

Sheets & Crossfield, P.C.

ATTORNEYS AT LAW

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

Phone 512-255-8877 • fax 512-255-8986

don@scrrlaw.com

August 15, 2017

Robert Prasatik
802 Savanna Lane
Cedar Park, Texas 78613

Re: Williamson County—CR101 Improvement Project
Parcel 14—Right of Way Settlement Agreement

Dear Mr. Prasatik:

Please allow this letter to set out my understanding of the Agreement between Robert E. Prasatik (Prasatik) and Williamson County, Texas (the "County") regarding County Road 101 right of way and proposed roadway improvements construction as follows:

1. Within 15 days after full execution of this letter Agreement, Prasatik shall transfer a 0.009 acre tract of land (Parcel 14) to Williamson County in fee simple, free and clear of any mortgage liens, by executing a Deed in the form shown in Exhibit "A" attached hereto and incorporated herein;
2. Within 15 days after full execution of this letter Agreement, County shall transfer a 0.009 acre tract of land to Robert Prasatik in fee simple, free and clear of any mortgage liens, by executing a Deed in the form as shown in Exhibit "A" attached hereto and incorporated herein.
3. As an obligation that shall survive the execution of this Agreement, and which is also contingent upon the completion of the obligations set out in items 1. and 2. above, as part of the construction of the proposed improvements to CR101 County shall cause the existing cattle guard located adjacent to Prasatik's property to be reset and/or reinstalled in the location and according to the specifications as shown in the plan sheet attached hereto and incorporated herein as Exhibit "C".

After installation of the cattle guard improvement as shown, the County may, but shall not be required to, maintain, replace, rebuild or reconstruct the cattle guard at any time in the future. The construction and installation of the cattle guard does not create any permanent property right or interest of Prasatik, its successors or assigns, in or upon any property owned or maintained by the County. Other than the warranty of installation in a good and workmanlike manner as set out herein,

the County makes no other future warranties or representations in connection with the facilities identified herein or described in any Exhibit attached hereto.

The County shall cause the executed original Deeds referenced herein to be recorded in the real property records.

If this meets with your understanding and agreement please execute this letter where indicated and return to me for consideration, approval, and processing with the County. This letter constitutes the complete agreement between the parties regarding the proposed CR101 right of way acquisition and proposed roadway facilities construction design, and any changes, termination, or amendments to this agreement are only effective if made in writing by both parties.

Thank you for your assistance with this matter. Please contact me at any time if you have any other questions or concerns.

Sincerely,



Don Childs
Sheets & Crossfield, P.C.

AGREED:

OWNER



Robert E. Prasatik

Date: 8-29-2017

WILLIAMSON COUNTY



Dan A. Gattis, County Judge

Date: 09-13-2017

EXHIBIT "A"

Parcel 14

DEED

County Road 101 Road Right of Way

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That ROBERT E. PRASATIK, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto WILLIAMSON COUNTY, TEXAS, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows:

All of that certain 0.009 acre (394 Sq. Ft.) tract of land in the James C. Eaves Survey, Abstract No. 213, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 14**)

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the property described in said Exhibit "A" to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the 29^m day of August, 2017.

GRANTOR:

Robert E. Prasatik
Robert E. Prasatik

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF Travis

This instrument was acknowledged before me on this the 29^m day of August, 2017 by Robert E. Prasatik, in the capacity and for the purposes and consideration recited therein.



[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

EXHIBIT A

County: Williamson
Parcel: 14
Highway: County Road 101

METES & BOUNDS DESCRIPTION FOR PARCEL 14

METES & BOUNDS DESCRIPTION FOR A 0.009 ACRE (394 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER TRACT OF LAND DESCRIBED AS A 54.791 ACRE TRACT (SECOND TRACT) AS CONVEYED TO ROBERT E. PRASATIK, BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 772, PAGE 605 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.009 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING FOR POINT OF REFERENCE at a 1/2-inch iron rod with cap stamped "CCC 4835" found on the south right-of-way line of County Road 369 (width varies), at the northeast corner of the remainder tract of land described as a 60.5-acre tract (first tract) and a 60-acre tract (second tract) as conveyed to Rummel and Rohde Farms, LTD., by correction special warranty deed recorded in Document No. 2011077685 of the Official Public Records of Williamson County, Texas; Thence, with the south right-of-way line of said County Road 369 and the north line of said Rummel and Rohde Farms tract, S 68°40'56" W, a distance of 1,793.30 feet to a calculated point at the intersection of the east right-of-way line of County Road 101 (width varies) and the south right-of-way line of said County Road 369; Thence, with the east right-of-way line of said County Road 101 and the west line of said Rummel and Rhode Farms tract, S 21°53'05" E, a distance of 2,653.94 feet to a calculated angle point; Thence, continuing with the east right-of-way line of said County Road 101, S 28°24'23" E, a distance of 238.21 feet to a calculated point (NAD-83, Central Zone Grid Coordinates: N: 10,184,010.13, E: 3,190,300.87) for the common west corner of said Rummel and Rohde Farms tract and said Prasatik tract, same being the northwest corner and **POINT OF BEGINNING** of the herein described tract, 40.13 feet right of County Road 101 baseline station 90+06.85;

THENCE, leaving the east right-of-way line of said County Road 101, along the common line of said Rummel and Rohde Farms tract and said Prasatik tract, N 68°39'37" E, a distance of 19.88 feet to a 1/2-inch iron rod with aluminum cap stamped "WILCO ROW 5777" set for the northeast corner of the herein described tract, 60.00 feet right of County Road 101 baseline station 90+07.40;

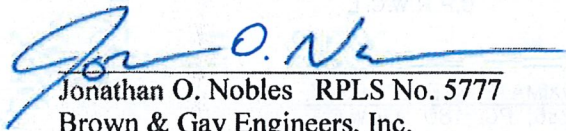
THENCE, leaving the common line of said Rummel and Rohde Farms tract and said Prasatik tract, crossing and over and across said Prasatik tract, along a curve to the left, an arc distance of 30.07 feet, having a radius of 9,940.00 feet, central angle of 0°10'24" and a chord which bears S 19°51'31" E, a distance of 30.07 feet to a 1/2-inch iron rod with aluminum cap stamped "WILCO ROW 5777" set on the east right-of-way line of said County Road 101, for the southeast corner of the herein described tract, 60.00 feet right of County Road 101 baseline station 89+79.15;

THENCE, with the east right-of-way line of said County Road 101, N 66°10'09" W, a distance of 24.92 feet to a calculated point for the southwest corner of the herein described tract;

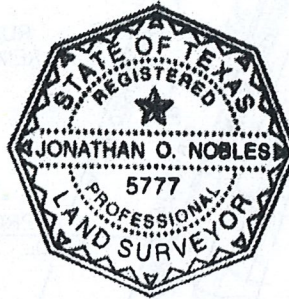
THENCE, continuing with the east right-of-way line of said County Road 101, **N 28°24'23" W**, a distance of **12.48** feet to the **POINT OF BEGINNING** and containing 0.009 acre (394 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012352.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on February 26, 2016 and are true and correct to the best of my knowledge. A sketch accompanies this description.


Jonathan O. Nobles RPLS No. 5777

Brown & Gay Engineers, Inc.
7000 North Mopac, Suite 330
Austin, Texas 78731
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502



5/11/2017
Date

Client: Williamson County
Date: May 11, 2017
Job No: 2792-02

JAMES C. EAVES SURVEY, A-213

CURVE TABLE		
NUMBER C1		
ARC LENGTH	RADIUS	DELTA
30.07'	9,940.00'	0°10'24"
CHORD BEARING	CHORD DIST.	
S 19°51'31" E	30.07'	

COUNTY ROAD 369
(WIDTH VARIES) (NO RECORD INFO FOUND)
(N 71° E)
S 68°40'56" W
1,793.30'
P.O.R.
W/CAP
"CCC 4835"

JAMES C. EAVES
SURVEY, A-213



W.R. & BILLIE C. SANDERS
CALLED 67'x325'
VOL. 825, PG. 250 D.R.W.C.T.

COUNTY ROAD 101
(WIDTH VARIES)

10' COMMUNICATION LINE ESMT.
DOC. NO. 9748219 O.P.R.W.C.T.

PROPOSED COUNTY
ROAD 101
WIDTH VARIES

RUMMEL AND ROHDE FARMS, LTD.
REMAINDER OF A CALLED 120.5 AC
(EXHIBIT A)
DOC. NO. 2011077685
O.P.R.W.C.T.

APPROXIMATE C. ELEC. ESMT.
VOL. 286, PG. 180 D.R.W.C.T.

SHARON S. BERAN AND
BOYD WAYNE SCHILLER
CALLED 169'x325' & 146'x325'
(FIRST TRACT & SECOND TRACT)
DOC. NO. 1996023016
O.P.R.W.C.T.

PATRICK O. DAUGHERTY
SURVEY, A 184

PAUL J. ANDERSON
CALLED 17.44 AC
DOC. NO. 2001082527
O.P.R.W.C.T.

PARCEL 14
0.009 ACRE
394 SQUARE FEET

30' INGRESS/EGRESS ESMT.
VOL. 951, PG. 804 D.R.W.C.T.

APPROXIMATE
15' ELEC. ESMT.
VOL. 1698, PG. 330
O.R.W.C.T. 10m

ROBERT E. PRASATIK
REMAINDER OF A
CALLED 54.791 AC
(SECOND TRACT)
VOL. 772, PG. 605
D.R.W.C.T.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 68°39'37" E	19.88'
L2	N 66°10'09" W	24.92'
L3	N 28°24'23" W	12.48'

P.O.B.
STA 90+06.85
40.13' RT
N: 10,184,010.13
E: 3,190,300.87

LEGEND

D.R.W.C.T. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
ELEC. ELECTRIC
ESMT. EASEMENT
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
R.O.W. RIGHT-OF-WAY
LINE BREAK
PROPERTY LINE
() RECORD INFORMATION FROM
DOC. NO. 2011077685

[] RECORD INFORMATION FROM
DOC. NO. 1997039299
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD W/CAP
FOUND 1" IRON PIPE
SET 1/2" IRON ROD WITH
"WILCO ROW 5777" CAP
CALCULATED POINT
OVERHEAD POWER
BARBED WIRE FENCE
CHAIN LINK FENCE
GUARDRAIL
EDGE OF ASPHALT



Brown & Gay Engineers, Inc.
7000 North Mopac, Suite 330, Austin, TX 78731
Tel: 512-879-0400 • www.browngay.com
TBPLS Licensed Surveying Firm No. 10106502

PARCEL PLAT
SHOWING PARCEL 14
0.009 ACRE (394 S.F.)
COUNTY ROAD 101
WILLIAMSON COUNTY

Scale: 1"=100'	Job No.: 2792-02	Date: 05/11/2017	Page: 3 of 4
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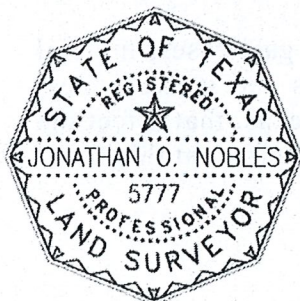
RESTRICTIVE COVENANT AND EASEMENT NOTES:

THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND COUNTERSIGNED BY INDEPENDENCE TITLE UNDER G.F. NUMBER 1642482-GTN, DATED EFFECTIVE NOVEMBER 8, 2016 AND ISSUED ON NOVEMBER 14, 2016.

- 10e. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE(S) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 286, PAGE 178, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACT, BUT CANNOT BE DETERMINED FROM INFORMATION CURRENTLY AVAILABLE.
- 10f. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE(S) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 286, PAGE 424, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACT, BUT CANNOT BE DETERMINED FROM INFORMATION CURRENTLY AVAILABLE.
- 10g. ELECTRIC LINE(S) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 287, PAGE 54, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACT, BUT CANNOT BE DETERMINED FROM INFORMATION CURRENTLY AVAILABLE.
- 10h. ELECTRIC LINE(S) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 337, PAGE 260, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACT, BUT CANNOT BE DETERMINED FROM INFORMATION CURRENTLY AVAILABLE.
- 10i. ELECTRIC LINE(S) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 477, PAGE 366, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10j. ELECTRIC POWER LINE(S) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 483, PAGE 207, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.
- 10k. BLANKET EASEMENT FOR FLOODWATER RETARDING STRUCTURE GRANTED TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 BY INSTRUMENT RECORDED IN VOLUME 503, PAGE 642, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT. (NOT PLOTTABLE)
- 10l. A 30' RIGHT-OF-WAY EASEMENT AS RESERVED IN WARRANTY DEED RECORDED IN VOLUME 951, PAGE 804, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10m. ELECTRIC LINE(S) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 1698, PAGE 330, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10n. TERMS, CONDITIONS AND STIPULATIONS IN THAT CERTAIN AGREEMENT CONCERNING LAKE AS RECORDED IN VOLUME 1337, PAGE 834, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT. (NOT PLOTTABLE)
- 10q. TERMS, CONDITIONS AND STIPULATIONS IN THAT CERTAIN DEVELOPMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2009092473, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT.
- 10r. NOTICE REGARDING ANNEXATION BY THE CITY OF TAYLOR IN ORDINANCE 2009-34 AS RECORDED IN DOCUMENT NO. 2009093627, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT.
- 10s. NOTICE REGARDING ANNEXATION BY THE CITY OF TAYLOR IN ORDINANCE 2009-34 AS RECORDED IN DOCUMENT NO. 2010063291, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT.

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, CENTRAL ZONE 4203. SCALE FACTOR = 1.00012352
2. A SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. FENCES ROADS & UTILITIES SHOWN WERE LOCATED ON THE GROUND. AERIAL IMAGERY WAS USED TO APPROXIMATE LOCATIONS OF OTHER IMPROVEMENTS SHOWN HEREON.



Jonathan O. Nobles
 JONATHAN O. NOBLES RPLS NO. 5777
 BROWN & GAY ENGINEERS, INC.
 7000 NORTH MOPAC, SUITE 330
 AUSTIN, TEXAS 78731
 TELEPHONE: (512) 879-0400



Brown & Gay Engineers, Inc.
 7000 North Mopac, Suite 330, Austin, TX 78731
 Tel: 512-879-0400 • www.browngay.com
 TBPLS Licensed Surveying Firm No. 10106502

Copyright 2017

PARCEL PLAT
 SHOWING PARCEL 14
 0.009 ACRES (394 S.F.)
 COUNTY ROAD 101
 WILLIAMSON COUNTY

Scale:	Job No.:	Date:	Page:
1"=100'	2792-02	05/11/2017	4 of 4

EXHIBIT "B"

Parcel 14B

DEED

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That WILLIAMSON COUNTY, TEXAS, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto ROBERT E. PRASATIK, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows:

All of that certain 0.009 acre (394 Sq. Ft.) tract of land in the James C. Eaves Survey, Abstract No. 213, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 14B**)

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the property described in said Exhibit "A" to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Grantee and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2017.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Dan A. Gattis, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2017 by Dan A. Gattis, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

GRANTEE'S MAILING ADDRESS:

Robert E. Prasatik
802 Savanna Lane
Cedar Park, Texas 78613

AFTER RECORDING RETURN TO:

EXHIBIT A

County: Williamson
Parcel: 14B (R.O.W. Vacation)
Highway: County Road 101

METES & BOUNDS DESCRIPTION FOR PARCEL 14B

METES & BOUNDS DESCRIPTION FOR A 0.009 ACRE (394 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF COUNTY ROAD 101 (WIDTH VARIES, NO RECORD INFORMATION FOUND); SAID 0.009 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING FOR POINT OF REFERENCE at a 1/2-inch iron rod with cap stamped "CCC 4835" found on the south right-of-way line of County Road 369 (width varies), at the northeast corner of the remainder tract of land described as a 60.5-acre tract (first tract) and a 60-acre tract (second tract) as conveyed to Rummel and Rohde Farms, LTD., by correction special warranty deed recorded in Document No. 2011077685 of the Official Public Records of Williamson County, Texas; Thence, with the south right-of-way line of said County Road 369 and the north line of said Rummel and Rohde Farms tract, S 68°40'56" W a distance of 1,793.30 feet to a calculated point at the intersection of the east right-of-way line of County Road 101 (width varies) and the south right-of-way line of said County Road 369; Thence, with the east right-of-way line of said County Road 101 and the west line of said Rummel and Rhode Farms tract, S 21°53'05" E a distance of 2,653.94 feet to a calculated angle point; Thence, continuing with the east right-of-way line of said County Road 101, partly with the west line of said Rummel and Rhode Farms tract and partly with the west line of the remainder tract of land described as a 54.791 acre tract (Second Tract) of land as conveyed to Robert E. Prasatik by Warranty Deed with Vendor's Lien recorded in Volume 772, Page 605 of the Deed Records of Williamson County, Texas, S 28°24'23" E, passing the common west corner of said Rummel and Rohde Farms tract and said Prasatik tract at a distance of 238.21 feet, continuing on for a total distance of 250.69 feet to a calculated angle point; Thence, continuing with the east right-of-way line of said County Road 101 and the west line of said Prasatik tract, S 66°10'08" E a distance of 137.00 feet to a 1/2-iron rod with cap stamped with aluminum cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N: 10,183,943.80, E: 3,190,432.11) set for the northwest corner and **POINT OF BEGINNING** of the herein described tract, 140.62 feet right of County Road 101 baseline station 88+98.50;

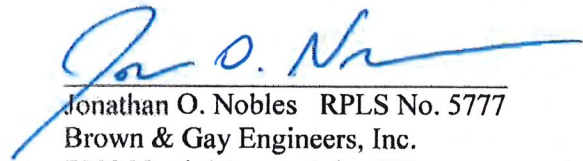
THENCE, continuing with the east right-of-way line of said County Road 101 and the west line of said Prasatik tract, S 66°10'08" E, a distance of 37.53 feet to a 1/2-inch iron rod with aluminum cap stamped "BGE Inc." set for the northeast corner of the herein described tract, 162.48 feet right of County Road 101 baseline station 88+71.87;

THENCE, continuing with the east right-of-way line of said County Road 101 and the west line of said Prasatik tract, S 09°52'58" E, a distance of 25.23 feet to a 1/2-iron rod with cap stamped with aluminum cap stamped "WILCO ROW 5777" set for the southeast corner of the herein described tract, 162.78 feet right of County Road 101 baseline station 88+46.67;

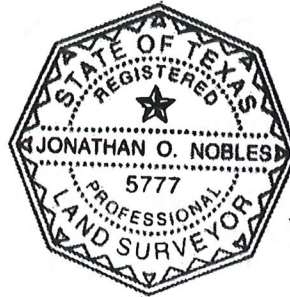
THENCE, over and across the right-of-way of said County Road 101, **N 44°00'46" W**, a distance of **55.65** feet to the **POINT OF BEGINNING** and containing 0.009 acre (394 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012352.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on February 26, 2016 and are true and correct to the best of my knowledge. A sketch accompanies this description.



Jonathan O. Nobles RPLS No. 5777
Brown & Gay Engineers, Inc.
7000 North Mopac, Suite 330
Austin, Texas 78731
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502



7/19/2017
Date

Client: Williamson County
Date: July 18, 2017
Job No: 2792-02

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 66°10'08" E	37.53'
L2	S 09°52'58" E	25.23'
L3	N 44°00'46" W	55.65'

W.R. & BILLYE C. SANDERS
CALLED 67'x325'
VOL. 825, PG. 250 D.R.W.C.T.

SHARON S. BERAN AND
BOYD WAYNE SCHILLER
CALLED 169'x325' & 146'x325'
(FIRST TRACT & SECOND TRACT)
DOC. NO. 1996023016
O.P.R.W.C.T.



GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, CENTRAL ZONE 4203. COORDINATES SHOWN HEREON ARE GRID VALUES. DISTANCES SHOWN HEREON ARE SURFACE VALUES. SCALE FACTOR = 1.00012352
2. A SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. ROADS & UTILITIES SHOWN WERE LOCATED ON THE GROUND.



Jon O. Nobles 7/19/2017
JONATHAN O. NOBLES RPLS NO. 5777
BROWN & GAY ENGINEERS, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TEXAS 78731
TELEPHONE: (512) 879-0400

COUNTY ROAD 369
(WIDTH VARIES) (NO RECORD INFO FOUND)
(N 71° E)
S 68°40'56" W 1,793.30'
P.O.R. W/ CAP
"CCC 4835"

JAMES C. EAVES
SURVEY, A-213

LEGEND

- | | | | |
|--|---|-----|---|
| APPROX. COMM. D.R.W.C.T. | APPROXIMATE COMMUNICATION DEED RECORDS OF WILLIAMSON COUNTY, TEXAS | () | RECORD INFORMATION FROM DOC. NO. 2011077685 |
| ELEC. ESMT. O.P.R.W.C.T. | ELECTRIC EASEMENT OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS | [] | RECORD INFORMATION FROM DOC. NO. 1997039299 |
| P.O.B. P.O.R. R.O.W. | POINT OF BEGINNING POINT OF REFERENCE RIGHT-OF-WAY | ● | FOUND 1/2" IRON ROD |
| LINE BREAK | PROPERTY LINE | ⊙ | FOUND 1/2" IRON ROD W/CAP |
| 10' COMM. LINE ESMT. DOC. NO. 9748219 O.P.R.W.C.T. | | ⊙ | FOUND 1" IRON PIPE SET 1/2" IRON ROD W/ "BGE INC" CAP |
| APPROX. & ELEC. ESMT. VOL. 286, PG. 180 D.R.W.C.T. | | ⊙ | SET 1/2" IRON ROD W/ "WILCO ROW 577" CAP |
| PROPOSED COUNTY ROAD 101 BASELINE | | △ | CALCULATED POINT |
| | | —x— | OVERHEAD POWER |
| | | —o— | BARBED WIRE FENCE |
| | | —□— | CHAIN LINK FENCE |
| | | —+— | GUARDRAIL |
| | | —+— | EDGE OF ASPHALT |

RUMMEL AND ROHDE FARMS, LTD.
REMAINDER OF A CALLED 120.5 AC
(EXHIBIT A)
DOC. NO. 2011077685 O.P.R.W.C.T.

PARCEL 14B
0.009 ACRE
394 SQUARE FEET
(TO BE VACATED)

30' INGRESS-EGRESS ESMT.
VOL. 951, PG. 804
D.R.W.C.T.

APPROX. 15' ELEC. ESMT.
VOL. 1698, PG. 330
O.R.W.C.T.

ROBERT E. PRASATIK
REMAINDER OF A CALLED 54.791 AC
(SECOND TRACT)
VOL. 772, PG. 605
D.R.W.C.T.

P.O.B.
STA 88+98.50
140.62' RT
N: 10,183,943.80
E: 3,190,432.11

STA 88+46.67
162.78' RT

BGE, Inc.
7000 North Mopac, Suite 330, Austin, TX 78731
Tel: 512-879-0400 • www.bgeinc.com
TBPLS Licensed Surveying Firm No. 10106502

PARCEL PLAT
SHOWING PARCEL 14B
0.009 ACRE (394 S.F.)
COUNTY ROAD 101
WILLIAMSON COUNTY

Scale: 1"=100'	Job No.: 2792-02	Date: 07/18/2017	Page: 3 of 3
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