

REDESIGNATION AND VACATION OF ACCESS RIGHTS DENIAL

Corridor SE Loop

THE STATE OF TEXAS

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COUNTY OF WILLIAMSON

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

WHEREAS, Williamson County (the "County") previously acquired that certain 4.428 acre tract of land in Williamson County, more particularly described in Exhibit "A" of a Deed to Williamson County, Texas recorded in Document No. 2020100826 of the Official Public Records of Williamson County, Texas (the "Deed"), for the construction, maintenance and operation of the Southeast Loop Corridor arterial roadway facility project ("Project"), and with those grants or acquisitions also denied access to and from the northern remaining property not conveyed in the Deed to the abutting proposed right of way and Project facility at certain specific locations along the remaining common right of way boundary line.

WHEREAS, BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, formerly known as Central Assembly of God, a Texas non-profit corporation ("Owner") was the Grantor in the Deed, and is the current owner of that northern remaining property abutting the referenced 4.428 acre right of way parcel conveyed in the Deed, and where access to and from the proposed roadway facility is denied at certain locations along the common right of way boundary line. The remainder property subject to the access denial is further described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the County and Owner have determined that it prudent and desirable to redesignate, relocate, modify, permit and return certain legal access points and the owner's rights of ingress and egress along certain locations of the common northern right of way boundary line to said right of way and Project pursuant to V.T.C.A. Transportation Code, Chapter 203 and in accordance with the agreement of the parties;

NOW, THEREFORE, the County and Owner, for and in consideration of the agreements between the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby state and agree as follows:

1. Direct access and the right of ingress and egress to and from the Owner's Property and the abutting County right of way parcel and roadway Project facility shall now be permitted and denied in the areas shown in the field notes and Control of Access line ("COA") description contained in Exhibit "B" (Parcel 22) attached hereto and incorporated herein for purposes of identifying those locations where access is permitted or denied.

2. Access now permitted by this document in the redesignated and vacated areas shown in Exhibit "B" does not constitute a driveway permit for those areas, which shall be subject to such regulation as is determined the County or other entity having control of access management for the area designated herein to be necessary in the interest of public safety, and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning, platting and/or permit requirements. This redesignation and vacation is not intended to affect the permitted use of any currently existing or previously approved driveway facilities.
3. This redesignation and vacation inures to the benefit of Owner and binds the County and their respective heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, this instrument is executed on this the 31st day of March, 2021.

OWNER:

BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD,
formerly known as Central Assembly of God, a Texas non-profit corporation
a Texas limited liability company

By: _____

Name: DAVID MCLAIN

Its: Pastor

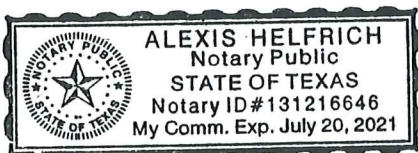
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF Williamson

This instrument was acknowledged before me on this the 31st day of March, 2021 by David McLain, in the capacity and for the purposes and consideration recited therein.



Alexis Helfrich
Notary Public, State of Texas

COUNTY:

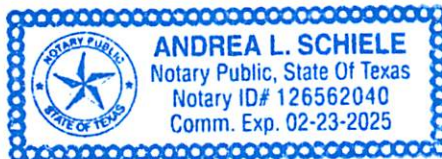
WILLIAMSON COUNTY, TEXAS

By: Bill Gravell, Jr.
Bill Gravell, Jr.
County Judge

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on the 13th day of April, 2021 by Bill Gravell, Jr., Williamson County Judge, in the capacity and for the purposes and consideration recited herein.



Andrea L. Schiele
Notary Public—State of Texas

GRANTEE'S MAILING ADDRESS:

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

AFTER RECORDING RETURN TO:

Sheets & Crossfield, PLLC
309 East Main Street
Round Rock, Texas 78664

EXHIBIT "A"

All of that certain 73.35 acre tract of land conveyed to the Central Assembly of God (now known as The Bridge Community Church of the Assemblies of God) by deed filed for record under Document No. 2007040774 of the Official Records of Williamson County, Texas;

SAVE AND EXCEPT THE FOLLOWING:

All of that certain 49.950 acres, more or less, being a tract of land situated in the John Kelsey Survey, Abstract No. 377, conveyed by General Warranty Deed with Vendor's Lien dated September 30, 2019, from The Bridge Community Church of the Assemblies of God, formerly known as Central Assembly of God, a Texas non-profit corporation to P4 Hutto Partners, LLC, a Texas limited liability company, filed for record under Document No. 2019093769; and

All of that certain 4.428 acre (192,868 Sq. Ft.) tract of land in the John Kelsey Survey, Abstract No.377, Williamson County, Texas; said tract being conveyed to Williamson County, Texas by Special Warranty Deed recorded as Document No. 2020100826 of the Official Records of Williamson County, Texas
(Parcel 22); and

All of that certain 3.996 acre (174,062 Sq. Ft.) tract of land in the John Kelsey Survey, Abstract No.377, Williamson County, Texas; said tract being conveyed to Williamson County, Texas by Special Warranty Deed recorded as Document No. 2020100826 of the Official Records of Williamson County, Texas
(Parcel 22R)

EXHIBIT "A"

County: Williamson
Parcel No.: 22
Tax ID: R20682
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

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January 22, 2021

PROPERTY DESCRIPTION FOR PARCEL 22

DESCRIPTION OF A 4.428 ACRE (192,868 SQ. FT.) PARCEL OF LAND LOCATED IN THE J. KELSEY SURVEY, ABSTRACT 377, WILLIAMSON COUNTY, BEING A PORTION OF THE REMAINDER OF A CALLED 73.35 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO CENTRAL ASSEMBLY OF GOD, RECORDED MAY 16, 2007 IN DOCUMENT NO. 2007040774, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.) NOW KNOWN AS THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2009007804, O.P.R.W.C.TX.; SAID 4.428 ACRE (192,868 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 234.57 feet right of Corridor A1 Engineer's Centerline Station (E.C.S.) 128+54.80 on the existing north right-of-way line of C.R. 138, a variable width right-of-way, as described in Document No. 2009062923, O.P.R.W.C.TX., for the southeast corner of a called 49.950 acre tract of land, described in a deed to P4 Hutto Partners, LLC, recorded in Document No. 2019093769, O.P.R.W.C.TX., same being the southwest corner of said remainder of a called 73.35 acre tract;

THENCE N 07°36'59" E, departing the existing north right-of-way line of said C.R. 138, with the common line of said 49.950 acre tract and said remainder of a called 73.35 acre tract, a distance of 124.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,157,846.64, E=3,167,078.66) set 120.00 feet right of Corridor A1 E.C.S 129+03.04 on the proposed south right-of-way line of Corridor A1, for the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 07°36'59" E, departing the proposed south right-of-way line of said Corridor A1, continuing with the common line of said 49.950 acre tract and said remainder of a called 73.35 acre tract, a distance of 265.14 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 120.00 feet left of Corridor A1 E.C.S 130+15.80 on the proposed north right-of-way line of said Corridor A1, for the northwest corner of the parcel described herein, said point being the beginning of a curve to the left;

THENCE departing the common line of said 49.950 acre tract and said remainder of a called 73.35 acre tract, with the proposed north right-of-way line of said C.R. 138, over and across said remainder of a called 73.35 acre tract, the following two (2) courses and distances numbered 2-3:

2) With said curve to the left, passing at an arc distance of 197.43 feet a calculated point 120.68 feet left of Corridor A1 E.C.S. 132+17.91, for the beginning of a Control of Access (C.O.A.), and continuing for a total arc distance of 374.81 feet, through a central angle 06°18'58", having a radius of 3,400.00 feet, and a chord that bears N 68°22'20" E, a distance of 374.62 feet to a calculated point** 128.84 feet left of Corridor A1 E.C.S 133+94.98, and

EXHIBIT "A"

County: Williamson
Parcel No.: 22
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Limits: From: S.H. 130
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3) N 64°44'00" E, passing at a distance of 121.88 feet a calculated point 138.64 feet left of Corridor A1 E.C.S 135+16.47, for the end of C.O.A., and continuing for a total distance of 375.07 feet to a calculated point** 159.00 feet left of Corridor A1 E.C.S 137+68.84 on the common line of said remainder of a called 73.35 acre tract and a called 118.971 acre tract of land, described in a deed to Hutto 117 Investors, LP., a Texas Limited Partnership, recorded in Document No. 2019079796, O.P.R.W.C.TX., for the northeast corner of the parcel described herein;

4) **THENCE** S 07°28'36" W, departing the proposed north right-of-way line of said C.R. 138, with the common line of said remainder of a called 73.35 acre tract and said 118.971 acre tract, a distance of 352.55 feet to a calculated point** 151.90 feet right of Corridor A1 E.C.S 136+02.62 on the proposed south right-of-way line of said C.R. 138, for the beginning of C.O.A., same being the southeast corner of the parcel described herein, from which a 1/2-inch iron rod with a plastic cap stamped "RPLS4967" found, for the southeast corner of said remainder of a called 73.35 acre tract, bears S 07°28'36" W, a distance of 416.03 feet;

THENCE departing the common line of said remainder of a called 73.35 acre tract and said 118.971 acre tract, with the proposed south right-of-way line of said C.R. 138, the following two (2) courses and distances numbered 5-6:

5) S 72°37'31" W, passing at a distance of 91.91 feet a calculated point 146.65 feet right of Corridor A1 E.C.S 135+10.86, for the end of C.O.A., and continuing for a total distance of 661.91 feet to a calculated point** 120.00 feet right of Corridor A1 E.C.S 129+48.55, said point being the beginning of a curve to the right, and

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
Parcel No.: 22
Tax ID: R20682
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

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6) With said curve to the right, an arc distance of 47.06 feet, through a central angle $00^{\circ}44'26''$, having a radius of 3,640.00 feet, and a chord that bears $S\ 72^{\circ}59'44''\ W$, a distance of 47.06 feet to **POINT OF BEGINNING**, and containing 4.428 acres (192,868 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. Units: U.S. Survey Feet.

****Unable to set at time of survey, 5/8" iron rod with an aluminum cap stamped "Williamson County" may be set upon completion of the road construction project under the supervision of a registered professional land surveyor.**

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

That I, Scott C. Brashear, 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, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



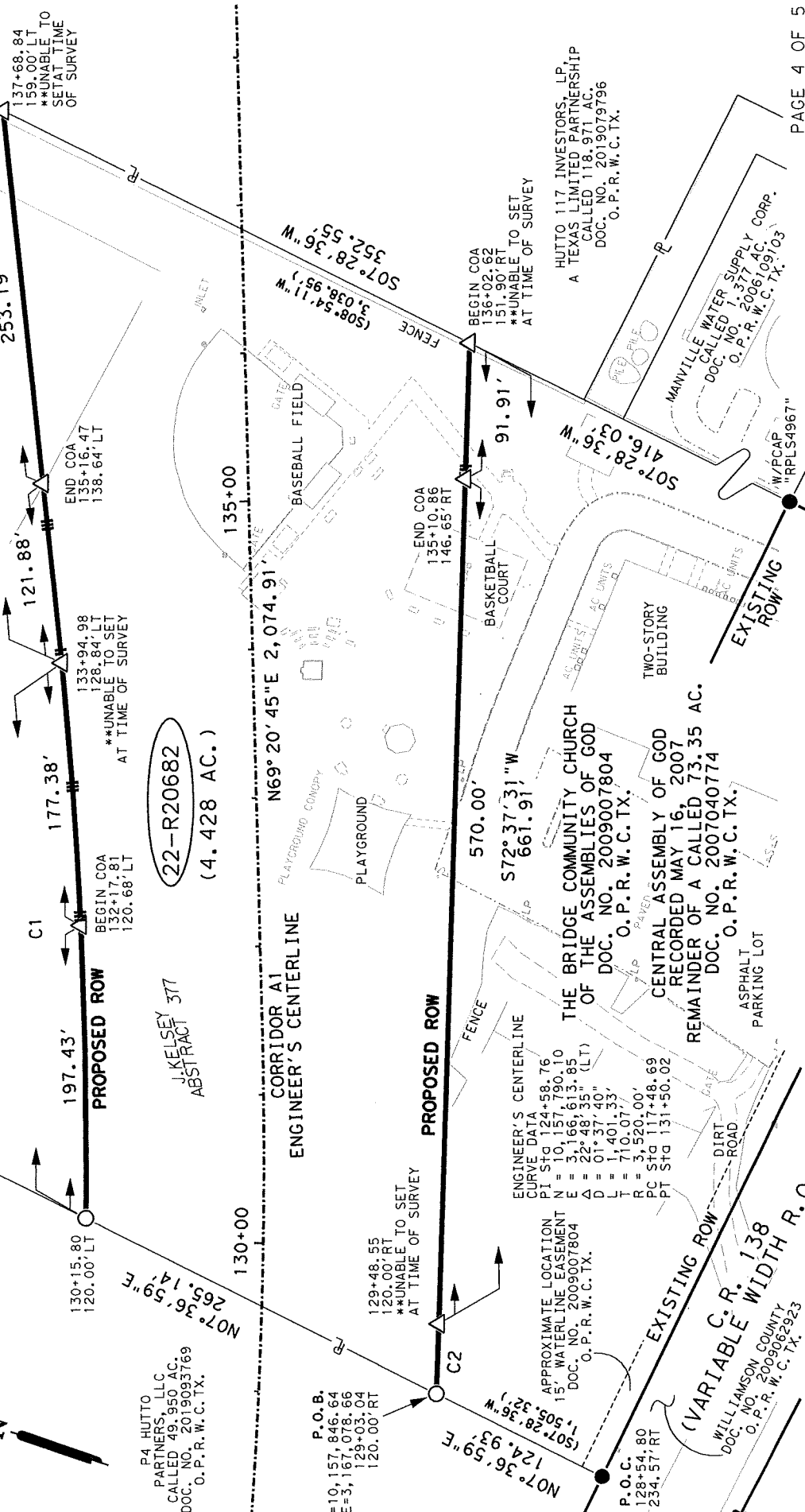
Scott C. Brashear 1/22/21

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	06° 18' 58" LT	3,400.00'	374.81'	374.62'	N68° 22' 20" E
C2	00° 44' 26" RT	3,640.00'	47.06'	47.06'	S72° 59' 44" W



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 REF. FIELD NOTE NO. 48063
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EXISTING	*22.184 AC.	ACQUIRE	4.428 AC.	REMAINING	13.760 AC. LEFT
<div> <p>GRAPHIC SCALE SCALE: 1" = 100'</p> </div>					
<div> </div>				RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD PARCEL 22 TAX ID R20682 4.428 AC. (192,868 SQ. FT.)	

LEGEND

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

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAV88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 1937363, EFFECTIVE DATE SEPTEMBER 3, 2019, AND ISSUED DATE SEPTEMBER 11, 2019. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, WIRMITRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- **UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

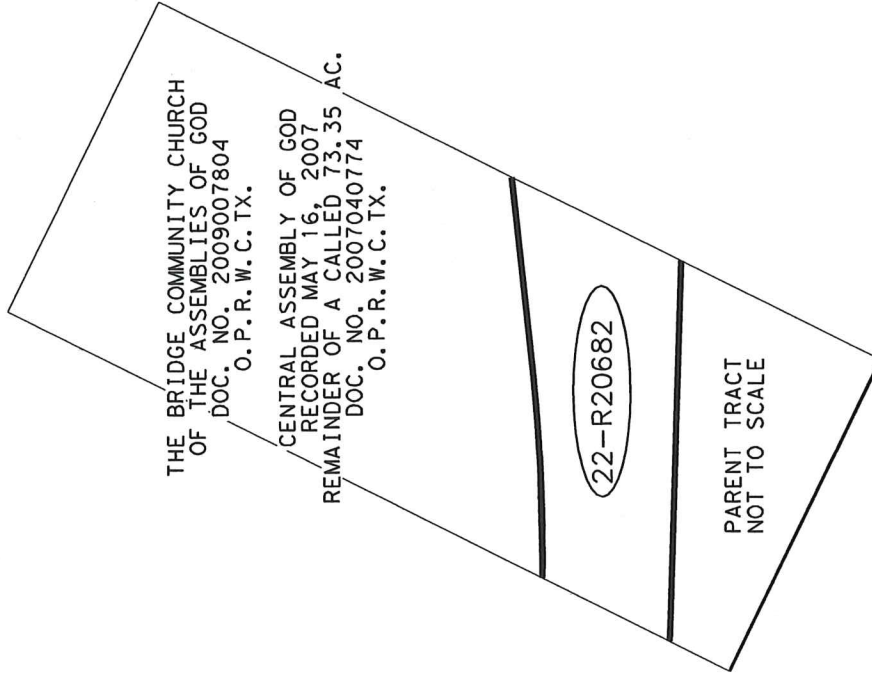
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear


SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

1/22/21



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REF. FIELD NOTE NO. 48063
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EXISTING	*22.184 AC.	ACQUIRE	4.428 AC.	REMAINING	13.760 AC.	LEFT
<div><div>4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 FAX: (512) 326-3029 Texas Firm Registration No. 10064300</div></div>				RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD PARCEL 22 TAX ID R20682 4.428 AC. (192,868 SQ. FT.)		