

DONATION DEED
County Road 245 Right of Way

THE STATE OF TEXAS
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 INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

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

Being a 130,824 square foot (3.003 acre) parcel of land out of the L.P. Dyches Survey, Abstract No. 171, in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. (**Parcel 3**)

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

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

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

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of CR 245.

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

This deed is being delivered in lieu of condemnation.

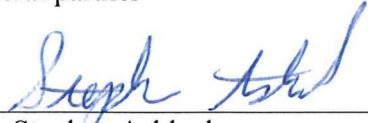
IN WITNESS WHEREOF, this instrument is executed on this the 12 day of October, 2021.

[signature on following page]

GRANTOR:

PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: Pulte Nevada I LLC,
a Delaware limited liability company,
its general partner

By: 
Stephen Ashlock
Vice President of Land Development

ACKNOWLEDGMENT

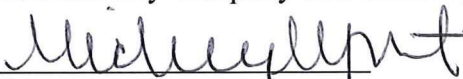
STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 12 day of October, 2021 by Stephen Ashlock as Vice President of Land Development of Pulte Nevada I LLC, a Delaware limited liability company, as general partner of Pulte Homes of Texas, L.P., a Texas limited partnership, on behalf of said limited liability company and limited partnership.




Notary Public, State of Texas

ACCEPTED:

WILLIAMSON COUNTY, TEXAS

By: Valerie Covey
~~Bill Gravell, Jr., County Judge~~
Valerie Covey
County Presiding Officer

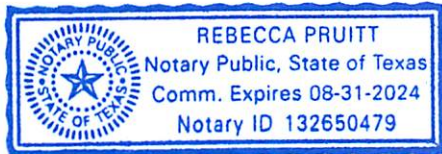
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Williamson

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§

This instrument was acknowledged before me on this the 26th day of October, 2021 by ~~Bill Gravell, Jr.~~, in the capacity and for the purposes and consideration recited therein.
Valerie Covey



Rebecca Pruitt
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

GRANTEE'S MAILING ADDRESS:

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

AFTER RECORDING RETURN TO:

EXHIBIT A

County: Williamson
Highway: County Road 245
Project Limits: From RM 2338 to Ronald Reagan Blvd.

Page 1 of 8
September 20, 2021

PROPERTY DESCRIPTION FOR PARCEL 3

DESCRIPTION OF a 130,824 square foot (3.003 acres) parcel of land out of the L.P Dyches Survey, Abstract No. 171, in Williamson County, Texas, and being out of a called 161.7551 acre tract (Save & Except 0.413 acre) conveyed to Pulte Homes of Texas, L.P. by Special Warranty Deed dated January 14, 2015, as recorded in Document No. 2015003147, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), and a portion being out of the Amending Plat of Sun City Neighborhood Sixty-Four (37.46 acres), a subdivision of record in Document No. 2016007743, O.P.R.W.C.T.; said 130,824 square foot (3.003 acres) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found at a corner in the west line of said Pulte Homes of Texas tract, being in the existing east right-of-way line of old County Road 245;

THENCE N 21°44'32" E, along the west line of said Pulte Homes of Texas tract, being in the existing east right-of-way line of old County Road 245, a distance of 493.88 feet to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of CR 245, for the **POINT OF BEGINNING**, being 67.50 feet right of Engineer's Baseline Station 108+35.93 and having Surface Coordinates of North=10,237,418.04, East=3,101,333.06;

- 1) **THENCE**, N 21°44'32" E, along the west line of said Pulte Homes of Texas tract, being in the existing east right-of-way line of County Road 245 (CR 245), partially with the west line of said Amending Plat of Sun City Neighborhood Sixty-Four subdivision, a distance of **1,708.56 feet** to a 1/2-inch iron rod found at the northwest corner of said Pulte Homes of Texas tract and the southwest corner of a called 31.32 acre tract conveyed to Donald H. Kylberg by Warranty Deed, dated March 29, 1979, as recorded in Volume 752, Page 229, Deed Records of Williamson County, Texas;
- 2) **THENCE**, N 69°38'48" E, along the north line of said Pulte Homes of Texas tract and the south line of said 31.32 acre Kylberg tract, partially with a north line of said Amending Plat of Sun City Neighborhood Sixty-Four subdivision, a distance of **64.37 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of CR 245, being 67.50 feet right of Engineer's Baseline Station 125+64.59, and being on a curve to the right, from which a 1/2-inch iron rod found at the northeast corner of said Pulte Homes of Texas tract and the southeast corner of said 31.32 acre Kylberg tract bears N 69°38'48" E, a distance of 2,597.11 feet;

EXHIBIT A

County: Williamson
Highway: County Road 245
Project Limits: From RM 2338 to Ronald Reagan Blvd.

Page 2 of 8
September 20, 2021

PROPERTY DESCRIPTION FOR PARCEL 3

- 3) **THENCE, 394.98 feet**, along the arc of said curve to the right, having a radius of **1,867.50 feet**, a delta angle of **12°07'05"**, over and across said Pulte Homes of Texas tract, with the proposed east right-of-way line of CR 245, a chord bearing **S 15°49'02" W**, a chord distance of **394.24 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 67.50 feet right of Engineer's Baseline Station 121+83.88;
- 4) **THENCE, S 21°52'35" W**, over and across said Pulte Homes of Texas tract, with the proposed east right-of-way line of CR 245, partially through said Amending Plat of Sun City Neighborhood Sixty-Four subdivision, a distance of **801.89 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, being 67.50 feet right of Engineer's Baseline Station 113+81.99, being on a curve to the right;
- 5) **THENCE, 566.53 feet**, along the arc of said curve to the right, having a radius of **1,867.50 feet**, a delta angle of **17°22'54"**, over and across said Pulte Homes of Texas tract, with the proposed east right-of-way line of CR 245, a chord bearing **S 30°34'02" W**, a chord distance of **564.36 feet** to the **POINT OF BEGINNING** and containing 130,824 square feet (3.003 acres) of land, more or less.

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 surface adjustment factor of 1.00012. All measurements are in U.S. Survey Feet.

EXHIBIT A

County: Williamson
Highway: County Road 245
Project Limits: From RM 2338 to Ronald Reagan Blvd.

Page 3 of 8
September 20, 2021

PROPERTY DESCRIPTION FOR PARCEL 3

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 20th day of September, 2021 A.D.

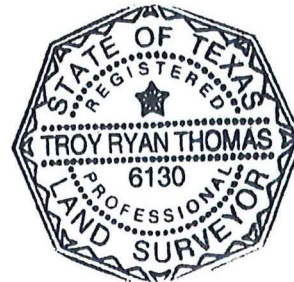
SURVEYED BY:

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

T R Thomas

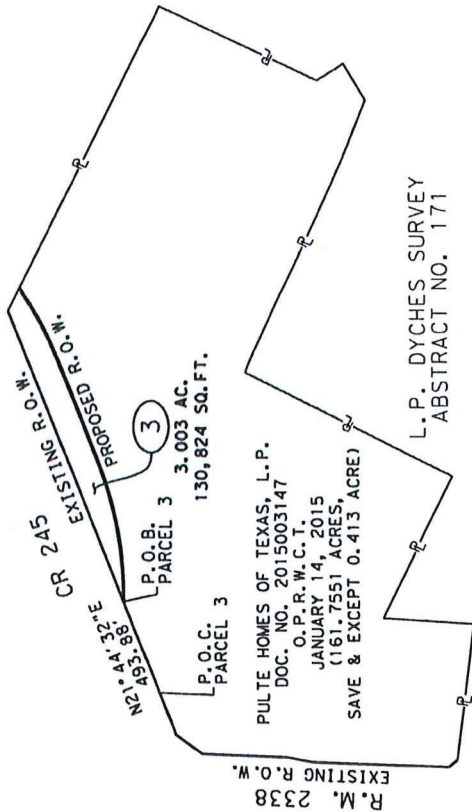
9/20/2021

Troy R. Thomas, Reg. Professional Land Surveyor No. 6130
2021/Descriptions/CR 245 Williamson County/Parcel 3



LEGEND

- 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
- P— PROPERTY LINE (OWNERSHIP DIVISION)
- \$— APPROXIMATE SURVEY LINE
- +— DEED LINE (OWNERSHIP IN COMMON)
- +— DISTANCE NOT TO SCALE (N.T.S.)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- B.L. BUILDING SETBACK LINE
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- ① PARCEL NUMBER FOR R.O.W. ACQUISITION



PROPERTY INSET
NOT TO SCALE

NOTES:

1. 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 SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET.
2. ABSTRACTING AND FIELD SURVEYING WERE PERFORMED FROM MAY 2020 THROUGH JULY 2021.
3. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

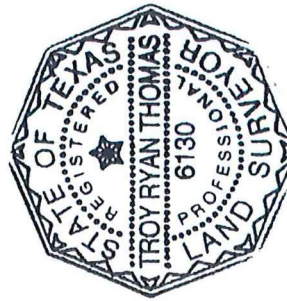
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Troy R. Thomas

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

9/20/2021

DATE



REVISIONS

CALCULATED	ACQUISITION	REMAINING RT
161,3421 AC. (7,028,062 SQ. FT.)	3,003 AC. (130,824 SQ. FT.)	158,339 AC. (6,897,238 SQ. FT.)

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

PARCEL PLAT SHOWING
PROPOSED R.O.W. AT
PARCEL 3

CR 245 - FROM R.M. 2338
TO RONALD REAGAN BLVD.
WILLIAMSON COUNTY, TEXAS

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

THE SURVEY SHOWN WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 2129082-KFO ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE: JUNE 1, 2021, ISSUED DATE: JUNE 14, 2021.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- A. STATE OF TEXAS RIGHT-OF-WAY AS DESCRIBED IN VOLUME 416, PAGE 60, DEED RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT
- B. PEDERNALES ELECTRIC COOPERATIVE, INC. UTILITY EASEMENT AS DESCRIBED IN VOLUME 549, PAGE 420 AND VOLUME 598, PAGE 773, DEED RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT
- C. PEDERNALES ELECTRIC COOPERATIVE, INC. ELECTRIC AND/OR TELEPHONE TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM AS DESCRIBED IN VOLUME 643, PAGE 206, DEED RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT
- D. CHISHOLM TRAIL WATER SUPPLY CORPORATION WATER LINES AS DESCRIBED IN VOLUME 790, PAGE 580, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING TRANSFERRED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT BY INSTRUMENT RECORDED IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS - BLANKET EASEMENT (AFFECTS AS SHOWN)
- E. CHISHOLM TRAIL WATER SUPPLY CORPORATION POTABLE WATER PIPELINE AS DESCRIBED IN VOLUME 876, PAGE 552 AND VOLUME 939, PAGE 311, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND VOLUME 1114, PAGE 9, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING TRANSFERRED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT BY INSTRUMENT RECORDED IN VOLUME 2168, PAGE 44, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - BLANKET EASEMENT (AFFECTS AS SHOWN)
- F. CHISHOLM TRAIL WATER SUPPLY CORPORATION WATER DISTRIBUTION LINE AS DESCRIBED IN VOLUME 1596, PAGE 458, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING TRANSFERRED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT BY INSTRUMENT RECORDED IN VOLUME 2168, PAGE 44, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - BLANKET EASEMENT (AFFECTS AS SHOWN)
- G. CITY OF GEORGETOWN ELECTRIC UTILITY LINES AS DESCRIBED IN DOCUMENT NO. 2008048277, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - AFFECTS AS SHOWN (1.4925 ACRE EASEMENT ONLY)
- H. CHISHOLM TRAIL SPECIAL UTILITY DISTRICT WATER LINE EASEMENT AS DESCRIBED IN DOCUMENT NO. 2009077192, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT
- I. PEDERNALES ELECTRIC COOPERATIVE, INC. ELECTRIC UTILITY EASEMENT AS DESCRIBED IN DOCUMENT NO. 2009077193, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT
- J. WILLIAMSON COUNTY TEMPORARY CONSTRUCTION EASEMENT AS DESCRIBED IN DOCUMENT NO. 2010033824, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT
- K. WILLIAMSON COUNTY DRAINAGE EASEMENT AS DESCRIBED IN DOCUMENT NO. 2012010558, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - AS SHOWN
- L. CITY OF GEORGETOWN WASTEWATER LINE EASEMENT AS DESCRIBED IN DOCUMENT NO. 2018042847, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT
- M. CITY OF GEORGETOWN WASTEWATER LINE EASEMENT AS DESCRIBED IN DOCUMENT NO. 2020016975, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT
- P. RIGHT OF WAY DEDICATION TO WILLIAMSON COUNTY AS DESCRIBED IN DOCUMENT NO. 9553392, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT

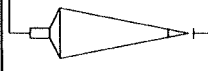
U. TERMS, CONDITIONS, AND STIPULATIONS IN THE ACCESS EASEMENT AGREEMENT AS DESCRIBED IN DOCUMENT NO. 2009060888, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT

W. TERMS, CONDITIONS, AND STIPULATIONS IN THE LANDSCAPE AND BERM EASEMENT AGREEMENT AS DESCRIBED IN DOCUMENT NO. 2015063732, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - UNABLE TO PLOT

EE. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OTHER MATTERS AS DESCRIBED IN DOCUMENT NOS. 2001038217, 2002015311, 2002062373, 2003026940, 2004009311, 2005099122, 2006086181, 2008015248, 2010049442, 2009063123, 2011087326, 2014034871, AND 2014103276, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT

FF. RESERVATIONS OF EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN DOCUMENT NO. 9606701, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS AND DOCUMENT NOS. 2009063124 AND 2014035153, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT

GG. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN DOCUMENT NO. 2015080086 AND 2016007743, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - (AFFECTS AS SHOWN)



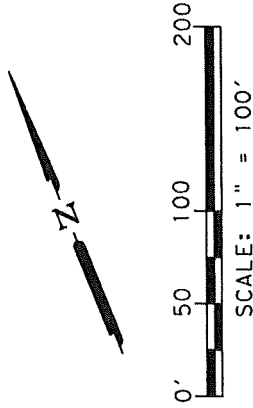
McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
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www.mcgray.com

PARCEL PLAT SHOWING
PROPOSED R.O.W. AT
PARCEL 3

CR 245 - FROM R.M. 2338
TO RONALD REAGAN BLVD.
WILLIAMSON COUNTY, TEXAS

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

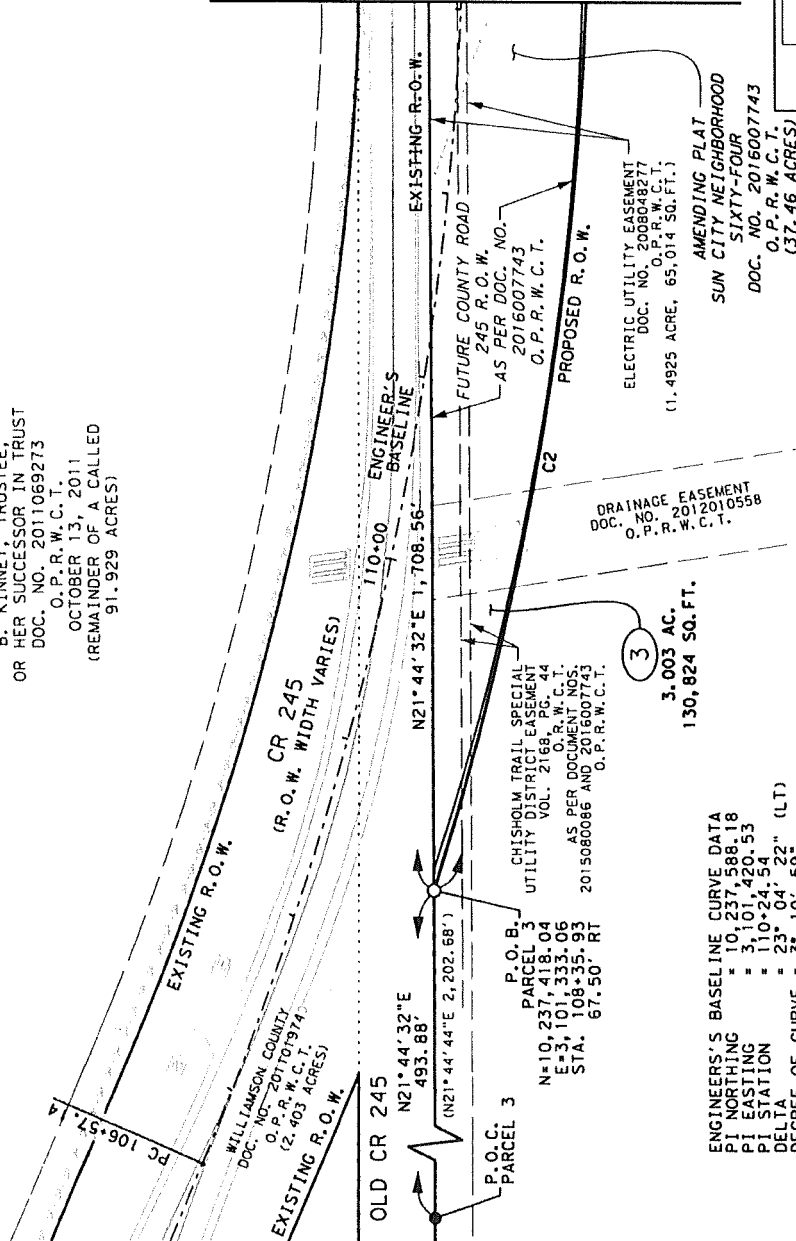
THE B. KINNEY TRUST
B. KINNEY, TRUSTEE,
OR HER SUCCESSOR IN TRUST
DOC. NO. 2011069273
O.P.R.W.C.T.
OCTOBER 13, 2011
(REMAINDER OF A CALLED
91.929 ACRES)



NOTES:

1. 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 SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET.
2. ABSTRACTING AND FIELD SURVEYING WERE PERFORMED FROM MAY 2020 THROUGH JULY 2021.
3. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

MATCHLINE PAGE 7 OF 8



ENGINEER'S BASELINE CURVE DATA
PT NORTHING = 10,237.588.18
PT EASTING = 3,107.420.53
PT STATION = 110+24.54
DELTA = 23° 04' 22" (LT)
DEGREE OF CURVE = 3° 10' 59"
TANGENT = 367.40'
RADIUS = 724.85'
CHORD BEARING = N 33° 24' 46" E
CHORD = 719.96'
PT STATION = 108+57.14
PT STATION = 113+81.99

PULTE HOMES OF TEXAS, L.P.
DOC. NO. 2015003147
O.P.R.W.C.T.
JANUARY 14, 2015
(161.7551 ACRES,
SAVE & EXCEPT 0.413 ACRE)

L.P. DYCHES SURVEY
ABSTRACT NO. 171

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

PARCEL PLAT SHOWING
PROPOSED R.O.W. AT
PARCEL 2

CR 245 - FROM R.M. 2338
TO RONALD REAGAN BLVD.
WILLIAMSON COUNTY, TEXAS

DATE: SEPTEMBER 2021 SCALE: 1"=100'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	566.53'	1,867.50'	17° 22' 54" RT	S30° 34' 02" W	564.36'

ENGINEER'S BASELINE CURVE DATA
 PI NORTHING = 10,237.588-18
 PI EASTING = 3,101,420.53
 PI STATION = 110+24.54
 DELTA = 23° 04' 22" (LT)
 DEGREE OF CURVE = 3° 10' 59"
 TANGENT = 367.40'
 LENGTH = 724.85'
 RADIUS = 1,800.00'
 CHORD BEARING = N 33° 24' 46" E
 CHORD = 719.96'
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 PT STATION = 113+81.99

THE B. KINNEY TRUST
 B. KINNEY, TRUSTEE,
 OR HER SUCCESSOR IN TRUST
 DOC. NO. 2011069273
 O.P.R.W.C.T.
 OCTOBER 13, 2011
 (REMAINDER OF A CALLED
 91.929 ACRES)

THE WORSHIP PLACE
 (INTERDENOMINATIONAL)
 DOC. NO. 2016027257
 O.P.R.W.C.T.
 MARCH 31, 2016
 (19.98 ACRES)

ELECTRIC UTILITY EASEMENT
 DOC. NO. 2058048377
 O.P.R.W.C.T.
 (1.4925 ACRE, 65,014 SQ.FT.)

CR 245

(R.O.W. WIDTH VARIES) N21°44'32"E 1,708.56'

115.00 (N21°44'44"E 2,202.68')

AMENDING PLAT
 SUN CITY NEIGHBORHOOD
 SIXTY-FOUR
 DOC. NO. 2016007743
 O.P.R.W.C.T.
 113+81.99
 67.50' RT (37.46 ACRES)

CHISHOLM TRAIL SPECIAL
 UTILITY DISTRICT EASEMENT
 VOL. 2166 P.C.T. 4
 AS PER DOCUMENT NOS.
 2015080086 AND 2016007743
 O.P.R.W.C.T.

3.003 AC.
 130,824 SQ.FT.
 521°52'35"W 801.89'

EXISTING-R.O.W.
 ENGINEER'S BASELINE
 FUTURE COUNTY ROAD
 245 R.O.W.
 AS PER DOC. NO.
 2016007743
 O.P.R.W.C.T.

PROPOSED R.O.W.

ROCKY HOLLOW
 CREEK DRIVE
 (75' WIDE
 PRIVATE ROAD)

PULTE HOMES OF TEXAS, L.P.
 DOC. NO. 2015003147
 O.P.R.W.C.T.
 JANUARY 14, 2015
 (161.7551 ACRES,
 SAVE & EXCEPT 0.413 ACRE)

AMENDING PLAT
 SUN CITY NEIGHBORHOOD
 SIXTY-FOUR
 DOC. NO. 2016007743
 O.P.R.W.C.T.
 (37.46 ACRES)

L.P. DYCHES SURVEY
 ABSTRACT NO. 171

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	566.53'	1,867.50'	17°22'54"RT	S30°34'02"W	564.36'

MATCHLINE PAGE 8 OF 8

MATCHLINE PAGE 6 OF 8

NOTES:

1. 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 SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET.
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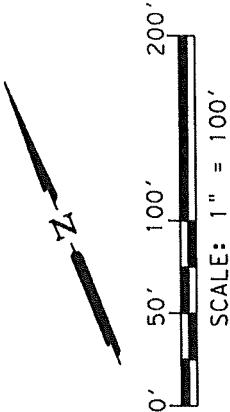
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 www.mcgray.com

PARCEL PLAT SHOWING
 PROPOSED R.O.W. AT
 PARCEL 3

CR 245 - FROM R.M. 2338
 TO RONALD REAGAN BLVD.
 WILLIAMSON COUNTY, TEXAS

DATE: SEPTEMBER 2021 SCALE: 1"=100'

PAGE 7 OF 8



ENGINEER'S BASELINE CURVE DATA
 PT NORTHING = 10,239.332.27
 PT EASTING = 3,102.120.82
 PT STATION = 128+54.01
 DELTA = 43° 03' 36" (LT)
 DEGREE OF CURVE = 3° 10' 59"
 TANGENT = 710.13' 59"
 LENGTH = 1,352.77'
 RADIUS = 1,800.00'
 CHORD BEARING = N 0° 20' 47" E
 CHORD = 1,321.16'
 PC STATION = 121+83.88
 PT STATION = 135+36.65

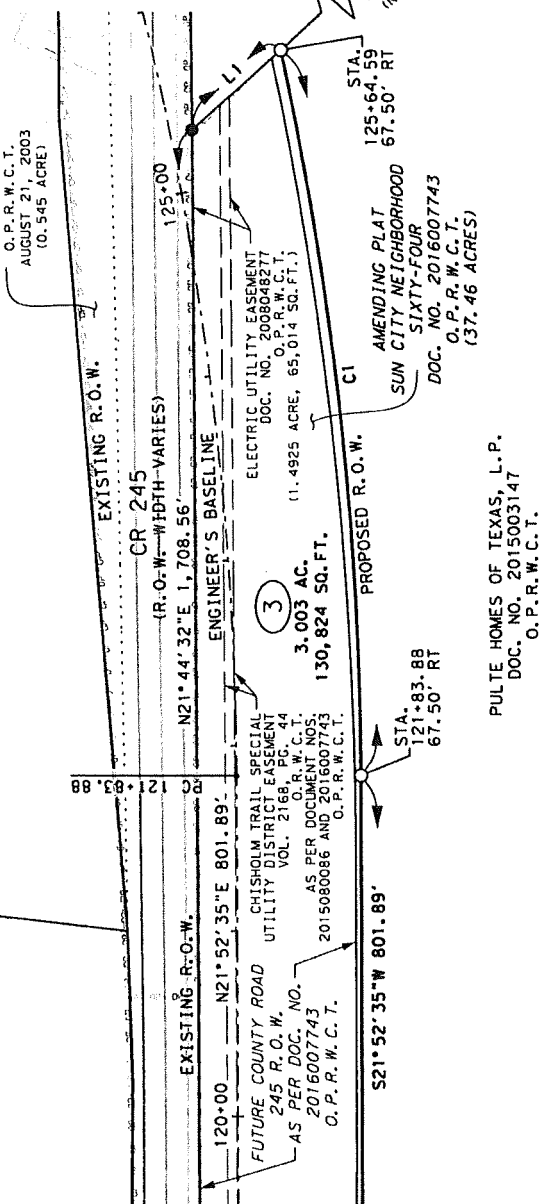
MARY SIMKINS LUZIOUS
 DOC. NO. 2007019684
 O.P.R.W.C.T.
 FEBRUARY 19, 2007
 (20 ACRE REMAINDER OF 91.929 ACRES)
 FURTHER DESCRIBED IN
 VOL. 1083, PG. 101
 D.R.W.C.T.

THE WORSHIP PLACE
 (INTERDENOMINATIONAL)
 DOC. NO. 2016027257
 O.P.R.W.C.T.
 MARCH 31, 2016
 (19.98 ACRES)

NOTES:

1. 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 SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET.
2. ABSTRACTING AND FIELD SURVEYING WERE PERFORMED FROM MAY 2020 THROUGH JULY 2021.
3. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

WILLIAMSON COUNTY
 DOC. NO. 2003082496
 O.P.R.W.C.T.
 AUGUST 21, 2003
 (10.545 ACRE)



PULTE HOMES OF TEXAS, L.P.
 DOC. NO. 2015003147
 O.P.R.W.C.T.
 JANUARY 14, 2015
 (161.7551 ACRES,
 SAVE & EXCEPT 0.413 ACRE)

L.P. DYCHES SURVEY
 ABSTRACT NO. 171

DONALD H. KYLBERG
 VOL. 752, PG. 229
 D.R.W.C.T.
 MARCH 29, 1979
 (31.32 ACRES)

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 3301 HANCOCK DRIVE #6
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LINE TABLE	
LINE	BEARING
L1	N69°38'48"E
	64.37'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	394.98'	1,867.50'	12°07'05"RT
			CHORD
			394.24'