

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into on this the 16th day of December, 2016, by and between the **WILLIAMSON COUNTY, TEXAS**, a Texas political subdivision (the "County"), and **ASHBY CAPITAL INVESTMENTS, LLC** ("Ashby"), an individual (hereinafter collectively referred to as the "Parties").

RECITALS:

WHEREAS, Ashby is the owner of that certain real property located in Williamson County, Texas, and described in Exhibit "A", attached hereto and incorporated herein (hereinafter referred to as the "Land");

WHEREAS, Ashby agrees to grant to the County sixty feet (60') of right-of-way on the Land as described in Exhibit "B", attached hereto and incorporated herein (hereinafter the "ROW");

WHEREAS, Ashby agrees to construct a roadway within the ROW as described by Exhibit "C, attached hereto and incorporated herein (hereinafter the "Roadway");

WHEREAS, a security bond in the amount of \$140,000.00 is presently held in escrow by the County (the "Security"); and

WHEREAS, the County and Ashby desire to enter into this Agreement to set forth in writing certain covenants and agreements;

NOW, THEREFORE, that for and in consideration of the mutual covenants contained herein and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the County and Ashby agree as follows:

AGREEMENT

1. Project. Ashby will construct the Roadway, as described in Exhibit "C", to specifications approved by the County (the "Project").
2. Effective Date. This Agreement shall be effective on the date it has been signed by both parties.
3. Survey. Ashby will provide a survey acquired at his sole cost for the Roadway.
4. Construction and Completion of Project. Ashby agrees to design, install, construct, and be initially responsible for all costs of development and construction of the Project. Ashby agrees to construct the Project in conformance with Exhibit "C" and all applicable regulations. Ashby agrees to present the Project plans and specifications to the County for

approval prior to beginning construction. Project construction may not commence until the County has approved, in writing, the Project plans and specifications. Ashby must complete construction of the Project within six (6) months of the effective date of this Agreement. Ashby must send notice to the County within ten (10) days of completion of the Project; said notice shall include copies of all invoices paid by Ashby related to the construction of the Project.

5. Payment. County shall reimburse Ashby up to and no more than \$70,000 for construction costs over and above \$140,000. County shall pay to Ashby 20% of the bid award prior to commencement of construction. Upon the County's receipt of Ashby's notice of completion and invoices, the County shall have the opportunity to inspect the Project to ensure compliance with the Project plans and specifications. If the Project is completed in accordance with the plans and specifications, the County shall cause the Security to be released.
6. Right-of-Way. After completion of the survey, Ashby shall dedicate to the County the right-of-way, at the location in Exhibit "B".
7. No Partnership. This Agreement will not be construed in any form or manner to establish a partnership, joint venture or agency, express or implied, nor any employer-employee or borrowed servant relationship by and among the parties.
8. Notice. All notices and other communications in connection with this Agreement shall be in writing and shall be considered given as follows: (i) when delivered personally to the recipient's address as stated in this Agreement; or (ii) sent, by certified or registered mail, return receipt requested to the recipient's address as stated in this Agreement. The addresses of the parties provided below may be changed by similar notice in writing given by the party whose address is to be changed. For the purposes of this Section 9, the addresses of the parties for all notices are as follows:

If to the County: Williamson County
 Attention: Dan A. Gattis, County Judge
 710 S. Main St.
 Georgetown, TX 78626

If to Ashby: Ashby Capital Investments, LLC
 c/o Norman E. Ashby
 112 Coopers Hill Road
 Georgetown, TX 78633

9. Miscellaneous.

 (a) Force Majeure. Neither the County nor Ashby shall be deemed in violation of this Agreement if it is prevented from performing any of its obligations hereunder by reasons for which it is not responsible or circumstances beyond its control. However, notice of such

(b) Assignment. This Agreement may be assigned with the prior express written consent of the County, which consent shall not be unreasonably, withheld, conditioned or delayed.

(c) Modification. This Agreement may not be modified or amended except by a subsequent agreement in writing signed by both parties.

(d) Binding Effect. This Agreement will be binding upon and inure to the benefit of the parties hereto and their respective successors, legal representatives and assigns.

(e) Entire Agreement. This Agreement and Exhibits "A" – "C", attached hereto constitute the entire agreement and understanding between the parties and supersedes all prior and contemporaneous agreements and understandings of the parties in connection therewith.

(f) Governing Law. This Agreement will be construed and interpreted in accordance with the laws of the State of Texas and venue for any legal proceedings instituted regarding this Agreement will be in Lee County, Texas.

(g) Captions. The captions in this Agreement are inserted for convenience of reference only and in no way define, describe or limit the scope or intent of this Agreement or any provisions hereof.

(h) Gender and Number. Words of any gender used in this Agreement will be construed to include the other gender and words in the singular number will be construed to include the plural, and vice versa, as the context may require herein.

(i) Multiple Counterparts. This Agreement may be executed in a number of identical counterparts which, taken together, shall constitute collectively one (1) agreement; but in making proof of this Agreement, it shall be necessary to produce or account for more than one such counterpart.

(Signatures on the following page)

EXECUTED to be effective this 20th day of December, 2016.

WILLIAMSON COUNTY

By: 
Dan A. Gattis, County Judge

Date: 12-22-2016

ASHBY CAPITAL INVESTMENTS, LLC

By: 
Norman E. Ashby, President

Date: 12/14/16

EXHIBIT “A”

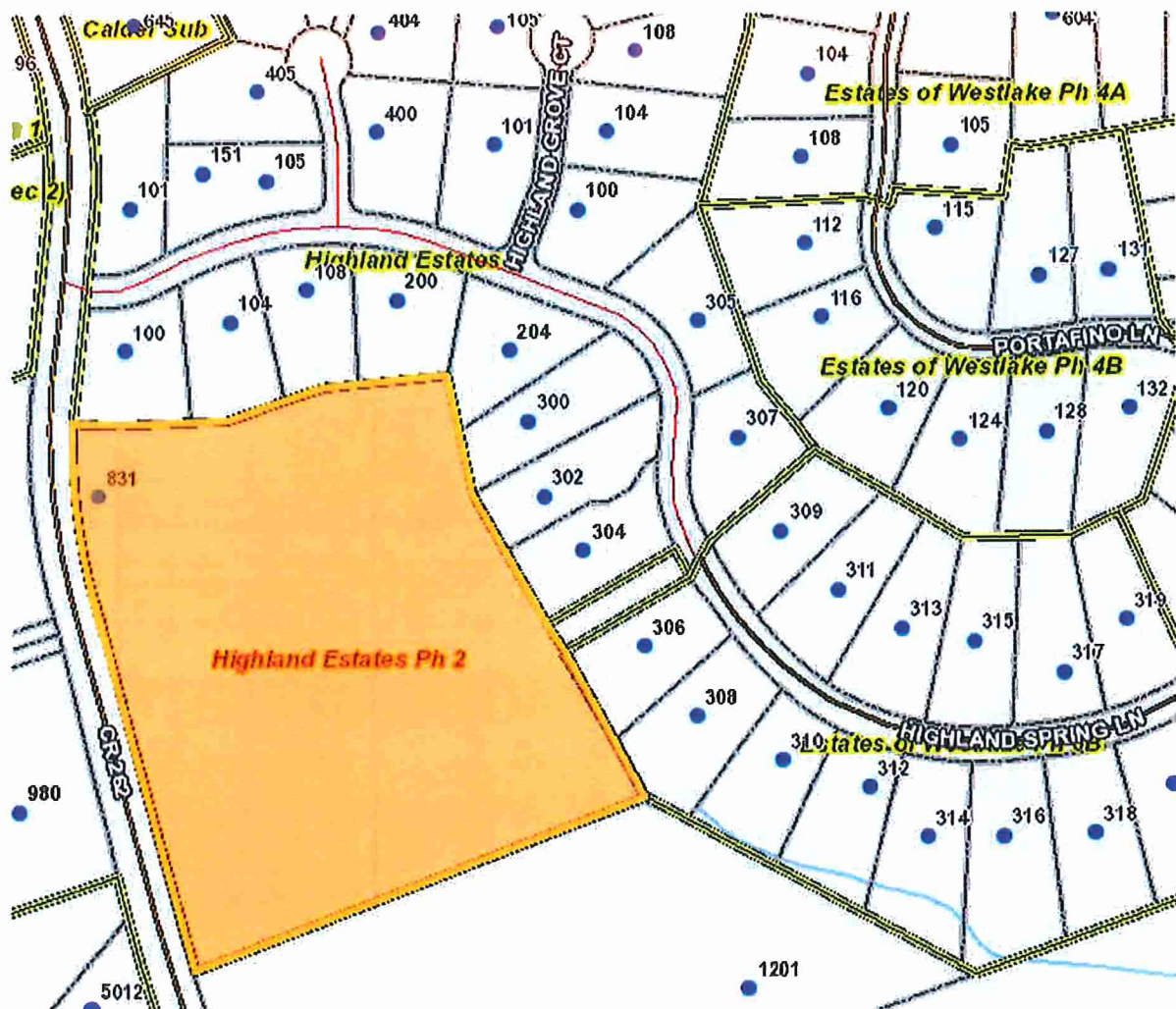


EXHIBIT “B”

QUICK INC.

LAND SURVEYING

3305 SHELL ROAD, SUITE 100, GEORGETOWN, TEXAS 78633
PHONE: 512-915-4950

FIELD NOTES FOR A 0.028 ACRE TRACT OF LAND:

BEING A 0.028 ACRE TRACT OF LAND LOCATED IN THE C. JOYNER SURVEY, ABSTRACT NO. 820, WILLIAMSON COUNTY, TEXAS, SAID 0.028 ACRE TRACT BEING A PORTION OF THAT CERTAIN 28.752 ACRE TRACT RECORDED IN DOCUMENT NO. 2015070076, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 0.028 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod found in the west right-of-way line of Highland Springs Lane, said point being the north corner of Lot 9, Estates of Westlake Phase 3B, recorded in Cabinet EE, Slides 386-387, Plat Records, Williamson County, Texas, a southeast corner of said 28.752 acre tract and being a southeast corner of the herein described tract;

1. **Thence**, with a southeast line of said 28.752 acre tract, the northwest line of said Lot 9, Estates of Westlake Phase 3B, **S 58° 38' 42" W**, a distance of **4.68'** to a calculated point located in a transmission pad for a southwest corner of the herein described tract;

Thence, departing the northwest line of said Lot 9 and following multiple southern lines of said 28.752 acre tract the following three (3) courses and distances:

2. **N 27° 05' 10" W**, a distance of **56.43'** to a 1/2" iron rod found with a red "MATKIN HOOVER" plastic cap located for an interior corner of the herein described tract;
3. **S 58° 37' 51" W**, a distance of **272.77'** to a 1/2" iron rod found with a red "MATKIN HOOVER" plastic cap located for an exterior corner of the herein described tract;
4. **N 31° 22' 09" W**, a distance of **3.79'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for the western most corner of the herein described tract;

Thence, severing said 28.752 acre tract the following two (2) courses and distances:

5. **N 58° 38' 42" E**, a distance of **274.88'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for the northeast corner of the herein described tract;
6. **S 30° 17' 22" E**, a distance of **59.68'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap located in the northwest right-of-way end line of Highland Springs Lane recorded in said Estates of Westlake Phase 3B plat;
7. **Thence**, with the northwest right-of-way end line of said Highland Springs Lane, **S 26° 01' 06" W**, a distance of **0.61'** to the **POINT OF BEGINNING** containing **0.028 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Travis L. Quicksall
Travis L. Quicksall Date: 05/27/2016
RPLS #6447
Job #14-4241.3 0.028Acres



SCALE: 1" = 40'

C. JOYNER SURVEY
ABSTRACT NO. 820

HIGHLAND ESTATES OF GEORGETOWN LLC
REMAINING PORTION OF 28.752 ACRES
DOCUMENT NO. 2015070076
OFFICIAL PUBLIC RECORDS

0.028 ACRES

FARMER, WILLIAM BRYAN
DOCUMENT NO. 2018026294
OFFICIAL PUBLIC RECORDS

LOT 9
ESTATES OF WESTLAKE
PHASE 3B
CAB. EE, SLIDES 386-387
P.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33° 38' 42"W	4.68'
L2	N27° 05' 10"W	56.43'
L3	S30° 17' 22"E	59.68'
L4	S26° 01' 06"W	0.61'

HIGHLAND SPRINGS LANE
(80' FOOT RIGHT-OF-WAY)

- NOTES:
- 1) FIELD WORK PERFORMED ON: MARCH 2016
 - 2) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
 - 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
 - 4) ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.
 - 5) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT 4) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.

SURVEY SHOWING A 0.028 ACRE TRACT OF LAND LOCATED IN THE C. JOYNER SURVEY, ABSTRACT NO. 820, WILLIAMSON COUNTY, TEXAS, SAID 0.028 ACRE TRACT BEING A PORTION OF THAT CERTAIN 28.752 ACRE TRACT RECORDED IN DOCUMENT NO. 2015070076, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

- LEGEND
- P.O.B. POINT OF BEGINNING
- FOUND 1/2" IRON ROD
 - ⊙ FOUND 1/2" IRON WITH A RED "MATKIN HOOVER" CAP
 - ⊗ CALCULATED POINT
 - SET 1/2" IRON ROD WITH A BLUD "QUICK INC RPLS 6447" PLASTIC CAP
 - ⌈⌋ ELECTRIC TRANSFORMER
 - ⌈⌋ ELECTRIC BOX
 - ⌈⌋ ELECTRIC METER

QUICK INC.
LAND SURVEYING

FIRM NUMBER: 10764104
OFFICE: 305 SPELL ROAD, SUITE 100, GEORGETOWN, TX 76208 PHONE: 512-815-4590
MAILING ADDRESS: 4500 WILLIAMS DR, SUITE 212, BOX 228, GEORGETOWN, TX 75353



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 14-42413
DATE: MAY 27, 2016

QUICK INC.

LAND SURVEYING

3305 SHELL ROAD, SUITE 100, GEORGETOWN, TEXAS 78633
PHONE: 512-915-4950

FIELD NOTES FOR A 0.347 ACRE TRACT OF LAND:

BEING A 0.347 ACRE TRACT OF LAND LOCATED IN THE C. JOYNER SURVEY, ABSTRACT NO. 820, WILLIAMSON COUNTY, TEXAS, SAID 0.347 ACRE TRACT BEING A PORTION OF THAT CERTAIN 17.095 ACRE TRACT RECORDED IN DOCUMENT NO. 2016026294, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID **0.347 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

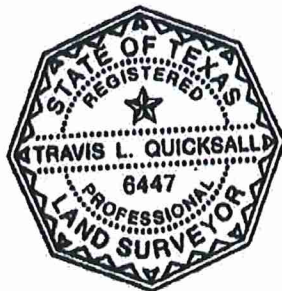
Beginning at a 1/2" iron rod found at the west corner of Lot 9, Estates of Westlake Phase 3B, recorded in Cabinet EE, Slides 386-387, Plat Records, Williamson County, Texas, said point being an interior corner of said 17.095 acre tract and being the southwest corner of the herein described tract;


1. **Thence**, severing said 17.095 acre tract, **N 35° 44' 11" W**, a distance of **56.37'** to a 1/2" iron rod with a red "MATKIN HOOVER" plastic cap located at a common corner of said 17.095 acre tract and a called 28.752 acre tract recorded in Document No. 2015070076, Official Public Records, Williamson County, Texas;

Thence, following the common lines of said 17.095 acre tract and said 28.752 acre tract the following two (2) courses and distances:

2. **N 58° 37' 51" E**, a distance of **272.77'** to a 1/2" iron rod found with a red "MATKIN HOOVER" plastic cap located for the north corner of the herein described tract;
3. **S 27° 05' 10" E**, a distance of **56.43'** to a calculated point located in the northwest line of said Lot 9, Estates of Westlake Phase 3B, said point being an exterior corner of said 28.752 acre tract, the east corner of said 17.095 acre tract and being the east corner of the herein described tract;
4. **Thence**, with the northwest line of said Lot 9, Estates of Westlake Phase 3B, the a southeast line of said 17.095 acre tract, **S 58° 38' 42" W**, a distance of **264.27'** to the **POINT OF BEGINNING** containing **0.347 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.




Travis L. Quicksall Date: 05/27/2016
RPLS #6447
Job #14-4241.4 0.347 Acres

QUICK INC.

LAND SURVEYING

3305 SHELL ROAD, SUITE 100, GEORGETOWN, TEXAS 78633
PHONE: 512-915-4950

FIELD NOTES FOR A 0.028 ACRE TRACT OF LAND:

BEING A 0.028 ACRE TRACT OF LAND LOCATED IN THE C. JOYNER SURVEY, ABSTRACT NO. 820, WILLIAMSON COUNTY, TEXAS, SAID 0.028 ACRE TRACT BEING A PORTION OF THAT CERTAIN 28.752 ACRE TRACT RECORDED IN DOCUMENT NO. 2015070076, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID **0.028 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" iron rod found in the west right-of-way line of Highland Springs Lane, said point being the north corner of Lot 9, Estates of Westlake Phase 3B, recorded in Cabinet EE, Slides 386-387, Plat Records, Williamson County, Texas, a southeast corner of said 28.752 acre tract and being a southeast corner of the herein described tract;

1. **Thence**, with a southeast line of said 28.752 acre tract, the northwest line of said Lot 9, Estates of Westlake Phase 3B, **S 58° 38' 42" W**, a distance of **4.68'** to a calculated point located in a transmission pad for a southwest corner of the herein described tract;

Thence, departing the northwest line of said Lot 9 and following multiple southern lines of said 28.752 acre tract the following three (3) courses and distances:

2. **N 27° 05' 10" W**, a distance of **56.43'** to a 1/2" iron rod found with a red "MATKIN HOOVER" plastic cap located for an interior corner of the herein described tract;
3. **S 58° 37' 51" W**, a distance of **272.77'** to a 1/2" iron rod found with a red "MATKIN HOOVER" plastic cap located for an exterior corner of the herein described tract;
4. **N 31° 22' 09" W**, a distance of **3.79'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for the western most corner of the herein described tract;

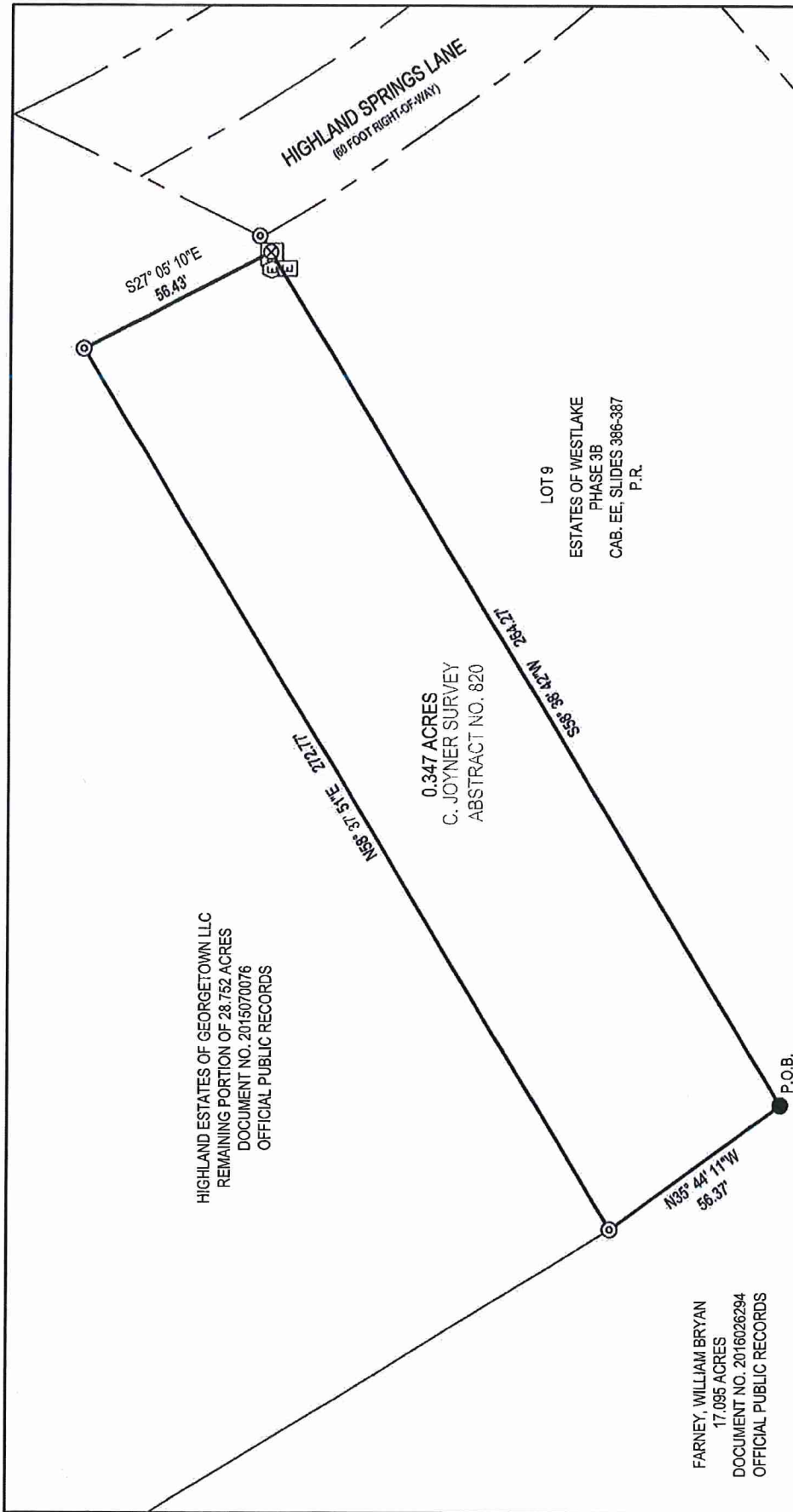
Thence, severing said 28.752 acre tract the following two (2) courses and distances:

5. **N 58° 38' 42" E**, a distance of **274.88'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for the northeast corner of the herein described tract;
6. **S 30° 17' 22" E**, a distance of **59.68'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap located in the northwest right-of-way end line of Highland Springs Lane recorded in said Estates of Westlake Phase 3B plat;
7. **Thence**, with the northwest right-of-way end line of said Highland Springs Lane, **S 26° 01' 06" W**, a distance of **0.61'** to the **POINT OF BEGINNING** containing **0.028 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



Travis L. Quicksall
Travis L. Quicksall Date: 05/27/2016
RPLS #6447
Job #14-4241.3 0.028Acres



HIGHLAND ESTATES OF GEORGETOWN LLC
REMAINING PORTION OF 28.752 ACRES
DOCUMENT NO. 2015070076
OFFICIAL PUBLIC RECORDS

FARNEY, WILLIAM BRYAN
17.095 ACRES
DOCUMENT NO. 2016026294
OFFICIAL PUBLIC RECORDS

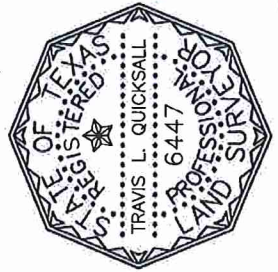
NOTES:

- 1) FIELD WORK PERFORMED ON: MARCH 2016
- 2) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
- 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 4) ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.
- 5) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

LEGEND

- P.O.B. POINT OF BEGINNING
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON ROD WITH A RED "MATKIN HOOVER" CAP
- CALCULATED POINT LOCATED IN A TRANSMISSION BOX
- SET 1/2" IRON ROD WITH A BLUD
- "QUICK INC RPLS 6447" PLASTIC CAP
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- ELECTRIC METER

SURVEY SHOWING A 0.347 ACRE TRACT OF LAND LOCATED IN THE C. JOYNER SURVEY, ABSTRACT NO. 820, WILLIAMSON COUNTY, TEXAS, SAID 0.347 ACRE TRACT BEING A PORTION OF THAT CERTAIN 17.095 ACRE TRACT RECORDED IN DOCUMENT NO. 2016026294, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL
DATE: MAY 27, 2016
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 14-4241.4

QUICK INC.
LAND SURVEYING

FRN NUMBER: 0194704
OFFICE: 3305 SHELL ROAD, SUITE 100, GEORGETOWN, TX 78626. PHONE: 512/415-4650
MAILING ADDRESS: 4650 WILLIAMS DR, SUITE 212, BOX 228, GEORGETOWN, TX 78633

QUICK INC.

LAND SURVEYING

Office Address: 3305 Shell Rd. Suite 100, Georgetown, Texas 78628
Mailing Address: 4500 Williams Dr. , Suite 212, Box 228, Georgetown, Texas 78633
Phone: 512-915-4950

FIELD NOTES – COUNTY RIGHT-OF-WAY DEDICATION, TRACT 1, 0.565 ACRES:

BEING A 0.565 ACRE TRACT OF LAND LOCATED IN THE C. JOYNER SURVEY, ABSTRACT NO. 820, AND THE G.B. MAYHALL SURVEY, ABSTRACT NO. 821, WILLIAMSON COUNTY, TEXAS, SAID 0.565 ACRE TRACT BEING A PORTION OF THAT CERTAIN 10.735 ACRE TRACT RECORDED IN DOCUMENT NO. 2016105907, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 0.565 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap located in the east right-of-way line of County Road 262, said point being the southwest corner of the parent 10.735 acre tract and being the southwest corner of the herein described tract;

1. **Thence**, with the east right-of-way line of County Road 262, the west line of said 10.735 acre tract **N 16° 38' 51" W**, a distance of **55.00'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for the northwest corner of the herein described tract, said point being at the beginning of a non-tangent curve to the left;
2. with said curve to the left containing a radius of 25.00', **a curve length of 39.27'**, a central angle of 90°00'00", a chord bearing S 61° 38' 51" E and a chord distance of 35.36' to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;

Thence, departing the east right-of-way line of County Road 262, across said 10.735 acre tract the following ten (10) courses and distances:

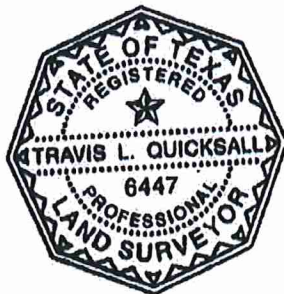
3. **N 73° 21' 09" E** a distance of **94.86'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the right;
4. with said curve to the right containing a radius of 480.00', **a curve length of 60.83'**, a central angle of 07°15'40", a chord bearing N 76° 58' 59" E and a chord distance of 60.79' to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
5. **N 80° 36' 49" E** a distance of **137.40'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the left;

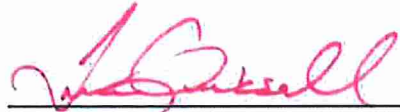
6. with said curve to the left containing a radius of 420.00', **a curve length of 87.12'**, a central angle of 11°53'05", a chord bearing N 74° 40' 17" E and a chord distance of 93.17' to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
7. **N 68° 43' 45" E** a distance of **103.64'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the left;
8. with said curve to the left containing a radius of 420.00', **a curve length of 90.61'**, a central angle of 12°21'41", a chord bearing N 62° 32' 54" E and a chord distance of 90.44' to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
9. **N 56° 22' 04" E** a distance of **142.46'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the right;
10. with said curve to the right containing a radius of 480.00', **a curve length of 19.08'**, a central angle of 02°16'38", a chord bearing N 57° 30' 23" E and a chord distance of 19.08' to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
11. **N 58° 38' 42" E** a distance of **50.82'** to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap located at the south corner of 1.000 acre tract being Lot 1, Highland Estates recorded in Document No. 2016055892, Plat Records, Williamson County, Texas, said point being in east line of said 10.735 acre tract and being the north corner of the herein described tract;
12. **Thence, S 31° 22' 09" E**, a distance of **3.79'** to a 1/2" iron rod found with a red "MATKIN HOOVER ENG." plastic cap located at the south corner of a right-of-way dedication shown on said Highland Estates subdivision plat, said point being an angle point of the herein described tract;
13. **Thence, S 35° 44' 11" E** a distance of **26.28'** to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap located at the southeast corner of said 10.735 acre tract, said point being the southeast corner of the herein described tract;

Thence, with the southeast line of said 10.735 acre tract the following nine (9) courses and distances:

14. **S 58° 38' 42" W** a distance of **52.83'** to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the left;

15. with said curve to the left containing a radius of 450.00', a **curve length of 17.89'**, a central angle of 02°16'38", a chord bearing S 57° 30' 23" W and a chord distance of 17.88' to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
16. **S 56° 22' 04" W** a distance of **142.46'** to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the right;
17. with said curve to the right containing a radius of 450.00', a **curve length 97.09'**, a central angle of 12°21'41", a chord bearing S 62° 32' 54" W and a chord distance of 96.90' to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
18. **S 68° 43' 45" W** a distance of **103.64'** to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the right;
19. with said curve to the right containing a radius of 450.00', a **curve length of 93.34'**, a central angle of 11°53'05", a chord bearing S 74° 40' 17" W and a chord distance of 93.17' to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
20. **S 80° 36' 49" W** a distance of **137.40'** to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the left;
21. with said curve to the left containing a radius of 450.00', a **curve length of 57.03'**, a central angle of 07°15'40", a chord bearing S 76° 58' 59" W and a chord distance of 56.99' to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
22. **S 73° 21' 09" W** a distance of **119.86'** to the **POINT OF BEGINNING** containing 0.565 acres of land.




Travis L. Quicksall Date: 12/12/2016
RPLS #6447
Job #16-2001.4

QUICK INC.

LAND SURVEYING

Office Address: 3305 Shell Rd. Suite 100, Georgetown, Texas 78628
Mailing Address: 4500 Williams Dr. , Suite 212, Box 228, Georgetown, Texas 78633
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FIELD NOTES – COUNTY RIGHT-OF-WAY DEDICATION, TRACT II, 0.572 ACRES:

BEING A 0.572 ACRE TRACT OF LAND LOCATED IN THE C. JOYNER SURVEY, ABSTRACT NO. 820, AND THE G.B. MAYHALL SURVEY, ABSTRACT NO. 821, WILLIAMSON COUNTY, TEXAS, SAID 0.572 ACRE TRACT BEING A PORTION OF THAT CERTAIN 17.095 ACRE TRACT RECORDED IN DOCUMENT NO. 2016082279, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 0.572 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap located in the east right-of-way line of County Road 262, said point being the southwest corner of a 10.735 acre tract recorded in Document No. 2016105907, Official Public Records, Williamson County, Texas;

Thence, with the southeast lines of said 10.735 acre tract the following nine (9) courses and distances:

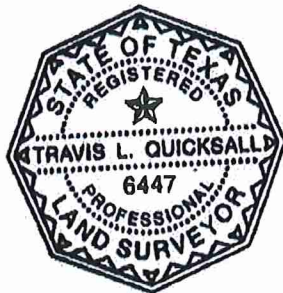
1. **N 73° 21' 09" E** a distance of **119.86'** to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the right;
2. with said curve to the right containing a radius of 450.00', **a curve length of 57.03'**, a central angle of 07°15'40", a chord bearing **N 76° 58' 59" E** and a chord distance of 56.99' to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
3. **N 80° 36' 49" E** a distance of **137.40'** to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the left;
4. with said curve to the left containing a radius of 450.00', **a curve length of 93.34'**, a central angle of 11°53'05", a chord bearing **N 74° 40' 17" E** and a chord distance of 93.17' to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
5. **N 68° 43' 45" E** a distance of **103.64'** to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the left;

6. with said curve to the left containing a radius of 450.00', a **curve length 97.09'**, a central angle of 12°21'41", a chord bearing N 62° 32' 54" E and a chord distance of 96.90' to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
7. **N 56° 22' 04" E** a distance of **142.46'** to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the right;
8. with said curve to the right containing a radius of 450.00', a **curve length of 17.89'**, a central angle of 02°16'38", a chord bearing N 57° 30' 23" E and a chord distance of 17.89' to a 1/2" iron rod found with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
9. **N 58° 38' 42" E** a distance of **52.83'** to a 1/2" iron rod with a "MATKIN HOOVER ENG." plastic cap located at the southeast corner of said 10.735 acre tract, said point being in the east line of said being the northeast corner of the herein described tract;
10. **Thence**, across the remaining portion of said 17.095 acre tract, **S 35° 44' 11" E** a distance of **30.09'** to a 1/2" iron rod found at the west corner of Lot 9, Estates of Westlake, Phase 3B, recorded in Cabinet EE, Slides 386-387, Plat Records, Williamson County, Texas, said point being in interior corner of said 17.095 acre tract and being the southeast corner of the herein described tract;

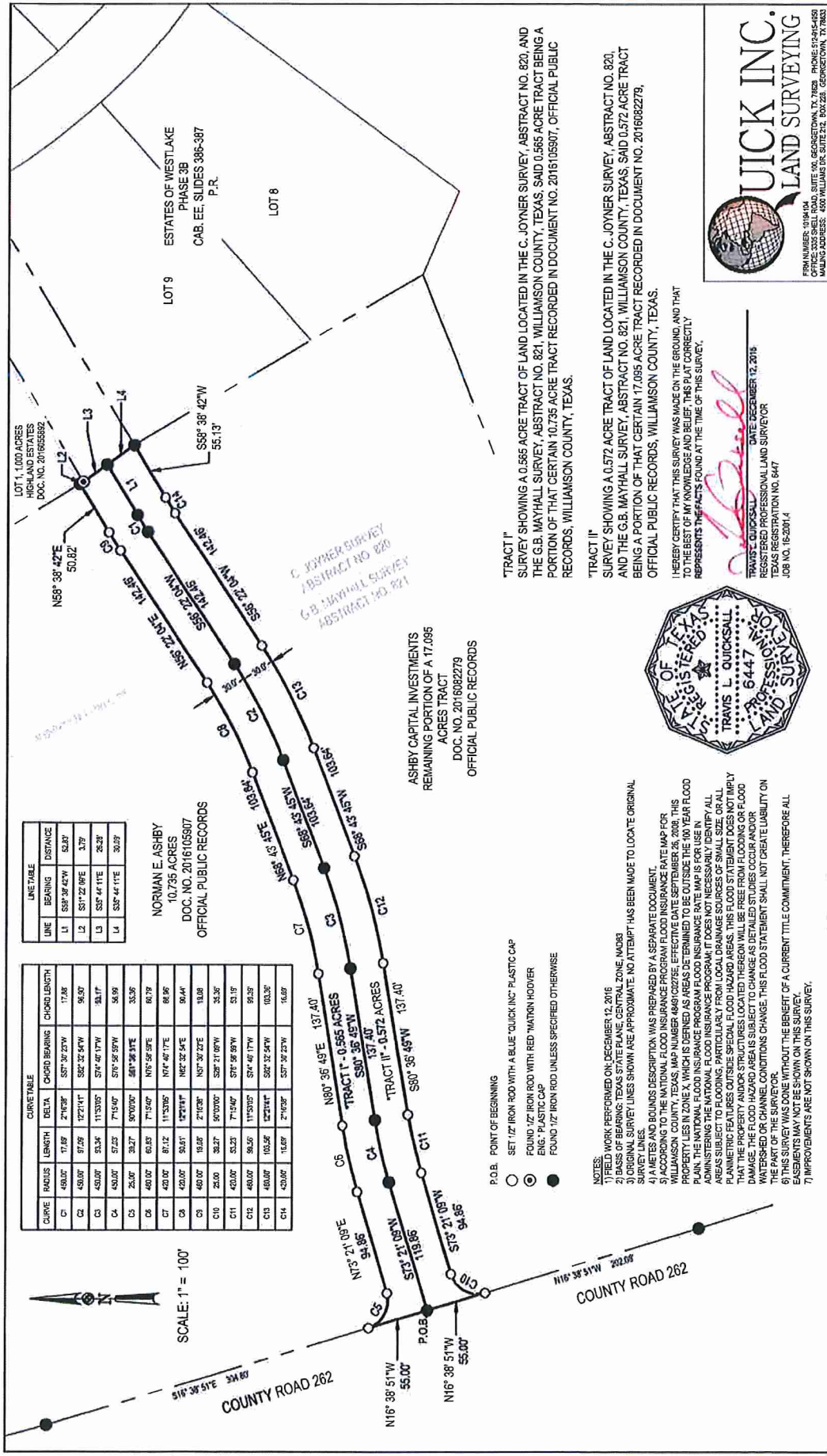
Thence, across the remaining portion of said 17.095 acre tract the following ten (10) courses and distances:

11. **S 58° 38' 42" W** a distance of **55.13'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the left;
12. with said curve to the left containing a radius of 420.00', a **curve length of 16.69'**, a central angle of 02°16'38", a chord bearing S 57° 30' 23" W and a chord distance of 16.69' to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
13. **S 56° 22' 04" W** a distance of **142.46'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the right;
14. with said curve to the right containing a radius of 480.00', a **curve length 97.09'**, a central angle of 12°21'41", a chord bearing S 62° 32' 54" W and a chord distance of 96.90' to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
15. **S 68° 43' 45" W** a distance of **103.64'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the right;

16. with said curve to the right containing a radius of 480.00', a **curve length of 99.56'**, a central angle of $11^{\circ}53'05''$, a chord bearing S $74^{\circ}40'17''$ W and a chord distance of 99.39' to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
17. **S $80^{\circ}36'49''$ W** a distance of **137.40'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the left;
18. with said curve to the left containing a radius of 420.00', a **curve length of 53.23'**, a central angle of $07^{\circ}15'40''$, a chord bearing S $76^{\circ}58'59''$ W and a chord distance of 53.19' to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap for a point of tangency;
19. **S $73^{\circ}21'09''$ W** a distance of **94.86'** to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap at the beginning of a curve to the left;
20. with said curve to the left containing a radius of 25.00', a **curve length of 39.27'**, a central angle of $90^{\circ}00'00''$, a chord bearing S $28^{\circ}21'09''$ W and a chord distance of 35.36' to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap in the east right-of-way line of County Road 262, said point being in the west line of the remaining portion of said 17.095 acre tract and bears N $16^{\circ}38'51''$ W, a distance of 202.08' from a 1/2" iron rod found at a point of tangency of said 17.095 acre tract;
21. **Thence**, with the east right-of-way line of County Road 262, the west line of said 17.095 acre tract **N $16^{\circ}38'51''$ W**, a distance of **55.00'** to the **POINT OF BEGINNING** containing 0.572 acres of land.



Travis L. Quicksall Date: 12/12/2016
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°30'42"W	52.82'
L2	S17°22'06"E	3.79'
L3	S32°44'11"E	26.32'
L4	S32°44'11"E	30.02'

CURVE TABLE		
CURVE	DELTA	CHORD LENGTH
C1	17.65°	17.65'
C2	17.65°	17.65'
C3	17.65°	17.65'
C4	17.65°	17.65'
C5	17.65°	17.65'
C6	17.65°	17.65'
C7	17.65°	17.65'
C8	17.65°	17.65'
C9	17.65°	17.65'
C10	17.65°	17.65'
C11	17.65°	17.65'
C12	17.65°	17.65'
C13	17.65°	17.65'
C14	17.65°	17.65'

NORMAN E. ASHBY
10.735 ACRES
DOC. NO. 2016105907
OFFICIAL PUBLIC RECORDS

ASHBY CAPITAL INVESTMENTS
REMAINING PORTION OF A 17.095
ACRES TRACT
DOC. NO. 2016082279
OFFICIAL PUBLIC RECORDS

- P.O.B. POINT OF BEGINNING
- SET 1/2" IRON ROD WITH A BLUE "QUICK INC." PLASTIC CAP
 - FOUND 1/2" IRON ROD WITH RED "WATSON HOOVER" ENG. PLASTIC CAP
 - FOUND 1/2" IRON ROD UNLESS SPECIFIED OTHERWISE

- NOTES:
- 1) FIELD WORK PERFORMED ON DECEMBER 12, 2016
 - 2) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
 - 3) ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.
 - 4) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
 - 5) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS, MAP NUMBER 17040C, EFFECTIVE DATE SEPTEMBER 28, 2000, THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA. THE FLOOD HAZARD AREA IS A FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR THE SURVEYOR'S KNOWLEDGE AND BELIEF. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 6) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY.
 - 7) IMPROVEMENTS ARE NOT SHOWN ON THIS SURVEY.

"TRACT I"
SURVEY SHOWING A 0.565 ACRE TRACT OF LAND LOCATED IN THE C. JOYNER SURVEY, ABSTRACT NO. 820, AND THE G.B. MAYHALL SURVEY, ABSTRACT NO. 821, WILLIAMSON COUNTY, TEXAS. SAID 0.565 ACRE TRACT BEING A PORTION OF THAT CERTAIN 10.735 ACRE TRACT RECORDED IN DOCUMENT NO. 2016105907, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

"TRACT II"
SURVEY SHOWING A 0.572 ACRE TRACT OF LAND LOCATED IN THE C. JOYNER SURVEY, ABSTRACT NO. 820, AND THE G.B. MAYHALL SURVEY, ABSTRACT NO. 821, WILLIAMSON COUNTY, TEXAS. SAID 0.572 ACRE TRACT BEING A PORTION OF THAT CERTAIN 17.095 ACRE TRACT RECORDED IN DOCUMENT NO. 2016082279, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

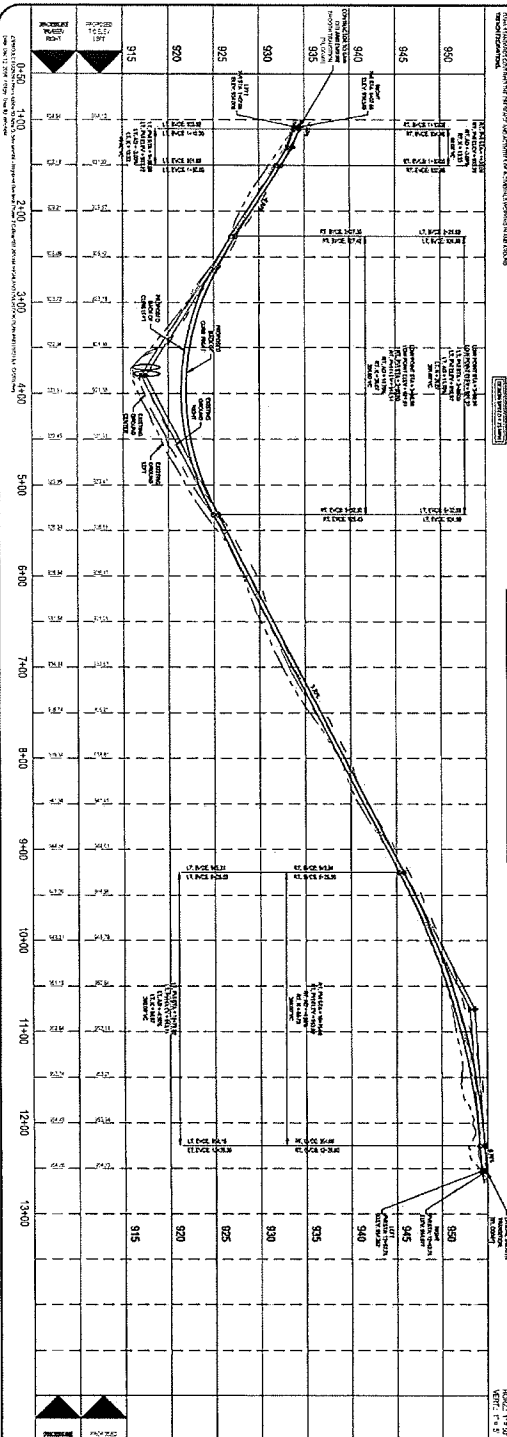
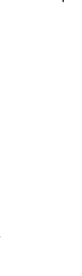
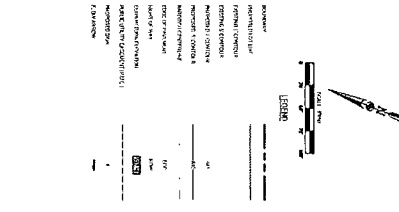
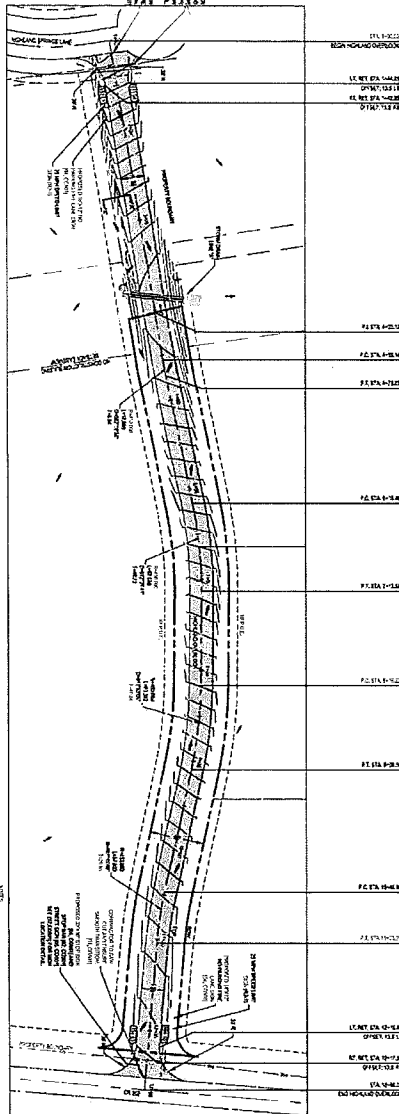
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: DECEMBER 12, 2016
JOB NO. 16-2016-4

QUICK INC.
LAND SURVEYING
FIRM NUMBER: 1016104
OFFICE: 1016104
MAILING ADDRESS: 4003 WILLIAM DR. SUITE 212, BOX 228, GEORGETOWN, TX 77626

EXHIBIT “C”



STREET AND DRAINAGE DETAILS (SHEET 1)
FOR
HIGHLAND OVERLOOK, PHASE II
GEORGETOWN, TEXAS