

**POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES**

**STATE OF TEXAS**

§

Parcel No.: 41.42

**COUNTY OF WILLIAMSON**

§

Project: Liberty Hill Bypass

This Possession and Use Agreement For Transportation Purposes (the "Agreement") between WILLIAMSON COUNTY, TEXAS ("County"), and CAR-MA FAMILY LIMITED PARTNERSHIP, a Texas limited partnership (the "Grantor" whether one or more), grants to the County, their contractors, agents and all others deemed necessary by the County, an irrevocable right to possession and use of the Grantor's property for the purpose of constructing a portion of Liberty Hill Bypass roadway and related appurtenances, drainage and utility relocations (the "Roadway Construction Project"). The property subject to this Agreement is described more fully in field notes, plat map, or other description attached as "Exhibits A-B" and made a part of this Agreement by reference, along with the additional right to temporarily enter upon the remaining property of Grantor solely to the extent and for the duration as necessary for removing portions of any improvements which are bisected by the acquisition of the Property, and/or for cutting any additional bisected improvements which may be retained by Grantor at the line of bisection or as closely as possible thereto in order to maintain the structural integrity of the remaining improvement, and for no other purpose (the "Property").

1. For the consideration paid by the County which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells, and conveys to the County the right of entry and exclusive possession and use of the Property for the purpose of constructing a roadway, utility adjustments, and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Roadway Construction Project. This Possession and Use Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others deemed necessary by the County for the purpose of the Roadway Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation, and maintenance of utilities on the Property.
2. In full consideration for this irrevocable grant of possession and use and other Grantor covenants, warranties, and obligations under this Agreement, the County will tender to the Grantor the sum of ONE MILLION THREE HUNDRED FIFTY-FIVE THOUSAND THREE HUNDRED TWENTY-TWO and 00/100 Dollars (\$1,355,322.00). The Grantor agrees that this sum represents adequate and full compensation for the possession and use of the Property. The County will be entitled to take possession and use of the Property upon tender of payment as set out herein, subject to the conditions in paragraph 14 below, if any.

The parties agree that the sum tendered represents 100% of the County's approved value, which assumes no adverse environmental conditions affecting the value of the Property. The approved value is the County's determination of the just compensation owed to the Grantor for the real property

interest to be acquired by the County in the Property, encumbered with the improvements thereon, if any, and damages to the remainder, if any, save and except all oil, gas and sulphur. The parties agree that the sum tendered to Grantor will be deducted from any final settlement amount, Special Commissioners' award or court judgment. In the event the amount of the final settlement or judgment for acquisition of the Property is less than the amount the County has paid for the possession and use of the Property, then the Grantor agrees that the original amount tendered represents an overpayment for the difference and, upon written notice from the County, the Grantor will promptly refund the overpayment to the County.

3. The effective date of this Agreement will be the date on which payment pursuant to Paragraph 2 above was tendered to the Grantor by the County, or disbursed to the Grantor by a title company acting as escrow agent for the transaction, (the "Effective Date").
4. The Grantor warrants and represents that the title to the Property is free and clear of all liens and encumbrances except as disclosed to Grantee in that certain title commitment numbered 2059850-KFO, issued May 3, 2021 by Title Resources Guaranty Company/Independence Title (and any subsequent updates prior to the Effective Date), and that proper releases, if any, will be executed for the Property prior to funds being disbursed under this Agreement. The Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all unreleased or undisclosed liens, claims or encumbrances affecting the Property.

The above made warranties are made by Grantor and accepted by County subject the following:

- A. Visible and apparent easements not appearing of record;
  - B. Any discrepancies, conflicts or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and,
  - C. 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.
5. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the County in the Property, for negotiation or eminent domain proceeding purposes, will be October 15, 2021. Should the Special Commissioners' Award be greater than the amount paid in paragraph two (2) above, Grantee shall tender the difference to the registry of the court within (45) days following the filing of the award.
  6. This Agreement is made with the understanding that the County will continue to proceed with acquisition of a real property interest in the Property. The Grantor reserves all rights of compensation for the title and other interest in and to the Property which the Grantor holds as of the time immediately prior to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as allowed by law for all of the Grantor's interests in and to the Property to be acquired by the County, encumbered with the improvements thereon, if any, and damages, if any, to the remainder of the Grantor's interest in any larger tract of which the Property is a part (the "Remainder"), all as the Property exists on the Effective Date of this Agreement. The

County's removal or construction of improvements on the Property shall in no way affect the fair market value of the Property in determining compensation due to the Grantor in the eminent domain proceedings. No beneficial project influence will impact the appraised value of the Property to be acquired. This grant will not prejudice the Grantor's rights to any relocation benefits for which Grantor may be eligible.

7. In the event the County institutes or has instituted eminent domain proceedings, the County will not be liable to the Grantor for interest upon any award or judgment as a result of such proceedings for any period of time prior to the date of the award. Any interest accrual penalties will be deferred by the County until 90 days after entry of judgment.
8. The purpose of this Agreement is to allow the County to proceed with its Roadway Construction Project without delay and to allow the Grantor to have the use at this time of a percentage of the estimated compensation for the County's acquisition of a real property interest in the Property. The Grantor expressly acknowledges that the proposed Roadway Construction Project is for a valid public use and voluntarily waives any right the Grantor has or may have, known or unknown, to contest the jurisdiction of the court in any condemnation proceeding for acquisition of the Property related to the Roadway Construction Project, based upon claims that the condemning authority has no authority to acquire the Property through eminent domain, has no valid public use for the Property, or that acquisition of the Property is not necessary for the public use.
9. The Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waives all right of ingress and egress to the surface for the purpose of exploring, developing, mining or drilling. The extraction of oil, gas, and minerals may not affect the geological stability of the surface. Nothing in this reservation will affect the title and rights of the County to take and use all other minerals and materials thereon, and thereunder.
10. The undersigned Grantor agrees to pay as they become due, all ad valorem property taxes and special assessments assessed against Property until the Effective Date, including prorated taxes until the Effective Date for the year in which the County takes title to the Property.
11. Notwithstanding the acquisition of right of possession to the Property by the County in a condemnation proceeding by depositing the Special Commissioners' award into the registry of the court within forty-five (45) days after filing of said Award, less any amounts tendered to the Grantor pursuant to Paragraph 2 above, this Agreement shall continue to remain in effect until the County acquires title to the Property either by negotiation, settlement, or final court judgment.
12. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.
13. It is agreed the County will record this document.
14. Other conditions:
  - a. The County shall be entitled to legal possession of the Property as of the Effective Date as set out herein. However, County agrees and stipulates that Grantor shall not be required to vacate and surrender possession of the residential structures upon the Property, nor shall County demolish or

remove any improvement upon the property or begin Roadway Construction Project activities (other than for utility relocations or site testing as set out below), prior to March 31, 2022 ("Vacation Date"), subject to written extensions by County, or if such activities do begin County shall not involuntarily displace Grantor from the Property for its current uses and proposed relocation activities to its remaining property.

Prior to the Vacation Date, County and any public utility companies affected or conflicted by the Roadway Construction Project shall be allowed to enter the Property with prior notice to Grantor solely to complete construction of any required utility adjustments, realignments, installations or removals of utility facilities or for other preliminary site testing, as long as such utility construction or testing activities do not interfere with the continued occupation, temporary operation, remainder relocation or reconfiguration activities of Grantor's uses existing as of the date of this Agreement

15. By its authorized signature below the following Tenants which have a leasehold interest in the Property hereby consent in all things to Grantee taking exclusive and sole possession of the Property pursuant to the terms of this Agreement, and to Grantor receiving the consideration recited herein:

Tenants: Infinite Recovery, LLC

At no time during the possession of the Property by County for the purposes described herein shall Grantor be denied reasonable access and/or ingress to or egress from the remainder of Grantor's land, unless otherwise agreed to in writing in advance.

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the County and its assigns forever, for the purposes and subject to the limitations set forth above.

*[signature pages follow]*

GRANTOR:

CAR-MA FAMILY LIMITED PARTNERSHIP,  
a Texas limited partnership

By: Carlos L Guerra

Name: CARLOS L GUERRA

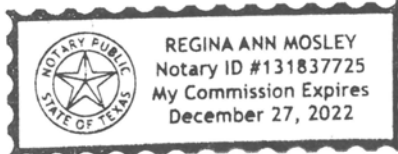
Its: managing partner

**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 27<sup>th</sup> day of July, 2021 by Carlos L Guerra, in the capacity and for the purposes and consideration recited herein.



[Signature]  
Notary Public, State of Texas

Printed Name: REGINA Mosley

My Commission Expires: 12/27/2022

COUNTY:

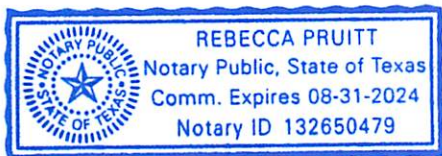
WILLIAMSON COUNTY, TEXAS

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

**ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 3rd day of August, 2021 by Bill Gravell, Jr., County Judge of Williamson County, Texas, in the capacity and for the purposes and consideration recited herein.



Rebecca Pruitt  
Notary Public, State of Texas  
Printed Name: Rebecca Pruitt  
My Commission Expires 08.31.2024



TENANT:

Infinite Recovery, LLC

By: Michael Dadashi

Name: Michael DADASHI

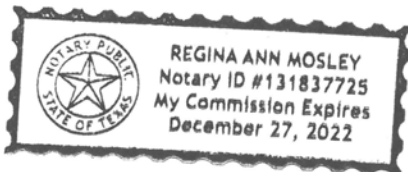
Its: managing member

**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 27<sup>th</sup> day of July, 2021 by MICHAEL DADASHI, in the capacity and for the purposes and consideration recited herein.



[Signature]  
Notary Public, State of Texas  
Printed Name: REGINA Mosley  
My Commission Expires 12/27/2022

# EXHIBIT "A"

County: Williamson  
Parcel No.: 41ROW  
Tax ID: R473965  
Highway: SH 29 Liberty Hill Bypass  
Limits: From: CR 279  
To: R.M. 1869

## METES AND BOUNDS DESCRIPTION FOR PARCEL 41ROW

FOR A 1.483 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 5.010 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO CAR-MA FAMILY LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2018093046 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 1.483 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF JANUARY 2021, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found (Surface Coordinates: N=10212685.98, E=3054944.58) monumenting the northeast corner of said 5.010 acre Car-Ma Family Limited Partnership tract and the southeast corner of the remnant portion of the called 106.42 acre tract of land conveyed to Martha Jane Beiter, recorded in Document No. 2014093155 of the Official Public Records of Williamson County, Texas, same being on the west right-of-way line of Stubblefield Lane, from which an iron rod found with cap (non-legible) monumenting the southeast corner of said 5.010 acre Car-Ma Family Limited Partnership tract and the northeast corner of the called 90.451 acre tract of land (Tract 1) conveyed to Car-Ma Family Limited Partnership, recorded in said Document No. 2018093046, same being on said west right-of-way line of Stubblefield Lane, bears S 20°47'50" E for a distance of 110.05 feet;

THENCE, S 68°30'39" W with the north boundary line of said 5.010 acre Car-Ma Family Limited Partnership tract and the south boundary line of said remnant portion of the called 106.42 acre Beiter tract, for a distance of 561.97 feet to a 5/8" iron rod set with aluminum cap marked "Williamson County" (Surface Coordinates: (N=10212480.12, E=3054421.68), being 150.00 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 430+90.96, for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, **S 52°24'35" E** through the interior of said 5.010 acre Car-Ma Family Limited Partnership tract, for a distance of **128.22 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on the southerly boundary line of said 5.010 acre Car-Ma Family Limited Partnership tract and the northerly boundary line of said 90.451 acre Car-Ma Family Limited Partnership tract, being 150.00 feet left of the Proposed State Highway



County: Williamson  
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Tax ID: R473965  
Highway: SH 29 Liberty Hill Bypass  
Limits: From: CR 279  
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29 Liberty Hill Bypass Engineer's Baseline Station 432+19.18, for the southeast corner hereof, from which said iron rod found with cap (non-legible) monumenting the southeast corner of said 5.010 acre Car-Ma Family Limited Partnership and the northeast corner of said 90.451 acre Car-Ma Limited Partnership tract bears N 68°30'57" E for a distance of 494.75 feet;

THENCE, with said southerly boundary line of the 5.010 acre Car-Ma Family Limited Partnership tract and said northerly boundary line of the 90.451 acre Car-Ma Family Limited Partnership tract, the following two (2) courses and distances:

1. **S 68°30'57" W** for a distance of **96.27 feet** to an iron rod found with cap (non-legible), being 67.41 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 431+69.70, for an angle point hereof;
2. **S 10°47'11" W** for a distance of **243.59 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Station 432+79.55 for the southwest corner hereof, from which a 1/2" iron rod found monumenting an angle point in said south boundary line of the 5.010 acre Car-Ma Family Limited Partnership tract and said north boundary line of the 90.451 acre Car-Ma Family Limited Partnership tract bears S 10°47'11" W for a distance of 105.77 feet;

THENCE, **N 52°24'35" W** through the interior of said 5.010 acre Car-Ma Family Limited Partnership tract, for a distance of **368.92 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on said north boundary line of the 5.010 acre Car-Ma Family Limited Partnership tract and said south boundary line of the remnant portion of the called 106.42 acre Beiter tract, being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Station 429+10.63, for the northwest corner hereof, from which an iron rod found with cap marked "3DS" monumenting the northwest corner of said 5.010 acre Car-Ma Family Limited Partnership tract, an angle point in said north boundary line of the 90.451 acre Car-Ma Family Limited Partnership tract, and on a point on said south boundary line the remnant portion of the called 106.42 acre Beiter tract, bears S 68°49'02" W for a distance of 183.09 feet;


County: Williamson  
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THENCE, with said north boundary line of the 5.010 acre Car-Ma Family Limited Partnership tract and said south boundary line of the remnant portion of the 106.42 acre Beiter tract, the following two (2) courses and distances:

1. **N 68°49'02" E** for a distance of **102.54 feet** to an iron rod found with cap marked "3DS", being 62.32 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Station 429+63.78, for an angle point hereof;
2. **N 68°30'39" E** for a distance of **247.49 feet** to the **POINT OF BEGINNING** hereof and containing 1.483 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Coordinates and Distances shown hereon are surface based on a combined surface adjustment factor or 1.00014.

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NUMBER 10006900



MAY 03, 2021



SHANE SHAFER, R.P.L.S. NO. 5281

DATE

Z:\WILLIAMSON COUNTY PSA PROJECTS\\_\_2020 WA#1 Liberty Hill SH 29 Bypass 2020-23\\_\_PARCELS FINAL  
LTS SURVEYS\PARCEL 41 ROW W-REM LTS\PARCEL 41ROW SH 29 BYPASS LH.doc

MARTHA JANE BEITER  
REMNANT PORTION OF  
CALLED 106.42 ACRES  
DOC. NO. 2014093155

P.O.C  
SURFACE COORDINATES  
N=10212685.98  
E=3054944.58

CAR-MA FAMILY  
LIMITED PARTNERSHIP  
CALLED 5.010 ACRES  
(TRACT 2)  
DOC. NO. 2018093046

TRACT 2

N68°30'57"E      494.75'

DOUGLAS MYRON CANTRELL  
CALLED 10.00 AC,  
VOL. 2258, PG. 648  
O.R.W.C.T.

DESCRIBED IN  
VOL. 1453, PG. 912  
O.R.W.C.T.

HENRY FIELD SURVEY  
ABSTRACT NO. 233

CAR-MA FAMILY  
LIMITED PARTNERSHIP  
CALLED 90.451 ACRES  
(TRACT 1)  
DOC. NO. 2018093046  
O.P.R.W.C.T.

JOSEPH M GLASSCOCK SURVEY  
ABSTRACT NO. 254

PARCEL 41ROW  
SHEET 1 OF 5

LINE	BEARING	DISTANCE
L1	S20°47'50"E	110.05'

**<> DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900

MARTHA JANE BEITER  
REMNANT PORTION OF  
CALLED 106.42 ACRES  
DOC. NO. 2014093155

P.O.B.  
SURFACE COORDINATES  
N=10212480.12  
E=3054421.68

CAR-MA FAMILY  
LIMITED PARTNERSHIP  
CALLED 5.010 ACRES  
(TRACT 2)  
DOC. NO. 2018093046

TRACT 2

R473965  
PARCEL  
41ROW  
1.483 AC.

TRACT 1

CAR-MA FAMILY  
LIMITED PARTNERSHIP  
CALLED 90.451 ACRES  
(TRACT 1)  
DOC. NO. 2018093046  
O.P.R.W.C.T.

JOSEPH M GLASSCOCK SURVEY  
ABSTRACT NO. 254

PARCEL 41ROW  
SHEET 2 OF 5

**<> DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900

# EXHIBIT "B"

County: Williamson  
Parcel No.: 42ROW  
Tax ID: R433112  
Highway: SH 29 Liberty Hill Bypass  
Limits: From: CR 279  
To: R.M. 1869

## METES AND BOUNDS DESCRIPTION FOR PARCEL 42ROW

FOR A 5.504 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 90.451 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO CAR-MA FAMILY LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2018093046 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 5.504 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF JANUARY 2021, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with cap (non-legible) (Surface Coordinates: N=10212583.10, E=3054983.66) monumenting the northeast corner of said 90.451 acre Car-Ma Family Limited Partnership tract and the southeast corner of the called 5.010 acre tract of land (Tract 2) conveyed to Car-Ma Family Limited Partnership, recorded in said Document No. 2018093046, same being on the west right-of-way line of Stubblefield Lane, from which a 1/2" iron rod found monumenting the northeast corner of said 5.010 acre Car-Ma Family Limited Partnership and the southeast corner of the remnant portion of the called 106.42 acre tract of land conveyed to Martha Jane Beiter, recorded in Document No. 2014093155 of the Official Public Records of Williamson County, Texas, same being on said west right-of-way line of Stubblefield Lane, bears N 20°47'50" W for a distance of 110.05 feet;

THENCE, S 68°30'57" W with the northerly boundary line of said 90.451 acre Car-Ma Family Limited Partnership tract and the southerly boundary line of said 5.010 acre Car-Ma Family Limited Partnership tract for a distance of 494.75 feet to a 5/8" iron rod set with aluminum cap marked "Williamson County" (Surface Coordinates: N=10212401.90, E=3054523.28), being 150.00 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 432+19.18 for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, through the interior of said 90.451 acre Car-Ma Family Limited Partnership tract, the following two (2) courses and distances:

1. **S 52°24'35" E** for a distance of **482.13 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 150.00 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline PC Station 437+01.31, on the beginning of a curve to the left;

County: Williamson  
Parcel No.: 42ROW  
Tax ID: R433112  
Highway: SH 29 Liberty Hill Bypass  
Limits: From: CR 279  
To: R.M. 1869

2. With said curve to the left an arc length of **258.76 feet**, said curve having a radius of **2350.00 feet**, a delta angle of **6°18'32"** and a chord which bears **S 55°33'50" E** for a distance of **258.62 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on the southerly boundary line of said 90.451 acre Car-Ma Family Limited Partnership tract and the northerly boundary line of the called 9.1965 acre tract of land conveyed to Penize, LLC, recorded in Document No. 2015012435 of the Official Public Records of Williamson County, Texas, being 150.00 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 439+76.58, for the southeast corner hereof, from which a 1/2" iron rod found monumenting an angle point in said southerly boundary line of the 90.451 acre Car-Ma Family Limited Partnership tract and said northerly boundary line of the 9.1965 acre Penize, LLC tract, bears N 16°43'35" E for a distance of 71.09 feet;

THENCE, **S 16°43'35" W** with said southerly boundary line of the 90.451 acre Car-Ma Family Limited Partnership tract and said northerly boundary line of the 9.1965 acre Penize, LLC tract, for a distance of **308.77 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 440+49.80, for the southwest corner hereof, from which an iron stake found in the center of a creek monumenting an angle point on said southerly boundary line of the 90.451 acre Car-Ma Family Limited Partnership tract and said northerly boundary line of the 9.1965 acre Penize, LLC tract, bears S 16°43'35" W for a distance of 132.18 feet;

THENCE, through the interior of said 90.451 acre Car-Ma Family Limited Partnership tract, the following two (2) courses and distances:

1. With a curve to the right an arc length of **369.40 feet**, said curve having a radius of **2650.00 feet**, a delta angle of **7°59'12"** and a chord which bears **N 56°24'11" W** for a distance of **369.10 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline PC Station 437+01.31, for the end of this curve;
2. **N 52°24'35" W** for a distance of **421.76 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on said northerly boundary line of the 90.451 acre Car-Ma Family Limited Partnership tract and said southerly boundary line of the 5.010 acre Car-Ma Family Limited Partnership tract, being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 432+79.55, for the northwest corner hereof, from which a 1/2" iron rod found



County: Williamson  
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monumenting the most southerly corner of said 5.010 acre Car-Ma Family Limited Partnership tract and an angle point in said northerly boundary line of the 90.451 acre Car-Ma Family Limited Partnership tract, bears S 10°47'11" W for a distance of 105.77 feet;

THENCE, with said northerly boundary line of the 90.451 acre Car-Ma Family Limited Partnership tract and said southerly boundary line of the 5.010 acre Car-Ma Family Limited Partnership tract, the following two (2) courses and distances:

1. **N 10°47'11" E** for a distance of **243.59 feet** to an iron rod found with cap (non-legible), being 67.41 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 431+69.70, for an angle point hereof;
2. **N 68°30'57" E** for a distance of **96.27 feet** to the **POINT OF BEGINNING** hereof and containing 5.504 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Coordinates and Distances shown hereon are surface based on a combined surface adjustment factor or 1.00014.

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NUMBER 10006900



MAY 03, 2021

SHANE SHAFER, R.P.L.S. NO. 5281      DATE



Z:\WILLIAMSON COUNTY PSA PROJECTS\\_\_2020 WA#1 Liberty Hill SH 29 Bypass 2020-23\\_PARCELS FINAL  
LTS SURVEYS\PARCEL 42 ROW\PARCEL 42ROW SH 29 BYPASS LH m&b.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR TRACT 1 BEING A 1.483 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 5.010 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO CAR-MA FAMILY LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2018093046 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. PROPERTY ADDRESS: 700 STUBBLEFIELD LN, LIBERTY HILL, TX 78642

MARTHA JANE BEITER  
REMNANT PORTION OF  
CALLED 106.42 ACRES  
DOC. NO. 2014093155

END COA  
428+61.71  
150.00' RT.

SCALE: 1" = 60'

S68°49'02"W 183.09'

N68°49'02"E 102.54'

N68°30'39"E  
247.49'

**TRACT 1**

R473965  
PARCEL  
41ROW  
1.483 AC

4.0'X4.3'  
SHED  
ON CONC.

**TRACT 3**

MATCHLINE SHEET 2

JOSEPH M GLASSCOCK SURVEY  
ABSTRACT NO. 254

CAR-MA FAMILY  
LIMITED PARTNERSHIP  
CALLED 90.451 ACRES  
(TRACT 1)  
DOC. NO. 2018093046  
O.P.R.W.C.T.

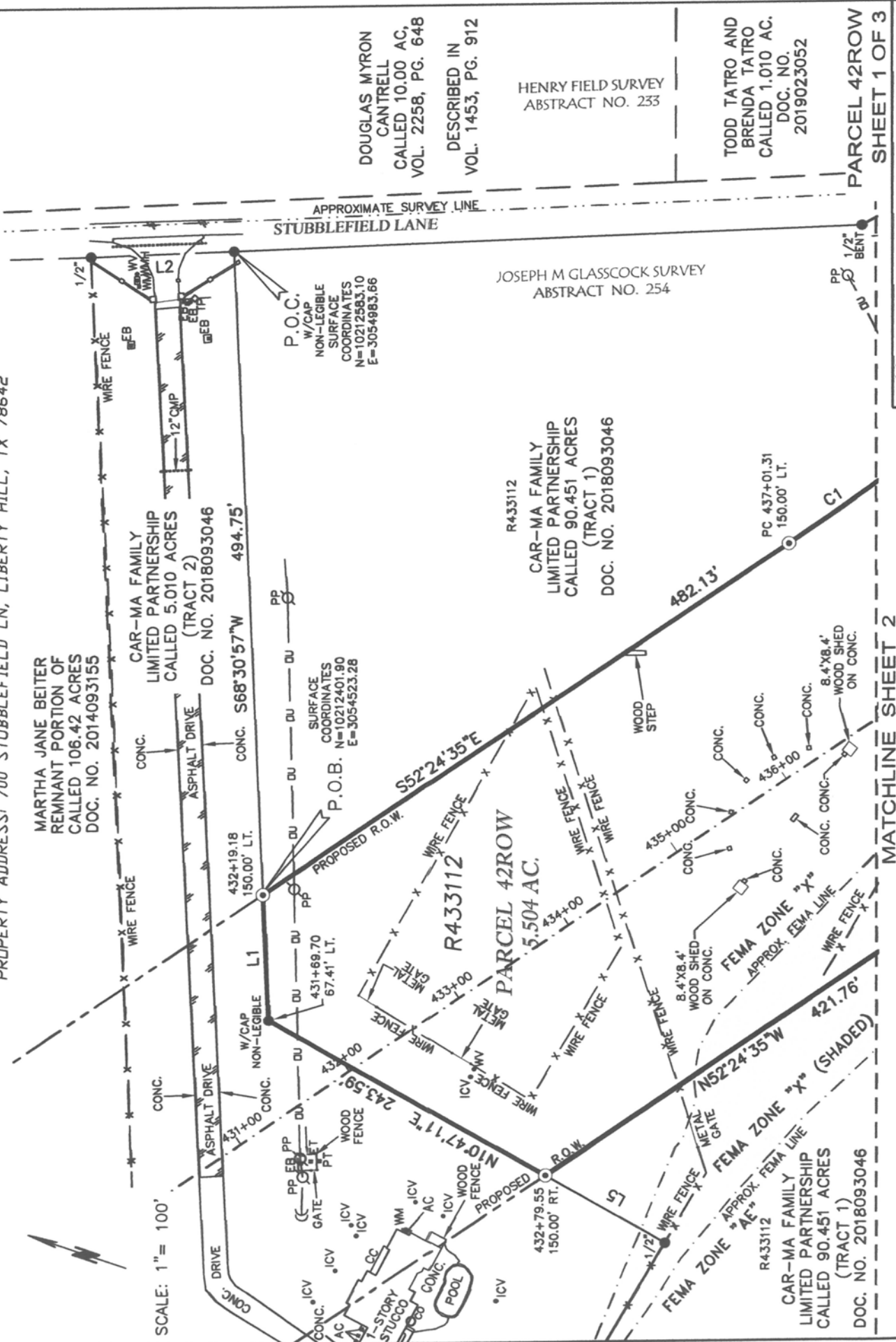
CAR-MA FAMILY  
LIMITED PARTNERSHIP  
CALLED 5.010 ACRES  
(TRACT 2)  
DOC. NO. 2018093046

R473965  
PARCEL 41REM-WEST

PARCEL 41ROW  
SHEET 3 OF 5

**<> DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900

Z:\WILLIAMSON COUNTRY PSA PROJECTS\2020 WA#1 Liberty Hill SH 29 Bypass 2020-23\PARCELS FINAL LITS SURVEYS\PARCEL 42 ROW\PARCEL 42 ROW SH29 BYPASS LH.dwg



**<> DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 5.504 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 90.451 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO CAR-MA FAMILY LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2018093046 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. PROPERTY ADDRESS: 700 STUBBLEFIELD LN, LIBERTY HILL, TX 78642

MATCHLINE SHEET 1  
R433112

PARCEL 42ROW  
5.504 AC.

FEMA ZONE "X"  
FEMA ZONE "X" (SHADED)  
N52°24'35"W  
421.76'

SCALE: 1" = 100'

PC 437+01.31  
150.00' RT.

PP 438+00.00

PROPOSED R.O.W.

TODD TATRO AND  
BRENDA TATRO  
CALLED 1.010 AC.  
DOC. NO. 2019023052

JAMES WAYNE WATHER  
30' ACCESS EASEMENT  
DOC. NO. 2006068763

LIBERTY HILL WATER  
SUPPLY CORP.  
CALLED 1.08 AC.  
DOC. NO. 2000053600

FEMA ZONE "AE"

PENIZE, LLC  
CALLED 9.1965 ACRES  
DOC. NO. 2015012435

HENRY FIELD SURVEY  
ABSTRACT NO. 233

R433112  
CAR-MA FAMILY  
LIMITED PARTNERSHIP  
CALLED 90.451 ACRES  
(TRACT 1)  
DOC. NO. 2018093046

WILLIAMSON COUNTY, TEXAS  
CALLED 0.576 ACRE  
(EXHIBIT B)  
DOC. NO. 2021029944

WILLIAMSON COUNTY, TEXAS  
CALLED 1.414 ACRE  
(EXHIBIT A)  
DOC. NO. 2021029944

JOSEPH M GLASSCOCK SURVEY  
ABSTRACT NO. 254

STUBBLEFIELD LANE

WILLIAMSON COUNTY, TEXAS  
CALLED 1.414 ACRE  
(EXHIBIT A)  
DOC. NO. 2021029944

WILLIAMSON COUNTY, TEXAS  
CALLED 0.576 ACRE  
(EXHIBIT B)  
DOC. NO. 2021029944

PENIZE, LLC  
CALLED 9.1965 ACRES  
DOC. NO. 2015012435

HENRY FIELD SURVEY  
ABSTRACT NO. 233

WILLIAMSON COUNTY, TEXAS  
CALLED 0.576 ACRE  
(EXHIBIT B)  
DOC. NO. 2021029944

WILLIAMSON COUNTY, TEXAS  
CALLED 1.414 ACRE  
(EXHIBIT A)  
DOC. NO. 2021029944

JOSEPH M GLASSCOCK SURVEY  
ABSTRACT NO. 254

STUBBLEFIELD LANE

WILLIAMSON COUNTY, TEXAS  
CALLED 1.414 ACRE  
(EXHIBIT A)  
DOC. NO. 2021029944

WILLIAMSON COUNTY, TEXAS  
CALLED 0.576 ACRE  
(EXHIBIT B)  
DOC. NO. 2021029944

LINE	BEARING	DISTANCE
L1	N68°30'57"E	96.27'
L2	N20°47'50"W	110.05'
L3	N16°43'35"E	71.09'
L4	S16°43'35"W	132.18'
L5	S10°47'11"W	105.77'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	258.76'	2350.00'	6°18'32"	S55°33'50"E	258.62'
C2	369.40'	2650.00'	7°59'12"	N56°24'11"W	369.10'

PARCEL 42ROW  
SHEET 2 OF 3

<> DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 5.504 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 90.451 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO CAR-MA FAMILY LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2018093046 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. PROPERTY ADDRESS: 700 STUBBLEFIELD LN, LIBERTY HILL, TX 78642

## LEGEND

●	IRON ROD FOUND	---	APPROXIMATE SURVEY LINE
●	IRON STAKE FOUND	- x - x -	WIRE FENCE
○	IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"	- du - du -	OVERHEAD UTILITY LINE
△	CALCULATED POINT	-	EDGE OF PAVEMENT
•WV	WATER VALVE	---	STORM SEWER PIPE
•WMH	WATER MANHOLE	- dt - dt -	OVERHEAD TELEPHONE LINE
•WM	WATER METER	-	ENGINEER'S BASELINE
•JCV	IRRIGATION CONTROL VALVE	-    -    -	CONTROL OF ACCESS LINE
•WF	WATER FAUCET	COA	CONTROL OF ACCESS
•GO	CLEAN OUT	AC	AIR CONDITIONER
•ET	ELECTRIC TRANSFORMER	CC	COVERED CONCRETE
•EB	ELECTRIC BOX	CMP	CORRUGATED METAL PIPE
•PP	POWER POLE	CONC.	CONCRETE
•PPPM	POWER POLE WITH ELECTRIC METER	R.O.W.	RIGHT-OF-WAY
---	DOWN GUY	P.O.C.	POINT OF COMMENCEMENT
•TP	TELEPHONE PEDESTAL	P.O.B.	POINT OF BEGINNING
•PT	PROPANE TANK	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
•WF	WATER FAUCET		

To: Williamson County, Texas and Title Resources Guaranty Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on January 14, 2021. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



*Shane Shafer*  
SHANE SHAFER, R.P.L.S. NO. 5281  
MAY 03, 2021  
DATE

### GENERAL NOTES:

- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
  - 2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.
  - 3) THE TRACT SHOWN HEREON LIES WITHIN ZONE X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD, ZONE X (SHADED) AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE AREA WITH BASE FLOOD ELEVATION (BFE) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 4849IC0245F, EFFECTIVE DATE OF DECEMBER 20, 2019.
- THE F.E.M.A. LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

### TITLE COMMITMENT NOTES:

- Only those easements and restrictions listed in Schedule B of Title Resources Guaranty Company, Commitment For Title Insurance T-7, GF No. 2074057-KFD, which bears an Effective Date December 29, 2020 and an Issued Date of January 12, 2021 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.
- 10a. Water distribution lines blanket type easement to Liberty Hill Water Supply Corp., recorded in Document No. 2004031109, Official Public Records, Williamson County, Texas. Subject tract is a part of the 97.47 acre tract of land described in Document No. 2002099420 as stated in said instrument.
- 10b. Affidavit to the Public regarding an on-site Sewage Facility as recorded in Document No. 2005006251, Official Public Records, Williamson County, Texas. Subject tract is a part of said Affidavit to the Public.

PARCEL 42ROW  
SHEET 3 OF 3

**<> DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR TRACT 1 BEING A 1.483 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 5.010 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO CAR-MA FAMILY LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2018093046 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. PROPERTY ADDRESS: 700 STUBBLEFIELD LN, LIBERTY HILL, TX 78642

## LEGEND

●	IRON ROD FOUND	•SD	SATELLITE DISH
⊗	COTTON GIN SPINDLE FOUND	•FCP	FENCE CORNER POST
⊙	IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"	---	APPROXIMATE SURVEY LINE
▽	CALCULATED POINT	—◇—◇—◇—◇—◇—◇—	HAND RAIL
•TP	TELEPHONE PEDESTAL	— " — " — " — " —	WOOD FENCE
•FH	FIRE HYDRANT	— X — X —	WIRE FENCE
•WMH	WATER MANHOLE	— OU — OU —	OVERHEAD UTILITY LINE
•WVM	WATER VALVE MAIN	— — — — —	EDGE OF PAVEMENT
•WV	WATER VALVE	-----	STORM SEWER PIPE
•WM	WATER METER	--- -- -- -- --	ENGINEER'S BASELINE
•ICV	IRRIGATION CONTROL VALVE	— III — III —	CONTROL OF ACCESS LINE
•WF	WATER FAUCET	COA	CONTROL OF ACCESS
○CO	CLEAN OUT	AC	AIR CONDITIONER
•SL	SEPTIC LID	PVC	POLYVINYL CHLORIDE PIPE
•ET	ELECTRIC TRANSFORMER	SCKP	STONE COLUMN WITH KEY PAD
•EB	ELECTRIC BOX	SW-WC	STONE WALL WITH COLUMNS
○PP	POWER POLE	CC	COVERED CONCRETE
(—	DOWN GUY	CMP	CORRUGATED METAL PIPE
•PT	PROPANE TANK	CONC.	CONCRETE
—	SIGN	R.O.W.	RIGHT-OF-WAY
—HCP	HANDICAP PARKING SIGN	P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCEMENT
		FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY

### GENERAL NOTES:

1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.

3) THE TRACT SHOWN HEREON LIES WITHIN ZONE X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0245F, EFFECTIVE DATE OF DECEMBER 20, 2019.

PARCEL 41ROW  
SHEET 4 OF 5

◁ > DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR TRACT 1 BEING A 1.483 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 5.010 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO CAR-MA FAMILY LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2018093046 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 700 STUBBLEFIELD LN, LIBERTY HILL, TX 78642

*Legal Description of land:*

TRACT 1: Being a 1.483 acre tract of land, more or less, situated in the JOSEPH M. GLASSCOCK SURVEY, ABSTRACT NO. 254, in Williamson County, Texas, and being a portion of the called 5.010 acre tract of land (Tract 2) conveyed to CAR-MA Family Limited Partnership, recorded in Document No. 2018093046, Official Public Record, Williamson County, Texas.

*TITLE COMMITMENT NOTES:*

Only those easements and restrictions listed in Schedule B of Title Resources Guaranty Company, Commitment for Title Insurance T-7, GF No. 2059850-KFD, which bears an Effective Date March 19, 2021 and an Issued Date of March 31, 2021 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10a. Water distribution lines easement to Liberty Hill Water Supply Corp., recorded in Document No. 2004031109, Official Public Records, Williamson County, Texas. Subject tract is a part of the 97.47 acre tract of land described in Document No. 2002099420 as stated in said instrument.

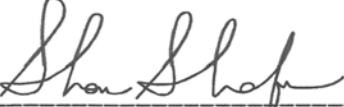
10b. Affidavit to the Public regarding an on-Site Sewage Facility as recorded in Document No. 2005006251, Official Public Records, Williamson County, Texas. Subject tract is a part of said Affidavit to the Public.

To: Williamson County, Texas and Title Resources Guaranty Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on January 14, 2021. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



PARCEL 41ROW  
SHEET 5 OF 5

  
SHANE SHAFER, R.P.L.S. NO. 5281      MAY 03, 2021  
DATE

<> DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900