

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

**RESOLUTION**

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 5.326 acres (Parcel 6) described by metes and bounds in Exhibit "A" owned by **WC ROUND ROCK LAND PARTNERS, LP, a Texas limited partnership**, for the purpose of constructing, reconstructing, maintaining, and operating North Mays Blvd. roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

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

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

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

Adopted this 18<sup>th</sup> day of June, 2019.

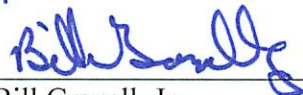
  
\_\_\_\_\_  
Bill Gravell, Jr.  
Williamson County Judge

EXHIBIT A

County: Williamson  
Parcel : 6  
Highway: N. Mays

**PROPERTY DESCRIPTION FOR PARCEL 6**

DESCRIPTION OF A 5.326 ACRE (231,990 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2, BLOCK "A" (30.426 ACRES), CYPRESS ADDITION, A SUBDIVISION OF RECORD IN CABINET N, SLIDE 266-268 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF SAID LOT 2 CONVEYED TO WC ROUND ROCK LAND PARTNERS, LP BY INSTRUMENT RECORDED IN DOCUMENT NO. 2013115122 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.326 ACRE (231,990 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 1/2" iron rod found, 523.23 feet left of proposed North Mays Baseline Station 66+34.77 being an angle point in the common boundary line of said Lot 2, and Lot 3, Block "B", Oakmont Centre, Section Five, a subdivision of record in Cabinet F, Slides 139-142 of the Plat Records of Williamson County, Texas;

THENCE, with said common boundary line, N 68°49'22" E, for a distance of 490.08 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 140.22 feet left of proposed North Mays Baseline Station 72+70.26, (Grid Coordinates determined as N=10174867.67, E=3130019.34 (TxSPC Zone 4203), in the proposed westerly right-of-way (ROW) line of North Mays (ROW width varies) for most northwesterly corner and the **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, continuing with said proposed westerly ROW line, and said common boundary line, N 68°49'22" E, at a distance of 92.00 feet, pass a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 53.20 feet left of proposed North Mays Baseline Station 73+04.61, departing said proposed westerly ROW line, and continuing for a total distance of 168.30 feet to a 1/2" iron rod found, being the most northwesterly corner of Lot 3A of the Replat of Lot 3, Oakmont Centre, Section One Revised, a subdivision of record in Cabinet BB, Slide 137-139 of the Plat Records of Williamson County, Texas, same being an angle point in the southerly boundary line of said Lot 3, for the most northeasterly corner of said Lot 2 and the herein described tract;
- 2) **THENCE**, departing said Lot 3, with the common boundary line of said Lot 2 and said Lot 3A, S 21°26'59" E, for a distance of 151.31 feet, to a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 75.00 feet right of proposed North Mays Baseline Station 71+94.41, in the proposed easterly ROW line of said North Mays;
- 3) **THENCE**, continuing with said common boundary line, same being said proposed easterly ROW line, S 21°26'59" E, for a distance of 22.00 feet to a 1/2" iron rod with plastic cap stamped "CUNNINGHAM-ALLEN, INC." found 85.00 feet right of proposed North Mays Extension Baseline Station 71+76.70, being the northerly boundary corner of that called 13.110 acre tract of land conveyed to Round Rock Independent School District by instrument recorded in Document No. 2017016316 of the Official Public Records of Williamson County, Texas, for a point of non-tangent curvature to the right;

**THENCE**, departing said Lot 3A, with said proposed easterly ROW line, same being the northwesterly boundary line of said 13.110 acre tract, the following eight (8) courses:

- 4) along said curve to the right, having a delta angle of 04°49'37", a radius of 835.00 feet, an arc length of 70.35 feet, and a chord which bears S 08°40'33" W, for a distance of 70.33 feet to a Mag Nail with Washer stamped "CUNNINGHAM-ALLEN, INC." found set in a concrete drainage flume 85.00 feet right of proposed North Mays Baseline Station 71+13.51, for a point of non-tangency;
- 5) S 37°07'23" W, for a distance of 48.19 feet to a 1/2" iron rod with plastic cap stamped "CUNNINGHAM-ALLEN, INC." found 65.00 feet right of proposed North Mays Baseline Station 70+73.64, for a point of non-tangency of a curve to the right;



- 6) along said curve to the right, having a delta angle of  $32^{\circ}28'03''$ , a radius of 815.00 feet, an arc length of 461.83 feet, and a chord which bears  $S\ 30^{\circ}22'09''\ W$ , for a distance of 455.68 feet to a 1/2" iron rod with plastic cap stamped "CUNNINGHAM-ALLEN, INC." found 65.00 feet right of proposed North Mays Baseline Station 66+48.64, for a point of non-tangency;
- 7)  $S\ 27^{\circ}27'52''\ W$ , for a distance of 29.10 feet to a 1/2" iron rod with plastic cap stamped "CUNNINGHAM-ALLEN, INC." found 75.00 feet right of proposed North Mays Baseline Station 66+23.64, for a point of non-tangency of a curve to the right;
- 8) along said curve to the right, having a delta angle of  $08^{\circ}21'50''$ , a radius of 825.00 feet, an arc length of 120.43 feet, and a chord which bears  $S\ 52^{\circ}41'41''\ W$ , for a distance of 120.32 feet to a 1/2" iron rod with plastic cap stamped "CUNNINGHAM-ALLEN, INC." found 75.00 feet right of proposed North Mays Baseline Station 65+14.16, for a point of tangency;
- 9)  $S\ 56^{\circ}07'41''\ W$ , for a distance of 25.48 feet to a 1/2" iron rod with plastic cap stamped "CUNNINGHAM-ALLEN, INC." found 75.00 feet right of proposed North Mays Baseline Station 64+86.72, for an angle point;
- 10)  $S\ 70^{\circ}10'44''\ W$ , for a distance of 36.65 feet to a 1/2" iron rod with plastic cap stamped "CUNNINGHAM-ALLEN, INC." found 65.00 feet right of proposed North Mays Baseline Station 64+48.94, for a point of non-tangent curvature to the left;
- 11) along said curve to the left, having a delta angle of  $10^{\circ}46'14''$ , a radius of 985.00 feet, an arc length of 185.16 feet, and a chord which bears  $S\ 47^{\circ}56'04''\ W$ , for a distance of 184.89 feet to a 1/2" iron rod with plastic cap stamped "CUNNINGHAM-ALLEN, INC." found, being the most westerly corner of said 13.110 acre tract, also being an angle point in the easterly boundary line of the remainder of said 30.426 acres (remainder portion Lot 2 conveyed to said WC Round Rock Land Partners, LP), for a point on curve;

THENCE, departing said 13.110 acre tract, through the interior of said remainder of 30.426 acres, continuing with said proposed easterly ROW line, the following two (2) courses:

- 12) continuing along said curve to the left, having a delta angle of  $27^{\circ}01'00''$ , a radius of 985.00 feet, an arc length of 464.46 feet, and a chord which bears  $S\ 29^{\circ}02'16''\ W$ , for a distance of 460.17 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 65.00 feet right of proposed North Mays Baseline Station 57+56.45, for a point of tangency;
- 13)  $S\ 15^{\circ}31'49''\ W$ , for a distance of 154.48 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 65.00 feet right of proposed North Mays Baseline Station 56+01.97, being in the common boundary line of said Lot 2 and Lot 1 of said Cypress Addition subdivision, also being an angle point in said proposed easterly ROW line, for the southeasterly corner of the herein described tract, and from which a 1/2" iron rod found, being an ell corner in said common boundary line bears  $S\ 66^{\circ}37'12''\ E$ , at a distance of 40.38 feet, pass a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 105.00 feet right of proposed North Mays Baseline Station 55+96.45, for an angle point in said proposed easterly ROW line, departing said proposed easterly ROW line and continuing for a total distance of 101.70 feet;

THENCE, departing said proposed easterly ROW line, with said common boundary line, the following three (3) courses:

- 14)  $N\ 66^{\circ}37'12''\ W$ , for a distance 153.52 feet to a 1/2" iron rod found, for an ell corner and the southwesterly corner of the herein described tract;
- 15)  $N\ 23^{\circ}10'54''\ E$ , for a distance of 55.00 feet to a 1/2" iron rod found, for angle point;
- 16)  $N\ 34^{\circ}32'42''\ W$ , for a distance of 19.87 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 95.00 feet left of proposed North Mays Baseline Station 56+90.19, in the proposed westerly ROW line of said North Mays, for an angle point, and from which a calculated angle point in said common boundary line bears  $N\ 34^{\circ}32'42''\ W$ , at a distance of 113.19 feet;

THENCE, departing said Lot 1, with said proposed westerly ROW line, through the interior of said Lot 2, the following two (2) courses:

- 17)  $N\ 15^{\circ}31'49''\ E$ , for a distance of 67.56 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 95.00 feet left of proposed North Mays Baseline Station 57+57.65, for an angle point;

- 18) N 28°44'26" E, for a distance of 23.27 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 89.93 feet left of proposed North Mays Baseline Station 57+78.52, in said common boundary line, for an ell corner, and from which a calculated ell corner in said common boundary line bears N 66°36'44" W, at a distance of 88.83 feet;

THENCE, departing said proposed ROW line, with said common boundary line, the following two (2) courses:

- 19) S 66°36'44" E, for a distance of 18.97 feet to a 1/2" iron rod with plastic cap stamped "BAKER-AICKLEN", for an ell corner;
- 20) N 23°25'30" E, for a distance of 203.88 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 65.47 feet left of proposed North Mays Baseline Station 59+68.08, in said proposed westerly ROW line, for an angle point, and from which a 1/2" iron rod found, being an angle point in said common boundary line bears N 23°25'30" E, at a distance of 385.33 feet;

THENCE, departing said Lot 1, with said proposed westerly ROW line, through the interior of said Lot 2, the following five (5) courses:

- 21) N 28°44'26" E, for a distance of 32.35 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 65.00 feet left of proposed North Mays Baseline Station 59+98.54, for a point of curvature to the right;
- 22) along said curve to the right, having a delta angle of 28°08'10", a radius of 1115.00 feet, an arc length of 547.54 feet, and a chord which bears N 42°48'31" E, for a distance of 542.06 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 65.00 feet left of proposed North Mays Baseline Station 65+14.16, for a point of reverse curvature;
- 23) along said curve to the left, having a delta angle of 53°20'13", a radius of 685.00 feet, an arc length of 637.67 feet, and a chord which bears N 30°12'30" E, for a distance of 614.89 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 65.00 feet left of proposed North Mays Baseline Station 72+12.34, for a point of non-tangency;
- 24) S 68°51'00" W, for a distance of 50.35 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW-5050" set 110.40 feet left of proposed North Mays Baseline Station 71+87.68, for an ell corner;
- 25) N 21°09'00" W, for a distance of 74.92 feet to the POINT OF BEGINNING, containing 5.326 acres (231,990 square feet) of land, more or less;

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, Lawrence M. Russo, 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 direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

*Lawrence M. Russo*  
Lawrence M. Russo  
Registered Professional Land Surveyor No. 5050  
Inland Geodetics, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

*05/03/2017*  
Date





## PLAT TO ACCOMPANY PARCEL DESCRIPTION

04/25/17  
PAGE 4 OF 6

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04° 49' 37"	835.00'	70.35'	70.33'	S08° 40' 33"W
(C1)	(04° 48' 40")	(835.00')	(70.11')	(70.09')	(S08° 40' 55"W)
C2	32° 28' 03"	815.00'	461.83'	455.68'	S30° 22' 09"W
(C2)	(32° 28' 03")	(815.00')	(461.83')	(455.68')	(S30° 22' 01"W)
C3	08° 21' 50"	825.00'	120.43'	120.32'	S52° 41' 41"W
(C3)	(08° 21' 50")	(825.00')	(120.43')	(120.32')	(S52° 41' 33"W)
C7	28° 08' 10"	1115.00'	547.54'	542.06'	N42° 48' 31"E
C8	53° 20' 13"	685.00'	637.67'	614.89'	N30° 12' 30"E

OAKMONT CENTRE  
SECTION FIVE  
CAB. F, SLD. 139-142  
P.R.W.C.T.

EPHRAIM EVANS SURVEY  
ABSTRACT NO. 212

P.O.R.  
STA. 66+34.77  
523.23' LT

10' WIDE EASEMENT TO  
S.W.B.T. CO. & T.P. & L.  
VOL. 973, PG. 18  
CORRECTED  
VOL. 1595, PG. 226

P.O.B.

STA. 72+70.26  
140.22' LT  
GRID COORDINATES:  
N=10174867.67  
E=3130019.34

OSTENSIBLE SURVEY LINE  
N68° 49' 22" E 490.08'  
(N71° 03' 20" E 50' P.U.E. & D.E. (PER PLAT))

NUMBER	DIRECTION	DISTANCE
L1	S21° 26' 59" E	22.00'
L2	S37° 07' 23" W	48.19'
(L2)	(S37° 07' 15" W)	(48.19')
L3	S27° 27' 52" W	29.10'
(L3)	(S27° 27' 44" W)	(29.10')
L4	S56° 07' 41" W	25.48'
(L4)	(S56° 07' 33" W)	(25.48')
L14	S68° 51' 00" W	50.35'
L15	N21° 09' 00" W	74.92'
L16	N68° 49' 22" E	92.00'
L17	N68° 49' 22" E	76.30'

LOT 2  
(30.426 AC.)

REPLAT OF LOT 3,  
OAKMONT CENTRE  
SECTION ONE REVISED  
CAB. BB, SLD. 137-139  
P.R.W.C.T.

DAVID CURRY SURVEY  
ABSTRACT NO. 130

PROPOSED N. MAYS  
BASELINE  
(R.O.W. WIDTH VARIES)

ROUND ROCK INDEPENDENT  
SCHOOL DISTRICT  
(13.110 AC.)  
DOC. No. 2017016316  
O.P.R.W.C.T.

CYPRESS ADDITION  
CAB. N, SLD. 266-268  
P.R.W.C.T.

0 50 100  
1" = 100'



PARCEL PLAT SHOWING PROPERTY OF  
**WC ROUND ROCK  
LAND PARTNERS, LP**

**PARCEL 6**

SCALE

1" = 100'

PROJECT

N. MAYS EXTENSION

COUNTY

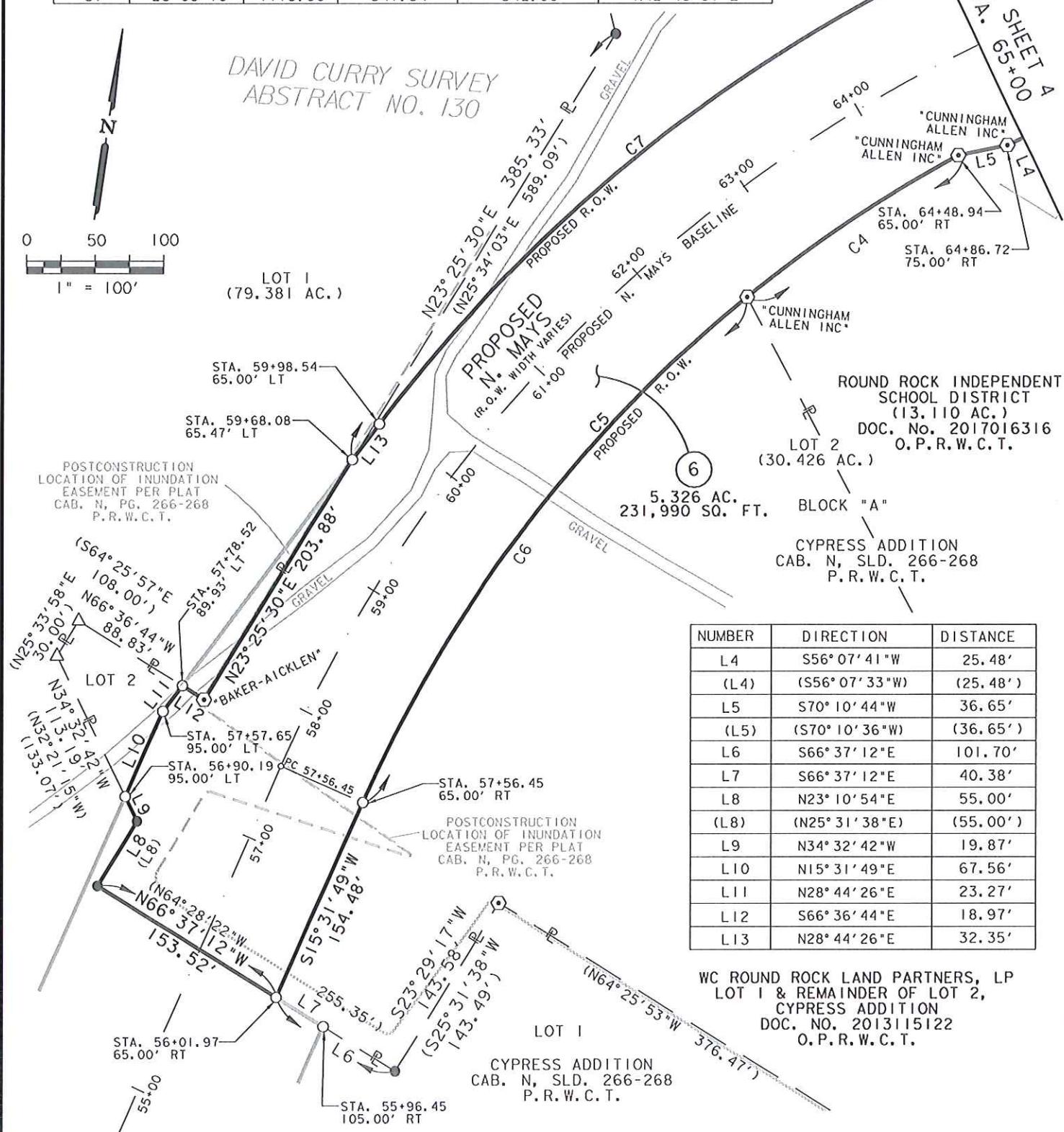
WILLIAMSON



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

04/25/17  
PAGE 5 OF 6

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C4	10° 46' 14"	985.00'	185.16'	184.89'	S47° 56' 04" W
(C4)	(10° 46' 32")	(985.00')	(185.25')	(184.98')	(S47° 55' 40" W)
C5	37° 47' 14"	985.00'	649.62'	637.91'	S34° 25' 26" W
C6	27° 01' 00"	985.00'	464.46'	460.17'	S29° 02' 16" W
C7	28° 08' 10"	1115.00'	547.54'	542.06'	N42° 48' 31" E



PARCEL PLAT SHOWING PROPERTY OF  
**WC ROUND ROCK  
LAND PARTNERS, LP**

**PARCEL 6**

SCALE  
1" = 100'

PROJECT  
N. MAYS EXTENSION

COUNTY  
WILLIAMSON



## LEGEND PLAT TO ACCOMPANY PARCEL DESCRIPTION

04/25/17  
PAGE 6 OF 6

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	⊕	CENTER LINE
✱	FENCE CORNER POST FOUND	ℙ	PROPERTY LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	( )	RECORD INFORMATION
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	— —	LINE BREAK
⊗	COTTON GIN SPINDLE FOUND	↗	DENOTES COMMON OWNERSHIP
⊙	1/2" IRON PIPE FOUND UNLESS NOTED	P.O.B.	POINT OF BEGINNING
×	X CUT FOUND	P.O.R.	POINT OF REFERENCE
▲	MAG NAIL W/ WASHER FOUND	N.T.S.	NOT TO SCALE
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "WILCO-ROW-5050" SET (UNLESS NOTED OTHERWISE)	O.R.W.C.T.	WILLIAMSON COUNTY, TEXAS
		O.P.R.W.C.T.	OFFICIAL RECORDS
		P.R.W.C.T.	WILLIAMSON COUNTY, TEXAS
			OFFICIAL PUBLIC RECORDS
			WILLIAMSON COUNTY, TEXAS
			PLAT RECORDS
			WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 17-293990-GT, ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE MARCH 3, 2017, ISSUE DATE MARCH 9, 2017.

- I. RESTRICTIVE COVENANTS: CABINET N, SLIDES 266-268, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- 10G. PUBLIC UTILITY AND DRAINAGE EASEMENT 50 FEET IN WIDTH ALONG THE NORTHWEST AND NORTHEAST PROPERTY LINE(S) OF LOT 2, AS SHOWN ON PLAT RECORDED IN CABINET N, SLIDE 266, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- H. PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH ALONG ALL STREETSIDE PROPERTY LINE(S), AS STATED ON PLAT RECORDED IN CABINET N, SLIDE 266, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- I. POST CONSTRUCTION LOCATION OF INUNDATION EASEMENT OVER THE PROPERTY AS SHOWN ON THE PLAT RECORDED IN CABINET N, SLIDE 266, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECT AS SHOWN.
- J. SANITARY SEWER OR WATERLINE EASEMENT TO CITY OF ROUND ROCK, RECORDED IN VOLUME 547, PAGE 96, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- K. SANITARY SEWER OR WATER LINE EASEMENT TO CITY OF ROUND ROCK, RECORDED IN VOLUME 548, PAGE 249, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- L. WATER FLOWAGE, PERMANENT STORAGE AND TEMPORARY DETENTION EASEMENT TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 480, PAGE 295, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID EASEMENT FURTHER AFFECTED BY SIMULTANEOUS RELEASE AND GRANTING OF EASEMENTS RECORDED IN VOLUME 1163, PAGE 15, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- M. SANITARY SEWER OR WATER LINE EASEMENT TO CITY OF ROUND ROCK, RECORDED IN VOLUME 705, PAGE 49, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- N. ELECTRIC AND TELEPHONE LINE EASEMENT TO TEXAS POWER AND LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 973, PAGE 18, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND CORRECTED IN VOLUME 1595, PAGE 226, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- O. SANITARY SEWER LINE EASEMENT TO CITY OF ROUND ROCK, RECORDED IN VOLUME 988, PAGE 83, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- P. SANITARY SEWER LINE EASEMENT TO CITY OF ROUND ROCK, RECORDED IN VOLUME 1123, PAGE 332, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- Q. PUBLIC UTILITY EASEMENT TO CITY OF ROUND ROCK, RECORDED IN VOLUME 1347, PAGE 556, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- R. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN WATER POLLUTION ABATEMENT PLAN BY AFFIDAVIT RECORDED IN DOCUMENT NO. 9616542, OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- S. WASTEWATER LINE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT TO CITY OF ROUND ROCK, RECORDED IN DOCUMENT NO. 2003119382, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*Lawrence M. Russo*  
LAWRENCE M. RUSSO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050  
INLAND GEODETICS, LLC  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TX 78681

DATE: 05/03/2017



	ACRES	SQUARE FEET
ACQUISITION	5.326	231,990
CALC/DEED AREA	17.316	754,285
REMAINDER AREA	11.99	522,295



PARCEL PLAT SHOWING PROPERTY OF  
**WC ROUND ROCK  
LAND PARTNERS, LP**

SCALE	PROJECT	COUNTY
1" = 100'	N. MAYS EXTENSION	WILLIAMSON

**PARCEL 6**