

County Road 245

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That **PULTE HOMES OF TEXAS, L.P.**, a Texas limited partnership, and its successors assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the following property ("Property"):

All of that certain 0.1205 acre (5,251 square foot) tract of land, more or less, being out of the L.P. Dyches Survey, Abstract No. 171 Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 3DE**).

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage way and/or channel, along with any structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the Easement herein acquired by Grantee.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage way and for making connections therewith.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This grant is subject to any 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. The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of stormwater drainage, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

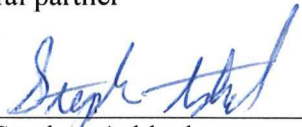
EXECUTED on this the 12 day of October, 2021.

[signature page follows]

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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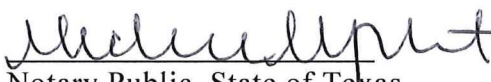
COUNTY OF TRAVIS

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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

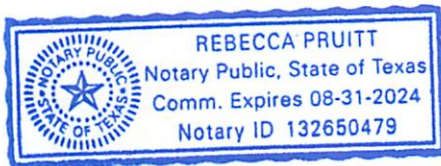
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COUNTY OF Williamson

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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 4
October 11, 2021

PROPERTY DESCRIPTION FOR PARCEL 3E

DESCRIPTION OF a 5,251 square foot (0.1205 of one acre) easement 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.); said 5,251 square foot (0.1205 of one acre) easement 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, North 21°44'32" East, along the west line of said Pulte Homes of Texas tract, and 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, at the beginning of a curve to the left, and being 67.50 feet left of Engineer's Baseline Station 108+35.93;

THENCE, 405.37 feet along the arc of said curve to the left, having a radius of 1,867.50 feet, a delta angle of 12°26'12", and a chord bearing of North 33°02'22" East, along the proposed east right-of-way line of County Road 245, crossing said 161.7551 acre Pulte Homes of Texas tract, a chord distance of 404.57 feet to a calculated point at the southwest corner of said proposed easement for the **POINT OF BEGINNING**, being 67.50 feet right of Engineer's Baseline Station 112+26.65 and having Surface Coordinates of North=10,237,757.19, East=3,101,553.64;

- 1) **THENCE**, 35.00 feet continuing along the arc of said curve to the left, having a radius of 1,867.50 feet, a delta angle of 01°04'26", and a chord bearing of North 26°17'03" East, along the west line of said proposed easement and the proposed west right-of-way line of County Road 245, crossing said 161.8551 acre Pulte Homes of Texas tract, a chord distance of 35.00 feet to a calculated point at the northwest corner of said proposed easement, being 67.50 feet right of Engineer's Baseline Station 112+60.38;
- 2) **THENCE**, South 63°59'20" East, along the north line of said proposed easement, crossing said Pulte Homes of Texas tract, a distance of 150.00 feet to a calculated point at the northeast corner of said proposed easement, being 217.50 feet right of Engineer's Baseline Station 112+59.77;

EXHIBIT A

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

Page 2 of 4
October 11, 2021

PROPERTY DESCRIPTION FOR PARCEL 3E

- 3) **THENCE, South 26°00'40" West**, along the east line of said proposed easement, crossing said 161.7551 acre Pulte Homes of Texas tract, a distance of **35.00 feet** to a calculated point at the southeast corner of said proposed easement, being 217.65 feet right of Engineer's Baseline Station 112+28.54;
- 4) **THENCE, North 63°59'20" West**, along the south line of said proposed easement, crossing said 161.7551 acre Pulte Homes of Texas tract, a distance of **150.17 feet** to the **POINT OF BEGINNING** and containing 5,251 square feet (0.1205 of one acre) 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.

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 11th day of October, 2021 A.D.

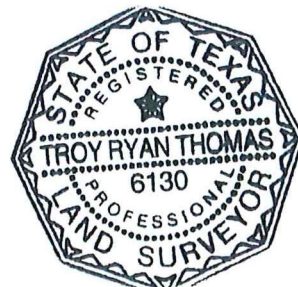
SURVEYED BY:

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

Troy R. Thomas

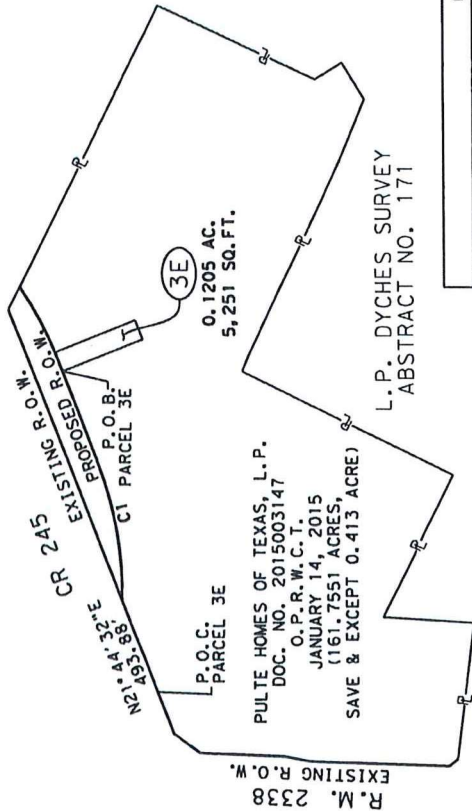
10/11/2021

Troy R. Thomas, Reg. Professional Land Surveyor No. 6130
Bridgefarmer-20-048-CR 245/Description/Parcel 3E



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
- 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



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	405.37'	1,867.50'	12°26'12\"LT	N33°02'22\"E
				CHORD 404.57'

PROPERTY INSET
NOT TO SCALE

REVISIONS

CALCULATED	ACQUISITION	REMAINING RT
161.3421 AC. (7,028,062 SQ. FT.)	N/A	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 EASEMENT AT
PARCEL 3E
CR 245 - FROM R.M. 2338
TO RONALD REAGAN BLVD.
WILLIAMSON COUNTY, TEXAS

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

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 SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET.
- ABSTRACTING AND FIELD SURVEYING WERE PERFORMED FROM MAY 2020 THROUGH JULY 2021.
- 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

10/11/2021

DATE

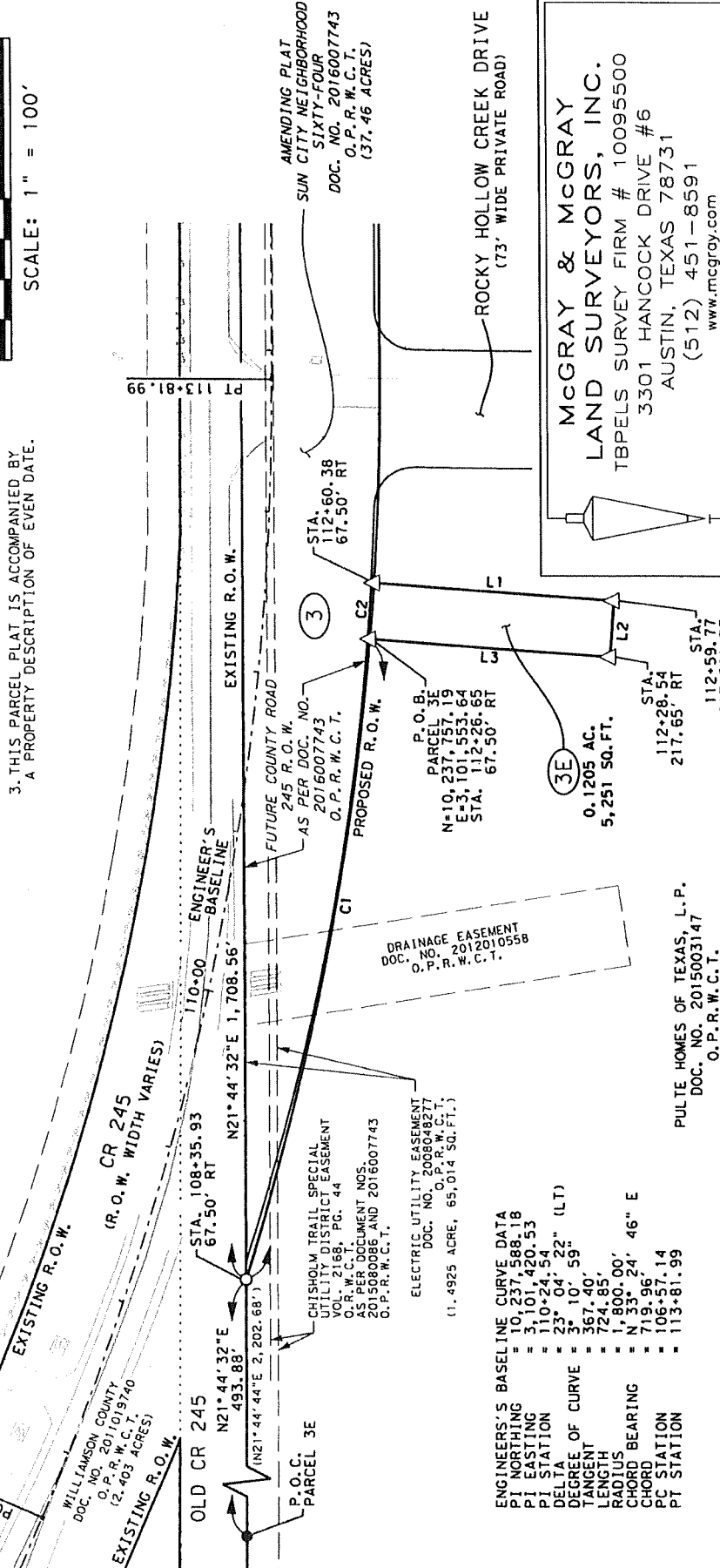
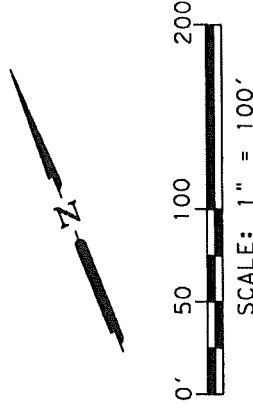
NOTES:

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.

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)



ENGINEER'S BASELINE CURVE DATA
P1 NORTHING = 10,237.588.18
P1 EASTING = 3,101.420.53
P1 STATION = 110+24.54
DELTA = 23° 04' 22" (LT)
DEGREE OF CURVE = 23° 10' 59"
TANGENT = 367.40'
LENGTH = 724.85'
RADIUS = 1,800.00'
CHORD BEARING = N 33° 24' 46" E
CHORD = 719.96'
PC STATION = 106+57.14
PT STATION = 113+81.99

L.P. DYCHES SURVEY
ABSTRACT NO. 171

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)

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	405.37'	1,867.50'	12° 26' 12" LT
C2	35.00'	1,867.50'	1° 04' 26" LT
LINE TABLE			
LINE	BEARING	DISTANCE	CHORD
L1	S63° 59' 20" E	150.00'	404.57'
L2	S26° 00' 40" W	35.00'	35.00'
L3	N63° 59' 20" W	150.17'	35.00'

LINE TABLE			
LINE	BEARING	DISTANCE	CHORD
L1	S63° 59' 20" E	150.00'	404.57'
L2	S26° 00' 40" W	35.00'	35.00'
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PROPOSED EASEMENT AT
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CR 245 - FROM R.M. 2338
TO RONALD REAGAN BLVD.
WILLIAMSON COUNTY, TEXAS

DATE: OCTOBER 2021 SCALE: 1" = 100'