

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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meghan@scrrlaw.com

July 27, 2021

Walther Family LP
9409 Manitou Springs Ln.
Austin, TX 78717

Re: Williamson County—CR 366
Jonah SUD waterline easement
Parcel No.: 16WE

Dear Mr. Walther:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a waterline easement interest in and across portions of your property (“Owner”) as part of Williamson County’s (“County”) proposed CR 366 roadway improvements and related appurtenances and utility adjustments (“Project”).

By execution of this letter the parties agree as follows:

1. In return for Owner’s delivery to County of a fully executed and acknowledged waterline easement (“Easement”) in and across that certain parcel of land totaling 4,594 SF, and in the form as set out in Exhibit “A” attached hereto and incorporated herein, County shall pay Owner the sum of \$3,243.00 in good funds.

2. This Agreement is being made, and the Easement is being delivered, in lieu of condemnation.

If this meets with your understanding, please execute this letter below and return it to me, and we will have this approved and signed by the County and process this for Closing and payment as quickly as possible.

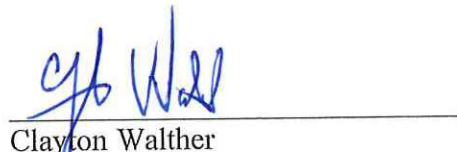
Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,



Meghan Drone
Sheets & Crossfield, PLLC

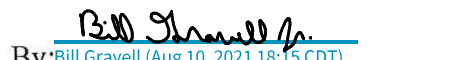
AGREED:


Clayton Walther

Date: 8-4-21

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: 
By: Bill Gravell (Aug 10, 2021 18:15 CDT)
Bill Gravell, Jr.
County Judge

Date: Aug 10, 2021

EXHIBIT A

County: Williamson
Highway: County Road 366
Project Limits: From Carlos G. Parker Blvd. to Chandler Rd.

Page 1 of 6
May 21, 2021

PROPERTY DESCRIPTION FOR EASEMENT 16E

DESCRIPTION OF a 9,541 square foot (0.2190 of one acre) water line easement out of the Samuel Pharass Survey, Abstract No. 496, in Williamson County, Texas, and being a portion of that tract described as 42.12 acres conveyed to Clarence H. Walther and Doris E. Walther, as Trustees or their Successors, of the Walther Living Trust dated the 3rd day of September, 1996 (1/2 Interest) by Special Warranty Deed dated January 22, 1997, as recorded in Document No. 9722475, Official Records, Williamson County, Texas (O.R.W.C.T.), and conveyed to the Walther Family Limited Partnership (1/2 Interest-Tract 14) by Contribution Deed dated August 19, 2005, as recorded in Document No. 2005069305, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.); said 9,541 square foot (0.2190 of one acre) water line easement being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe found at the southwest corner of said 42.12 acre tract and the northwest corner of that tract described as 41.88 acres (Tract Two) conveyed to Evelyn M. Vittek by Special Warranty Deed dated September 12, 2007, as recorded in Document No. 2007087053, O.P.R.W.C.T.;

THENCE, N 68°20'57" E, along the south line of said 42.12 acre tract and the north line of said 41.88 acre tract, a distance of 2,156.38 feet to a point, being the southwest corner of this easement, for the **POINT OF BEGINNING**, 85.00 feet left of Engineer's Baseline Station 66+28.24, and having Surface Coordinates of North=10,194,076.26, East=3,204,793.38, being on a curve to the right;

- 1) **THENCE**, crossing said 42.12 acre tract, with said curve to the right, an arc distance of **300.31 feet**, through a central angle of **02°07'42"**, having a radius of **8,085.00 feet**, and a chord bearing **N 16°40'12" W**, a chord distance of **300.29 feet** to a point, 85.00 feet left of Engineer's Baseline Station 69+25.39, for the beginning of a curve to the left;
- 2) **THENCE**, crossing said 42.12 acre tract, with said curve to the left, an arc distance of **336.23 feet**, through a central angle of **02°26'02"**, having a radius of **7,915.00 feet**, and a chord bearing **N 16°49'22" W**, a chord distance of **336.20 feet** to a point, 85.00 feet left of Engineer's Baseline Station 72+65.23, being the northwest corner of this easement;

EXHIBIT A

County: Williamson

Highway: County Road 366

Project Limits: From Carlos G. Parker Blvd. to Chandler Rd.

Page 2 of 6

May 21, 2021

PROPERTY DESCRIPTION FOR EASEMENT 16E

- 3) **THENCE, N 71°57'37" E**, crossing said 42.12 acre tract, a distance of **15.00 feet** to a 1/2-inch iron rod with a "McGray & McGray" cap set in the proposed west right-of-way line of County Road 366 (CR 366), also being in the west margin of CR 366 (varying width), 70.00 feet left of Engineer's Baseline Station 72+65.23, for the beginning of a curve to the right, being the northeast corner of this easement, from which a 4-inch by 6-inch concrete post found at the northeast corner of said 42.12 acre tract and the southeast corner of that tract described as 9.688 acres conveyed to James Gregory Redden and Rhonda D. Redden by General Warranty Deed with Vendor's Lien dated February 14, 2018, as recorded in Document No. 2018013001, O.P.R.W.C.T., and the southwest corner of that tract described as 0.17 acre conveyed to Sam V. Stone, County Judge of Williamson County, Texas, by deed dated December 11, 1960, as recorded in Volume 442, Page 257, Deed Records, Williamson County, Texas (D.R.W.C.T.), bears **N 21°23'20" W**, along the east line of said 42.12 acre tract and the west margin of CR 366, a distance of 154.65 feet;

THENCE, with the proposed west right-of-way line of CR 366, crossing said 42.12 acre tract, the following two (2) courses and distances, numbered 4 through 5:

- 4) with said curve to the right, an arc distance of **336.87 feet**, through a central angle of **02°26'02"**, having a radius of **7,930.00 feet**, and a chord bearing **S 16°49'22" E**, a chord distance of **336.84 feet** to a 1/2-inch iron rod with a "McGray & McGray" cap set, 70.00 feet left of Engineer's Baseline Station 69+25.39, for the beginning of a curve to the left, and
- 5) with said curve to the left, an arc distance of **298.72 feet**, through a central angle of **02°07'15"**, having a radius of **8,070.00 feet**, and a chord bearing **S 16°39'59" E**, a chord distance of **298.70 feet** to a 1/2-inch iron rod with a "McGray & McGray" cap set in the south line of said 42.12 acre tract and the north line of said 41.88 acre tract, being the southeast corner of this easement;
- 6) **THENCE, S 68°20'57" W**, along the south line of said 42.12 acre tract and the north line of said 41.88 acre tract, a distance of **15.04 feet** to the **POINT OF BEGINNING** and containing 9,541 square feet (0.2190 of one acre) of land, more or less.

EXHIBIT A

County: Williamson
Highway: County Road 366
Project Limits: From Carlos G. Parker Blvd. to Chandler Rd.

Page 3 of 6
May 21, 2021

PROPERTY DESCRIPTION FOR EASEMENT 16E

All bearings and coordinates shown are based on the Texas Coordinate System (TCS), Central Zone (4203), North American Datum 1983 (NAD 83) 2011 Adjustment, Epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.00011. All measurements are in U.S. Survey Feet.

A parcel plat of even date was prepared in conjunction with this property description.

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

That I, Troy R. Thomas, 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, this the 21st day of May, 2021 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Troy R. Thomas, Reg. Professional Land Surveyor No. 6130
2020/Descriptions/CR 366 Williamson County/Parcel 16E

LEGEND

- FOUND TxDOT TYPE I MONUMENT
- FOUND IRON ROD (1/2" UNLESS NOTED)
- FOUND IRON PIPE (1/2" UNLESS NOTED)
- CALCULATED POINT, NOT SET
- 1/2" IRON ROD W/ "MCGRAY & MCGRAY"
- CAP SET (UNLESS NOTED)
- (XXX) RECORD INFORMATION
- PROPERTY LINE (OWNERSHIP DIVISION)
- APPROXIMATE SURVEY LINE
- DEED LINE (OWNERSHIP IN COMMON)
- DISTANCE NOT TO SCALE (N.T.S.)
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- RIGHT-OF-WAY
- NOT TO SCALE
- BUILDING SETBACK LINE
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T.
- PARCEL NUMBER FOR R.O.W. ACQUISITION

NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00011. UNITS: U.S. SURVEY FEET.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY TITLE RESOURCES GUARANTY COMPANY IN JULY 2020.
- ABSTRACTING AND FIELD SURVEYING WERE PERFORMED FROM JANUARY 2020 THROUGH MAY 2021.
- PLANIMETRICS SHOWN HEREON WERE COLLECTED BETWEEN SEPTEMBER 2017 AND DECEMBER 2017.
- THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

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 DIRECTION AND SUPERVISION.

PRELIMINARY

This document shall not be recorded for any property and shall not be used as evidence or relied upon as a final survey document.

TROY R. THOMAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6130

5/21/2021

DATE

P.O.C. PARCEL 16E
SAMUEL PHARASS SURVEY
ABSTRACT NO. 496

CLARENCE H. WALTHER AND DORIS E. WALTHER, AS TRUSTEES, OR THEIR SUCCESSORS, WALTHER LIVING TRUST DATED THE 3RD DAY OF SEPTEMBER, 1996 (1/2 INTEREST)
JANUARY 22, 1997
DOC. NO. 2722475
O.R.W.C.T. (42.12 ACRES)
WALTHER FAMILY LIMITED PARTNERSHIP (1/2 INTEREST)
AUGUST 19, 2005
DOC. NO. 2005069305
O.P.R.W.C.T. (TRACT 14)

P.O.B. PARCEL 16E
0.2190 AC.
9,541 SQ. FT.
PROPOSED 15' WATER LINE EASEMENT
EXISTING R.O.W.
PROPOSED R.O.W.
APPROXIMATE A-496 SURVEY LINE A-65

CR 366
(R.O.W. WIDTH VARIES)
PROPERTY INSET
NOT TO SCALE
W.J. BAKER SURVEY
ABSTRACT NO. 65

THE SURVEY SHOWN WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2022637-GTN ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 12, 2020, ISSUED DATE JUNE 23, 2020.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS: -NO EASEMENT DOCUMENTS LISTED

REVISIONS

DEED	ACQUISITION	REMAINING LT
42.12 AC. 1,834,747 SQ. FT.	N/A	41.75 AC. 1,818,734 SQ. FT.

MCGRAY & MCGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING
PROPOSED EASEMENT AT
PARCEL 16E
CR 366 - CARLOS G. PARKER BLVD.
TO CHANDLER RD.
WILLIAMSON COUNTY, TEXAS

DATE: MAY 2021 SCALE: N.T.S.

SAMUEL PHARASS SURVEY ABSTRACT NO. 496

CLARENCE H. WALTHER AND DORIS E. WALTHER,
AS TRUSTEES, OF THE
WALTHER LIVING TRUST
(1/2 INTEREST)
JANUARY 22, 1997
DOC. NO. 9722475
O.P.R.W.C.T.
(42.12 ACRES)

WALTHER FAMILY LIMITED PARTNERSHIP
(1/2 INTEREST)
AUGUST 19, 2005
DOC. NO. 2005069305
O.P.R.W.C.T.
(TRACT 14)

PROPOSED
15' WATER LINE
EASEMENT

P.O.B. 16E
N=10°19'47.26"
E=3°20'47.93.38"
STA. 66+28.24
85.00' LT

(16E)
0.2190 AC.
9,541 SQ.FT.

STA. 69+25.39
85.00' LT

STA. 69+25.39
70.00' LT

PROPOSED R.O.W.

EXISTING R.O.W.

ENGINEER'S BASELINE

CR 366
(R.O.W. WIDTH VARIES)

W. J. BAKER SURVEY
ABSTRACT NO. 65

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S68°20'57"W	15.04'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	300.31'	8,085.00'	02°07'42" RT
C2	336.23'	7,915.00'	02°26'02" LT
C3	336.87'	7,930.00'	02°26'02" RT
C4	298.72'	8,070.00'	02°07'15" LT

ENGINEER'S BASELINE CURVE DATA
PT NORTHING = 10,193.988.96
PT EASTING = 3,204.900.23
PT STATION = 95+13.08 (RT)
DELTA = 0°22'58" (RT)
DEGREE OF CURVE = 41.34°
TANGENT LENGTH = 825.39'
RADIUS = 8,000.00'
CHORD BEARING = N18°33'42"W
CHORD = 825.03'
PC STATION = 61+00.00
PT STATION = 69+25.39



ENGINEER'S BASELINE CURVE DATA
PT NORTHING = 10,193.988.96
PT EASTING = 3,204.900.23
PT STATION = 95+13.08 (RT)
DELTA = 0°22'58" (RT)
DEGREE OF CURVE = 41.34°
TANGENT LENGTH = 825.39'
RADIUS = 8,000.00'
CHORD BEARING = N18°33'42"W
CHORD = 825.03'
PC STATION = 61+00.00
PT STATION = 69+25.39

MATCHLINE PAGE 6 OF 6

APPROXIMATE
SURVEY LINE A-496
A-65

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING
PROPOSED EASEMENT AT
PARCEL 16E
CR 366 - CARLOS G. PARKER BLVD.
TO CHANDLER RD.
WILLIAMSON COUNTY, TEXAS

DATE: MAY 2021 SCALE: 1"=50'

SAMUEL PHARASS SURVEY ABSTRACT NO. 496

CLARENCE H. WALTHER AND DORIS E. WALTHER,
AS TRUSTEES, OF THE
WALTHER LIVING TRUST
(1/2 INTEREST)
JANUARY 22, 1997
DOC. NO. 9722475
O.P.R.W.C.T.
(42.12 ACRES)

WALTHER FAMILY LIMITED PARTNERSHIP
(1/2 INTEREST)
AUGUST 19, 2005
DOC. NO. 2005068305
O.P.R.W.C.T.
(TRACT 14)

JAMES GREGORY REDDEN AND
RHONDA D. REDDEN
FEBRUARY 14, 2018
DOC. NO. 2018013001
O.P.R.W.C.T.
(9.688 ACRES)

PROPOSED
15' WATER LINE
EASEMENT
C2
0.2190 AC.
9,541 SQ.FT.

STA. 72+65.23
85.00' LT

PROPOSED R.O.W. C3

N21°23'20"W 154.65'

4"x6" CONCRETE POST

CR 366

(R.O.W. WIDTH VARIES)

APPROXIMATE A-496
SURVEY LINE A-65

SAM V STONE
COUNTY JUDGE OF WILLIAMSON
COUNTY, TEXAS
JANUARY 3, 1939
VOL. 294 PG. 393
O.P.R.W.C.T.
(5' WIDE STRIP)

ENGINEER'S BASELINE

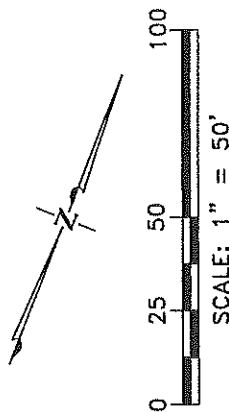
74+00

W. J. BAKER SURVEY
ABSTRACT NO. 65

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71°57'37"E	15.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	336.23'	7,915.00'	02°26'02" LT
C3	336.87'	7,930.00'	02°26'02" RT

ENGINEER'S BASELINE CURVE DATA
PT NORTHING = 10,194.783.93
PT EASTING = 7,294.978.18
DELTA STATION = 5,537.082 (LT)
DEGREE OF CURVE = 0°42'58"
TANGENT LENGTH = 412.34'
RADIUS = 823.95'
CHORD BEARING = N18°33'23"W
CHORD = 823.59'
PC STATION = 69+23.39
PT STATION = 77+49.34



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TBPELS SURVEY FIRM # 10095500
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PARCEL PLAT SHOWING
PROPOSED EASEMENT AT
PARCEL 16E
CR 366 - CARLOS G. PARKER BLVD.
TO CHANDLER RD.
WILLIAMSON COUNTY, TEXAS

DATE: MAY 2021 SCALE: 1"=50'

Calculation Sheet
Parcel 16E (9,541 Square Feet)
County: Williamson
Highway: County Road 366
From Carlos G. Parker Boulevard to Chandler Road

Parcel 16

Point of Commencement

Northing: 10193280.6651'
Easting: 3202789.1337'
Direction: N68°20'57.00"E Distance: 2156.3800'

Point of Beginning

Northing: 10194076.2600'
Easting: 3204793.3800'

Side 1: Curve

Curve direction: Clockwise
Radius: 8085.0000'
Arc length: 300.3100'
Delta angle: 2°07'42"
Chord direction: N16°40'12.00"W Chord distance: 300.2900'
Northing: 10194363.9297'
Easting: 3204707.2391'

Side 2: Curve

Curve direction: Counter-clockwise
Radius: 7915.0000'
Arc length: 336.2300'
Delta angle: 2°26'02"
Chord direction: N16°49'22.00"W Chord distance: 336.2000'
Northing: 10194685.7418'
Easting: 3204609.9387'

Side 3: Line

Direction: N71°57'37.00"E Distance: 15.0000'
Northing: 10194690.3870'
Easting: 3204624.2013'

Side 4: Curve

Curve direction: Clockwise
Radius: 7930.0000'
Arc length: 336.8700'
Delta angle: 2°26'02"
Chord direction: S16°49'22.00"E Chord distance: 336.8400'
Northing: 10194367.9622'
Easting: 3204721.6870'

Calculation Sheet
Parcel 16E (9,541 Square Feet)
County: Williamson
Highway: County Road 366
From Carlos G. Parker Boulevard to Chandler Road

Side 5: Curve

Curve direction:	Counter-clockwise		
Radius:	8070.0000'		
Arc length:	298.7200'		
Delta angle:	2°07'15"		
Chord direction:	S16°39'59.00"E	Chord distance:	298.7000'
Northing:	10194081.8103'		
Easting:	3204807.3537'		

Side 6: Line

Direction:	S68°20'57.00"W	Distance:	15.0400'
Northing:	10194076.2613'		
Easting:	3204793.3748'		

Closure Summary

Precision, 1 part in:	242513.6765'
Error distance:	0.0054'
Error direction:	N75°51'04.32"W
Area:	0.2190 Ac.
Square area:	9540.84020
Perimeter:	1302.1700'