet left of SJS E.C.S. 142+44.11,
 - 9) S 20°35'00" E, a distance of 643.36 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 0.00 feet left of SJS E.C.S. 148+87.48, said point being the beginning of a curve to the left,
 - 10) With said curve to the left, an arc distance of 45.36 feet, through a central angle of 02°35'55", having a radius of 1,000.00 feet, and a chord that bears S 21°52'57" E, a distance of 45.35 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 0.00 feet left of SJS E.C.S. 149+32.83, said point being the beginning of a curve to the left, from which a 5/8-inch iron rod found for an interior ell corner of said 171.664 acre tract, same being the southwest corner of said remainder of a called 156.48 acre tract bears N 69°16'06" E, a distance of 23.48 feet, and
 - 11) With said curve to the left, an arc distance of 110.51, through a central angle of 06°19'55", having a radius of 1,000.00 feet, and a chord that bears S 26°20'52" E, a distance of 110.46 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 0.00 feet left of SJS E.C.S. 150+43.35 on the south line of said 171.664 acre tract, same being the north line of the remainder of a called 117.15 acre tract of land, described in a deed to Philip Hogan and wife, Gina Rae Hogan, recorded in Document No. 2000007280, O.P.R.W.C.TX., for the southeast corner of the parcel described herein;
 - 12) **THENCE** S 69°16'09" W, departing the proposed east right-of-way line of said Seward Junction Southwest, with the common line of said 171.664 acre tract and said remainder of a called 117.15 acre tract, a distance of 75.83 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 150+32.58 on the proposed west right-of-way line of said Seward Junction Southwest, said point being the southwest corner of the parcel described herein and the beginning of a curve to the right, from which a 1/2-inch iron rod found bears S 69°16'09" W, a distance of 21.41 feet;
- THENCE** departing the common line of said 171.664 acre tract and said remainder of a called 117.15 acre tract, with the proposed west right-of-way line of said Seward Junction Southwest, over and across said 171.664 acre tract, the following eight (8) courses and distances numbered 13-20:
- 13) With said curve to the right, an arc distance of 155.98 feet, through a central angle of 08°18'49", having a radius of 1,075.00 feet, and a chord that bears N 24°44'24" W, a distance of 155.84 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 148+87.48,

- 14) N 20°35'00" W, a distance of 643.20 feet to a calculated point 75.00 feet right of SJS E.C.S. 142+43.95,
- 15) N 20°50'00" W, a distance of 747.23 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 134+96.72, said point being the beginning of a curve to the left,
- 16) With said curve to the left, an arc distance of 195.07 feet, through a central angle of 12°04'58", having a radius of 925.00 feet, and a chord that bears N 26°52'28" W, a distance of 194.71 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 132+85.84,
- 17) N 32°54'57" W, a distance of 1,672.52 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 116+13.32, said point being the beginning of a curve to the right,
- 18) With said curve to the right, an arc distance of 539.47 feet, through a central angle of 28°45'10", having a radius of 1,075.00 feet, and a chord that bears N 19°54'47" W, a distance of 533.83 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 111+09.69,
- 19) N 05°32'12" W, a distance of 609.96 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet right of SJS E.C.S. 105+00.00, and
- 20) N 39°21'12" W, a distance of 44.92 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 100.00 feet right of SJS E.C.S. 104+62.41 on the existing south right-of-way line of said SH-29, same being the north line of said 171.664 acre tract, said point being the northwest corner of the parcel described herein, from which a 1/2-inch iron rod found on the existing south right-of-way line of said SH-29 for the northwest corner of said 171.664 acre tract bears N 69°18'02" W, a distance of 1,131.04 feet to a calculated point, for the beginning of a curve to the left, and with said curve to the left an arc distance of 189.56 feet, through a central angle of 00°56'34", having a radius of 11,519.16 feet, and a chord that bears N 68°47'47" W, a distance of 189.56 feet;

21) **THENCE** S 69°18'02" E, departing the proposed west right-of-way line of said Seward Junction Southwest, with the existing south right-of-way line of said SH-29, same being the north line of said 171.664 acre tract, a distance of 222.97 feet to the **POINT OF BEGINNING**, and containing 11.227 acres (489,048 sq. ft.) of land, more or less.

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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS

§
§
§

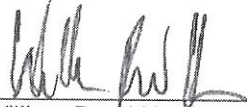
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

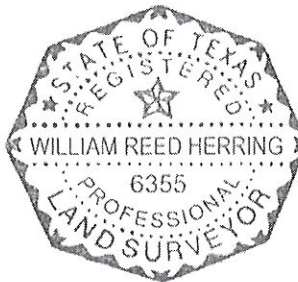
That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

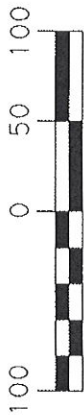
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 15th day of September, 2016.

SURVEYING AND MAPPING, LLC.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300



William Reed Herring
Registered Professional Land Surveyor
No. 6355-State of Texas





GRAPHIC SCALE.
SCALE: 1" = 100'.
WILLIAMSON COUNTY, TEXAS

LAND PARTNERSHIP NO. 1
REMAINDER OF A
CALLED 156.48 ACRES
DOC. NO. 2004030001
O.P.R.W.C.TX.

P.O.C.
WITH CAP STAMPED
"RPLS 2218"
105+87.63
154.08' LT

CHG SUBDIVISION
LOT 1
DOC. NO. 2008065392
O.P.R.W.C.TX.

P.O.B.
GRID COORDINATES
N=10210942.21
E=3066433.64
105+60.98
100.00' LT

OLDCASTLE MATERIALS TEXAS PRODUCTION
ASSETS COMPANY, LLC
CALLED 171.664 ACRES
DOC. NO. 2014042997
O.P.R.W.C.TX.

CAPITOL AGGREGATES,
LTD. SUBDIVISION
LOT 1 AND LOT 2, BLOCK A
DOC. NO. 2008080708
O.P.R.W.C.TX.

PROPOSED ROW LINE
S05°32'12"E 536.03'

SEWARD JUNCTION SOUTHWEST
(VARIABLE WIDTH RIGHT-OF-WAY)

ENGINEER'S CENTERLINE
110+00

PROPOSED ROW LINE
N05°32'12"W 609.96'

JOHN B. ROBINSON SURVEY.
ABSTRACT NO. 521

ENGINEER'S CENTERLINE
CURVE DATA
PI StG 113+66.48
N = 10,211,356.14
E = 3,066,779.79
Δ = 28°48'12" (LT)
D = 05°43'46"
LT = 502.71'
R = 256.79'
PC StG 111+09.69
PT StG 116+12.40

LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- COTTON SPINDLE SET
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

P.O.R.

LOT 2

LOT 1

PC 111+09.69

111+09.69
75.00' RT

111+09.69
75.00' LT

CI

STATE OF TEXAS
VOL. 415, PG. 487
O.P.R.W.C.TX.

MATCH LINE SHEET 6

FILE: \\saminc\aus\PROJECTS\1015035736\100\Survey\02Base v8\Plots\Forecl 1-1.dgn
PAGE 5 OF 10
REF. FIELD NOTE NO. 30886.R2
EXISTING 171.664 AC. ACQUIRE 111.227 AC. REMAINING 146.860 AC. RIGHT/13.566 AC. LEFT



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064350

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
OLDCASTLE MATERIALS TEXAS
PRODUCTION ASSETS COMPANY, LLC
PARCEL 1
11.227 AC. (489,048 SQ. FT.)



WILLIAMSON COUNTY, TEXAS

CHG SUBDIVISION
LOT 1
DOC. NO. 2008065392
O.P.R.W.C.TX.
LAND PARTNERSHIP NO. 1
REMAINDER OF A
CALLED 156.48 ACRES
DOC. NO. 2004030001
O.P.R.W.C.TX.

JOHN B. ROBINSON SURVEY,
ABSTRACT NO. 521

LOT 2

MATCH LINE SHEET 5

MATCH LINE SHEET 7

PROPOSED ROW LINE
C1

116+12.40
75.00' LT

PROPOSED ROW LINE

①

115+00

C7

PROPOSED ROW LINE

S32° 54' 57" E 888.55'

S32° 54' 57" E 1,673.44'

SEWARD JUNCTION SOUTHWEST
(VARIABLE WIDTH RIGHT-OF-WAY)

120+00

PROPOSED ROW LINE

N32° 54' 57" W 1,672.52'

116+13.32
75.00' RT

OLDCASTLE MATERIALS TEXAS PRODUCTION
ASSETS COMPANY, LLC
CALLED 171.664 ACRES
DOC. NO. 2014042997
O.P.R.W.C.TX.

LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ CALCULATED POINT
- △ PROPERTY LINE
- ℙ RECORD INFORMATION
- () POINT OF BEGINNING
- P.O.B. POINT OF COMMENCING
- P.O.C. POINT OF REFERENCE
- P.O.R. NOT TO SCALE
- N.T.S. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. OFFICIAL RECORDS OF TEXAS WILLIAMSON COUNTY
- O.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

ENGINEER'S CENTERLINE

CURVE DATA
PI Stg 113+66.48
N = 10,211,556.14
E = 3,066,779.79
Δ = 28° 48' 12" (LT)
D = 05.43' 46"
L = 502.71'
R = 256.79'
PC Stg 111+09.69
PT Stg 116+12.40

CAPITOL AGGREGATES,
LTD. SUBDIVISION
LOT 1 AND LOT 2, BLOCK A
DOC. NO. 2008080708
O.P.R.W.C.TX.

FILE: \\saminc\aus\PROJECTS\1015035736\100\Survey\02Base V8\Plats\Parcel 1-2.dgn
PAGE 6 OF 10
REF. FIELD NOTE NO. 30896-R2
EXISTING 171.664 AC. ACQUIRE 11.227 AC. REMAINING 146.860 AC. RIGHT/13.566 AC. LEFT



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
OLDCASTLE MATERIALS TEXAS
PRODUCTION ASSETS COMPANY, LLC
PARCEL 1
11.227 AC. (489,048 SQ. FT.)



LAND PARTNERSHIP NO. 1
REMAINDER OF A
CALLED 156.48 ACRES
DOC. NO. 2004030001
O.P.R.W.C.TX.

CHG SUBDIVISION
LOT 1
DOC. NO. 2008065392
O.P.R.W.C.TX.

JOHN B. ROBINSON SURVEY.
ABSTRACT NO. 521



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

ENGINEER'S CENTERLINE
CURVE DATA
PI STG 133+91.67
N = 10,209.650.46
E = 3,067.891.52
 $\Delta = 12^{\circ}04'58"$ (RT)
D = 05°43'46"
L = 210.88'
T = 105.83'
R = 1,000.00'
PC STG 132+85.84
PT STG 134+96.72

134+96.72
0.00' RT

(S19°29'51"E 1,658.42')

S32°54'57"E

785.84'

PC 132+85.84

0.00' RT

132+85.84

0.00' RT

134+96.72

75.00' RT

N32°54'57"W

1,672.52'

ENGINEER'S CENTERLINE

S20°50'50"E 747.39'

S20°50'50"E 747.39'

135+00

134+96.72

75.00' RT

N20°50'00"W 747.23'

134+96.72

75.00' RT

PROPOSED ROW LINE

140+00

SEWARD JUNCTION SOUTHWEST
(VARIABLE WIDTH RIGHT-OF-WAY)

PROPOSED ROW LINE

LOT 2

OLDCASTLE MATERIALS TEXAS PRODUCTION

ASSETS COMPANY, LLC

CALLED 171.664 ACRES

DOC. NO. 2014042997

O.P.R.W.C.TX.

CAPITOL AGGREGATES,

LTD. SUBDIVISION

LOT 1 AND LOT 2, BLOCK A

DOC. NO. 2008080708

O.P.R.W.C.TX.

LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 5/8" IRON ROD SET WITH ALUMINUM CAP
- STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- COTTON SPINDLE SET
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX.
- DEED LINE (COMMON OWNERSHIP)

MATCH LINE SHEET 7

MATCH LINE SHEET 9

FILE: \\saminc\vaus\PROJECTS\1015035736\100\Survey\02Base V8\Plots\Parcel 1-4.dgn
PAGE 8 OF 10
REF. FIELD NOTE NO. 30896_LR2
Parcel 1-4.dgn

EXISTING 171.664 AC. ACQUIRE 11.227 AC. REMAINING 146.860 AC. RIGHT/13.566 AC. LEFT

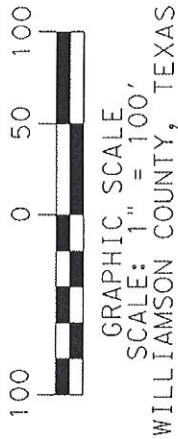


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Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
OLDCASTLE MATERIALS TEXAS
PRODUCTION ASSETS COMPANY, LLC
PARCEL 1
11.227 AC. (489,048 SQ. FT.)

LEGEND

- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 3/4" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- COTTON SPINDLE SET
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX.
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)



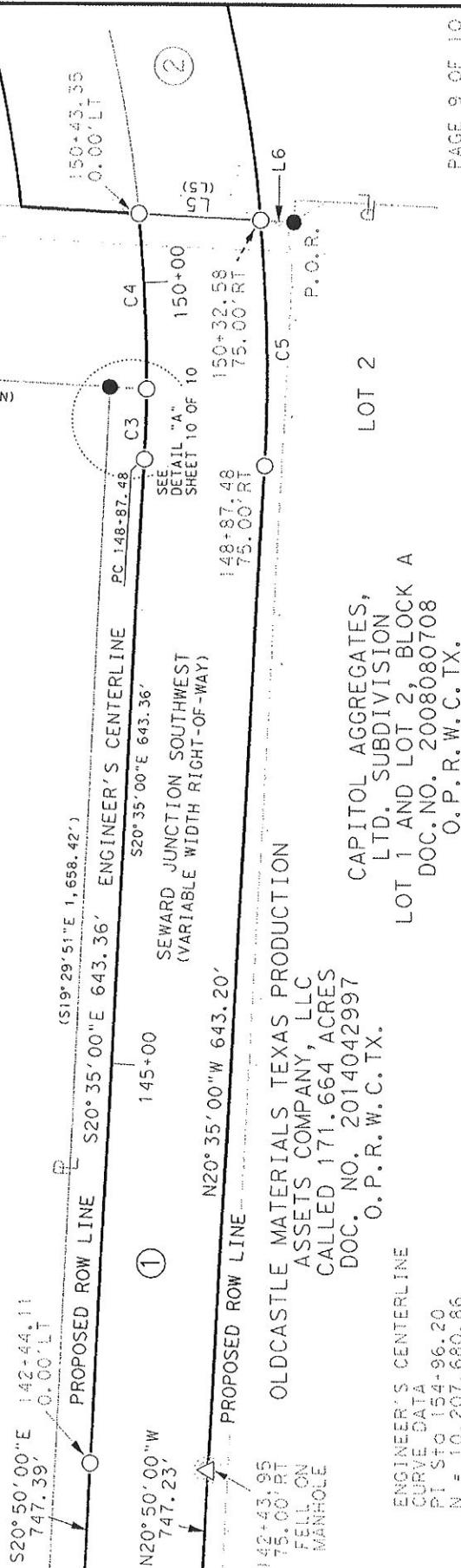
PHILIP HOGAN AND WIFE,
GINA RAE HOGAN
REMAINDER OF A
CALLED 117.15 ACRES
DOC. NO. 2000007280
O.P.R.W.C.TX.

LAND PARTNERSHIP NO. 1
REMAINDER OF A
CALLED 156.48 ACRES
DOC. NO. 2004030001
O.P.R.W.C.TX.

JOHN B. ROBINSON
ABSTRACT NO. 521

CHG SUBDIVISION
LOT 1
DOC. NO. 2008065392
O.P.R.W.C.TX.

MATCH LINE SHEET 8



ENGINEER'S CENTERLINE
CURVE DATA
PT STA 154+96.20
N = 10,207,680.86
E = 3,068,635.16
Δ = 62°39'35" (LT)
D = 05°43'46"
L = 1,093.62'
T = 608.72'
R = 1,000.00'
PC STA 148+87.48
PT STA 159+81.10

CAPITOL AGGREGATES,
LTD. SUBDIVISION
LOT 1 AND LOT 2, BLOCK A
DOC. NO. 2008080708
O.P.R.W.C.TX.

OLDCASTLE MATERIALS TEXAS PRODUCTION
ASSETS COMPANY, LLC
CALLED 171.664 ACRES
DOC. NO. 2014042997
O.P.R.W.C.TX.

LOT 2

FILE: \\saminc\aus\PROJECTS\1015035736\100\Survey\02Base V8\Plots\Parcel 1-5.dgn
REF. FIELD NOTE NO. 30896_LR2
PAGE 9 OF 10

EXISTING 171.664 AC. ACQUIRE 11.227 AC. REMAINING 146.860 AC. RIGHT/13.586 AC. LEFT



4801 Southwest Parkway
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Fax: (512) 326-3029
Texas Firm Registration No. 10064560

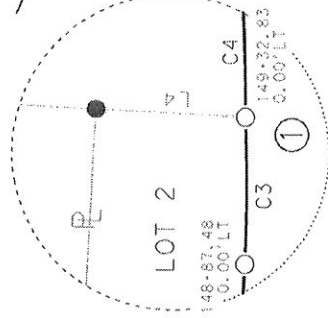
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
OLDCASTLE MATERIALS TEXAS
PRODUCTION ASSETS COMPANY, LLC
PARCEL 1
11.227 AC. (489,048 SQ. FT.)

LEGEND

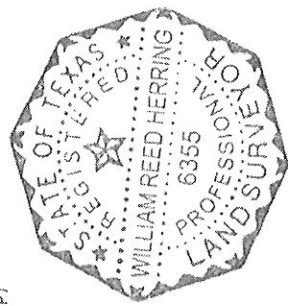
- CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT FOUND
- 1/4" IRON ROD SET WITH ALUMINUM CAP
- STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- COTTON SPINDLE SET
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- P.O.B.
- P.O.C.
- P.O.R.
- N.T.S.
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX.
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

OLDCASTLE MATERIALS TEXAS PRODUCTION
ASSETS COMPANY, LLC
CALLED 171.664 ACRES
DOC. NO. 2014042997
O.P.R.W.C.TX.

CAPITOL AGGREGATES,
LTD. SUBDIVISION
LOT 1 AND LOT 2, BLOCK A
DOC. NO. 2008080708
O.P.R.W.C.TX.



DETAIL "A"
NOT TO SCALE



PARENT TRACT
NOT TO SCALE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N69°18'02"W	60.29'
L2	S57°34'16"W	28.03'
L3	S57°05'03"W	75.00'
L4	N69°16'06"E	23.48'
L5	S69°16'09"W	75.83'
(L5)	(S70°31'54"W)	(1,946.48')
L6	S69°16'09"W	21.41'
L7	N39°21'12"W	44.92'
L8	N69°18'02"W	1,131.04'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	28°51'36"	925.00'	465.92'	461.01'	S19°58'00"E
C2	12°04'58"	1,000.00'	210.88'	210.49'	S26°52'28"E
C3	02°35'55"	1,000.00'	45.36'	45.35'	S21°52'57"E
C4	06°19'55"	1,000.00'	110.51'	110.46'	S26°20'52"E
C5	08°18'49"	1,075.00'	155.98'	155.84'	N24°44'24"W
C6	12°04'58"	925.00'	195.07'	194.71'	N26°52'28"W
C7	28°45'10"	1,075.00'	539.47'	533.83'	N19°54'47"W
C8	00°56'34"	11,519.16'	189.56'	189.56'	N68°47'47"W
(C8)	(00°56'35")	(11,519.16')	(189.61')	(189.60')	(S67°41'40"E)

NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAV88 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- SEWARD JUNCTION SOUTHWEST ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM K. FRIESE & ASSOCIATES, INC. SCHEMATIC RECEIVED BY SAM, LLC IN JUNE, 2016.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William Reed Herring
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355, STATE OF TEXAS

9/15/16
DATE



4801 Southwest Parkway
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(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 00364050

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PARCEL 1
11.227 AC. (489,048 SQ. FT.)

