

LANDSCAPE AND FENCE EASEMENT

Lakeside Estates

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS, that **WILLIAMSON COUNTY, TEXAS**, a political subdivision of the State of Texas, ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by **LS ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas limited partnership** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and does by these presents grant and convey, unto Grantee, its successors and assigns, an easement and right-of-way (the "Easement"), to construct, install, maintain, operate, use, repair, replace, change, add and/or remove a subdivision fence, landscaping and appurtenant water or other utility lines or facilities, together with all incidental equipment and appurtenances related thereto, in, through, under and across that certain land situated in Williamson County, Texas, more particularly described in Exhibits "A-B" attached hereto and made a part hereof for all purposes (the "Easement Tract"), together with all rights of ingress and egress on the Easement Tract to accomplish such purposes.

The Easement and the rights and privileges herein granted shall be perpetual and shall constitute covenants running with the land and shall be binding upon and inure to the benefit of Grantor and Grantee, respectively, and their respective successors and assigns.

TO HAVE AND TO HOLD the Easement, and the right-of-way and rights appurtenant thereto, unto Grantee, its successors and assigns, and Grantor hereby binds Grantor and its successors and assigns, to warrant and forever defend the Easement, and rights appurtenant thereto, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim, the same or any part thereof by, through, or under Grantor, but not otherwise.

Executed this 23 day of November, 2021.

GRANTOR

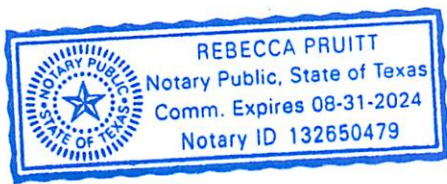
WILLIAMSON COUNTY, TEXAS

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

Acknowledgement

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 23rd day of November, 2021, by Bill Gravell, Jr., in the capacity and for the purposes and consideration recited herein.





Notary Public, State of Texas

Prepared in the office of:

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

Grantee's Address:

LS Estates Homeowners Association, Inc.
c/o Colby Property Management
205 Paloma Dr.
Temple Texas 76502

EXHIBIT "A"

County: Williamson
Parcel No.: 8R
Tax ID: R393538
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

Page 1 of 5
October 6, 2021

PROPERTY DESCRIPTION FOR PARCEL 8R

DESCRIPTION OF A 0.018 ACRE (794 SQ. FT.) REMAINDER TRACT OF LAND LOCATED IN THE N.D. WALLING SURVEY, ABSTRACT 675, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK B, LAKESIDE ESTATES, PHASE 1-A, A SUBDIVISION OF RECORD IN CABINET R, SLIDE 394, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), CORRECTED BY DOCUMENT NO. 2000022891, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), DESCRIBED IN A DEED TO BILL CLAY BOYD, RECORDED JULY 18, 2019 IN DOCUMENT NO. 2019067272, O.P.R.W.C.TX., SAID 0.018 ACRE (794 SQ. FT.) REMAINDER TRACT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rod found 209.78 feet left of Corridor A1 Engineer's Centerline Station (E.C.S.) 116+38.01 on the existing east right-of-way line of Little Lake Road, a 70-foot wide right-of-way, per said plat recorded in Cabinet R, Slide 394, P.R.W.C.TX., for the southwest corner of Lot 3, Block B, of said Lakeside Estates Subdivision, described in a deed to Robert Steven and Lisa Claire Straughn, recorded in Document No. 2007059826, O.P.R.W.C.TX., same being the northwest corner of Lot 2, Block B, of said Lakeside Estates Subdivision, described in a deed to Maria A. Lozoria, recorded in Document No. 2012038984, O.P.R.W.C.TX.,

THENCE with the existing east right-of-way line of said Little Lake Road, the following two (2) courses and distances:

S 19°06'25" W, a distance of 67.50 feet to a calculated point, said point being the beginning of a curve to the left, and

With said curve to the left, , an arc distance of 2.77 feet, through a central angle of 00°24'45", having a radius of 385.00 feet, and a chord that bears S 18°53'56" W, a distance of 2.77 feet to a 1/2-inch iron rod with a plastic cap stamped "PRECISE SURVEY" (Surface Coordinates: N=10,157,964.20, E=3,165,778.59) found 142.56 feet left of Corridor A1 E.C.S. 116+17.54, for the southwest corner of said Lot 2, same being the northwest corner of said Lot 1, and the northwest corner and **POINT OF**

BEGINNING of the remainder tract described herein;

1) **THENCE** S 71°00'08" E, departing the existing east right-of-way line of said Little Lake Road, with the common line of said Lot 1, and Lot 2, a distance of 76.15 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 120.50 feet left of Corridor A1 E.C.S. 116+90.42 on the proposed north right-of-way line of Corridor A1, for the southeast corner of the remainder tract described herein, said point being the beginning of a curve to the right;

2) **THENCE** departing the common line of said Lot 1, and Lot 2, with the proposed north right-of-way line of said Corridor A1 and said curve to the right, over and across said Lot 1, an arc distance of 78.23 feet, through a central angle 01°19'06", having a radius of 3,400.00 feet, and a chord that bears N 86°12'12" W, a distance of 78.23 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 122.74 feet left of Corridor A1 E.C.S. 116+12.22, on the existing east right-of-way line of said Little Lake Road, for the southwest corner of the remainder tract described herein, said point being the beginning of a curve to the right;

EXHIBIT "A"

County: Williamson
Parcel No.: 8R
Tax ID: R393538
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

Page 2 of 5
October 6, 2021

3) **THENCE** departing the proposed north right-of-way line of said Corridor A1, with the existing east right-of-way line of said Little Lake Road and said curve to the right, an arc distance of 20.52 feet, through a central angle of 03°03'16", having a radius of 385.00 feet, and a chord that bears N 17°09'55" E, a distance of 20.52 feet, to the **POINT OF BEGINNING**, and containing 0.018 acres (794 sq. ft) of land more or less.

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

Bearing Basis:

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

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

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

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

 10/6/21

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



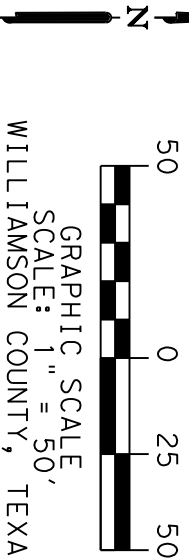
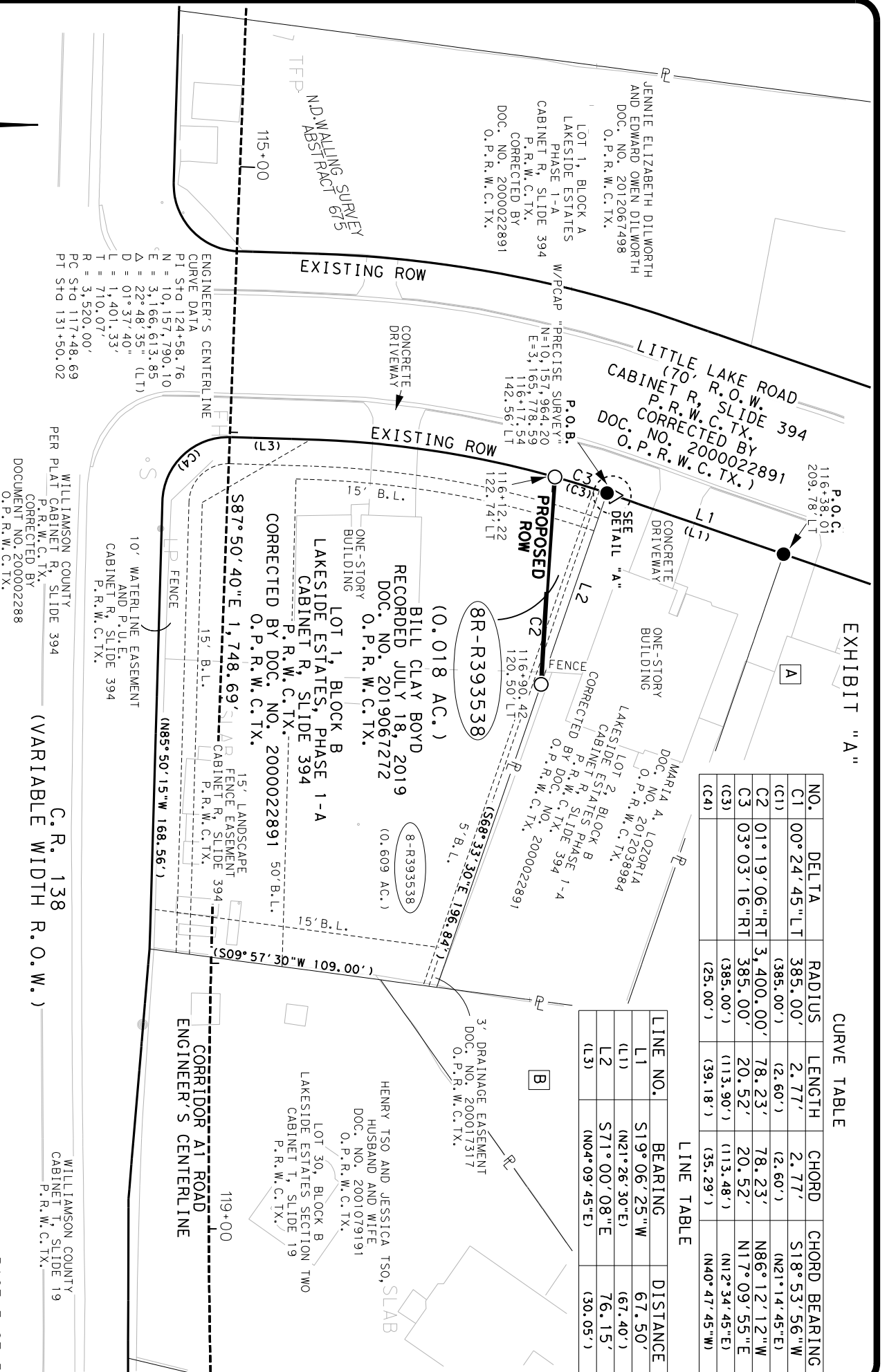
EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 24' 45" LT	385.00'	2.77'	2.77'	S18° 53' 56" W
(C1)		(385.00')	(2.60')	(2.60')	(N21° 14' 45" E)
C2	01° 19' 06" RT	3,400.00'	78.23'	78.23'	N86° 12' 12" W
C3	03° 03' 16" RT	385.00'	20.52'	20.52'	N17° 09' 55" E
(C3)		(385.00')	(113.90')	(113.48')	(N12° 34' 45" E)
(C4)		(25.00')	(39.18')	(35.29')	(N40° 47' 45" W)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S19° 06' 25" W	67.50'
(L1)	(N21° 26' 30" E)	(67.40')
L2	S71° 00' 08" E	76.15'
(L3)	(N04° 09' 45" E)	(30.05')



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 FAX: (512) 326-3029
 Texas Firm Registration No. 10064300

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1937362, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 4, 2019, AND ISSUED DATE SEPTEMBER 12, 2019.

10A. MAINTENANCE CHARGES AND/OR ASSESSMENTS SECURED BY A LIEN AS SET OUT IN INSTRUMENT(S) RECORDED IN DOCUMENT NO.(S) 2000017317 AND 2011085077, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID CHARGES AND ASSESSMENTS ARE SUBORDINATE TO ANY VALID LIEN FOR PURCHASE AND/OR IMPROVEMENT OF THE PROPERTY AS SET OUT THEREIN.

B. NOTICE REGARDING: TRANSFER FEES RECORDED: DOCUMENT NO. 2014060850, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

C. EASEMENT: RECORDED: DOCUMENT NO. 2000017317, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. PURPOSE: DRAINAGE (AFFECTS AS SHOWN)

D. EASEMENT: RECORDED: DOCUMENT NO. 2000017317, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. PURPOSE: UNDERGROUND ELECTRIC SERVICE (AS-BUILT EASEMENT, UNPLOTTABLE DOES AFFECT)

E. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2000017317, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

F. BUILDING SETBACK LINES AS SET FORTH ON THE RECORDED PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF. (DOES AFFECT)

G. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: PUBLIC UTILITY LOCATION: 10' IN WIDTH ADJACENT TO SUBDIVISION SIDE OF ALL STREET RIGHTS OF WAY AS STATED (AFFECTS AS SHOWN)

H. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: WATERLINE LOCATION: 10' IN WIDTH ALONG THE STREET SIDE LOT LINE(S) (AFFECTS AS SHOWN)

I. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: UNDETERMINED LOCATION: UNDETERMINED WIDTH ALONG THE SOUTH LOT LINE (UNABLE TO PLOT, MAY AFFECT)

J. EASEMENT: RECORDED: VOLUME 581, PAGE 668, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. PURPOSE: BLANKET WATER LINE (UNABLE TO PLOT, MAY AFFECT)

K. NOTICE REGARDING: ORDINANCE NO. 06-025-01 MUNICIPAL ANNEXATION PLAN ORDINANCE AMENDMENT (CITY OF HUTTO) RECORDED: DOCUMENT NO. 2007105608, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

L. TERMS, PROVISIONS AND CONDITIONS OF ORDINANCE NO. 10-028-00 AS SET OUT IN DOCUMENT NO. 2011024422, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

M. NOTICE REGARDING: MANAGEMENT CERTIFICATE RECORDED: DOCUMENT NO. 2014060850, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

N. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID.

O. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS, WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

P. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)

Q. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

R. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

S. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.)

FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibit8\PLAT\00P-8R.dgn

PAGE 4 OF 5
REF. FIELD NOTE NO. 48907



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BILL CLAY BOYD
PARCEL 8R
TAX ID R393538
0.018 AC. (794 SQ. FT.)

LEGEND

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

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GE NO. 1937362, EFFECTIVE DATE SEPTEMBER 4, 2019, AND ISSUED DATE SEPTEMBER 12, 2019. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRRIHAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

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

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

[Signature]

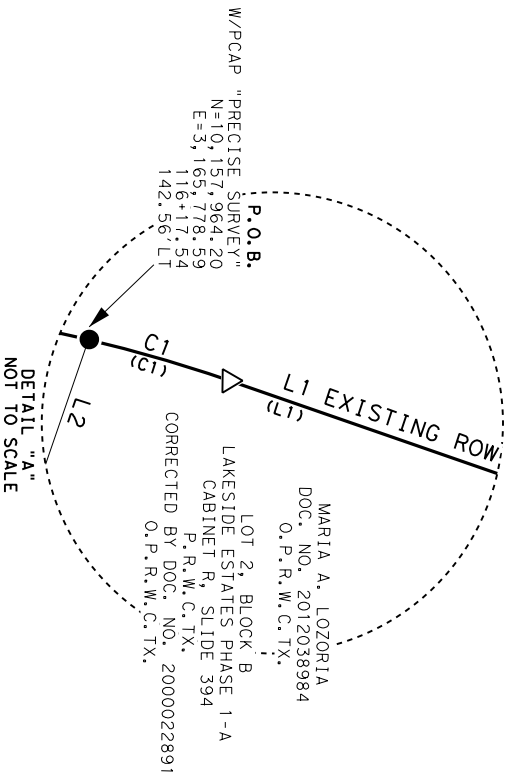
10/6/21

DATE



[A]
ROBERT STEVEN
& LISA CLAIRE STRAUCHN
DOC. NO. 2007053826
O.P.R.W.C.TX.
LOT 3, BLOCK B
LAKEVIEW ESTATES PHASE 1-A
CABINET R, SLIDE 394
P.R.W.C.TX.
CORRECTED BY DOC. NO. 2000022891
O.P.R.W.C.TX.

[B]
EUGENE MCCLONE, AN UNMARRIED MAN
DOC. NO. 2016004766
O.P.R.W.C.TX.
LOT 29, BLOCK B
LAKEVIEW ESTATES SECTION TWO
CABINET T, SLIDE 19
P.R.W.C.TX.



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PAGE 5 OF 5
REF. FIELD NOTE NO. 48907



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BILL CLAY BOYD
PARCEL 8R
TAX ID R393538
O. 018 AC. (794 SQ. FT.)

EXHIBIT "B"

County: Williamson
Parcel No.: 17R
Tax ID: R401486
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

Page 1 of 5
October 6, 2021

PROPERTY DESCRIPTION FOR PARCEL 17R

DESCRIPTION OF A 0.004 ACRE (189 SQ. FT.) REMAINDER TRACT OF LAND LOCATED IN THE J. KELSEY SURVEY, ABSTRACT 377, WILLIAMSON COUNTY, BEING A PORTION OF LOT 3, BLOCK B-1, LAKESIDE ESTATES SUBDIVISION, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET T, SLIDE 19, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO KATHLEEN ANNE FETTERS, A MARRIED PERSON, RECORDED SEPTEMBER 24, 2018 IN DOCUMENT NO. 2018090119, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.004 ACRE (189 SQ. FT.) REMAINDER TRACT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "CHAPPARAL 4995" found 188.33 feet left of Corridor A1 Engineer's Centerline Station (E.C.S.) 124+20.99 on the existing east right-of-way line of Dana Drive, a 60 foot wide right-of-way, per plat recorded in Cabinet T, Slide 19, P.R.W.C.TX., for the southwest corner of Lot 5, of said Lakeside Estates Subdivision, described in a deed to Robert A. Bolieu-Peak, recorded in Document No. 2006065422, O.P.R.W.C.TX., same being the northwest corner of Lot 4, of said Lakeside Estates Subdivision, described in a deed to Travis Dixon, recorded in Document No. 2017102601, O.P.R.W.C.TX.;

THENCE with the existing east right-of-way line of said Dana Drive, the following two (2) courses and distances:

With a curve to the left, an arc distance of 31.70 feet, through a central angle 00°55'19" having a radius of 1,970.00 feet, and a chord that bears S 03°47'19" W, a distance of 31.70 feet to a calculated point, and

S 03°19'25" W, a distance of 29.18 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDMARK SURVEYING" (Surface Coordinates: N=10,157,981.00, E=3,166,541.88) found 128.84 feet left of Corridor A1 Engineer's Centerline Station (E.C.S.) 124+07.47, for the southwest corner of said Lot 4, same being the northwest corner of said Lot 3 and **POINT OF BEGINNING** of the remainder tract described herein;

1) **THENCE** S 86°35'54" E, departing the existing east right-of-way line of said Dana Drive, with the common line of said Lot 3 and said Lot 4, a distance of 41.45 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 120.00 feet left of Corridor A1 E.C.S 124+49.46 on the proposed north right-of-way line of Corridor A1, for the northeast corner of the remainder tract described herein, same being the beginning of a curve to the right;

2) **THENCE** departing the common line of said Lot 3 and Said Lot 4, with the proposed north right-of-way line of said Corridor A1 and said curve to the right, over and across said Lot 3, an arc distance of 42.42 feet, through a central angle 00°42'53" having a radius of 3,400.00 feet, and a chord that bears S 81°06'23" W, a distance of 42.42 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 120.00 feet left of Corridor A1 E.C.S 124+05.54 on the existing east right-of-way line of said Dana Drive, for the southwest corner of the remainder tract described herein;

EXHIBIT "B"

County: Williamson
Parcel No.: 17R
Tax ID: R401486
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

Page 2 of 5
October 6, 2021

3) **THENCE** N 03°19'25" E, departing the proposed north right-of-way line of said Corridor A1, with the existing east right-of-way line of said Dana Drive, a distance of 9.03 feet to the **POINT OF BEGINNING**, and containing 0.004 acres (189 sq. ft.) of land, more or less.

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

Bearing Basis:

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

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

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

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

 10/6/21

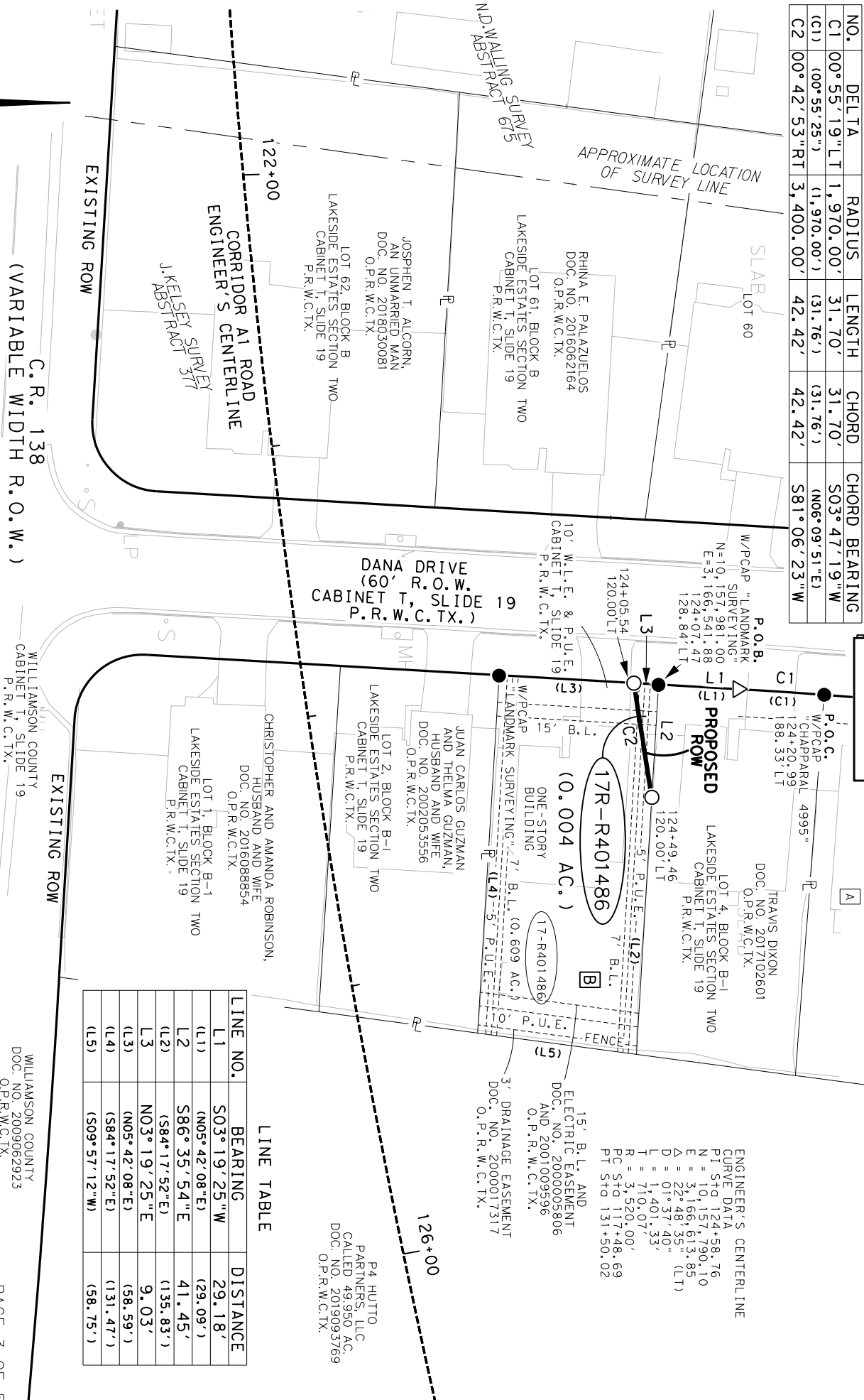
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 55' 19" LT	1,970.00'	31.70'	31.70'	S03° 47' 19" W
(C1)	(00° 55' 25")	(1,970.00')	(31.76')	(31.76')	(N06° 09' 51" E)
C2	00° 42' 53" RT	3,400.00'	42.42'	42.42'	S81° 06' 23" W

EXHIBIT "B"



FILE: \\sami\inc\AUS\PROJECTS\1017038140A\100\Survey\03\Exhibits\17\PLAT\00\P-17R.dgn

PAGE 3 OF 5
REF. FIELD NOTE NO. 48910

WILLIAMSON COUNTY
DOC. NO. 2009062923
O.P.R.W.C.TX.



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
FOX: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KATHLEEN ANNE FETTERS,
A MARRIED PERSON
PARCEL 17R
TAX ID R401486
0.004 AC. (189 SQ. FT.)

EXHIBIT "B"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 2001637, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MARCH 11, 2020, AND ISSUED DATE MARCH 19, 2020.

10. A. EASEMENT AS STATED ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: PUBLIC UTILITY LOCATION: 10' ADJACENT TO ALL STREET RIGHT-OF-WAYS (AFFECTS AS SHOWN)

B. EASEMENT AS STATED ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: PUBLIC UTILITY LOCATION: 5' ADJACENT TO ALL SIDE LOT LINES (AFFECTS AS SHOWN)

C. EASEMENT AS STATED ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: PUBLIC UTILITY LOCATION: 10' ADJACENT TO ALL REAR LOT LINES (AFFECTS AS SHOWN)

D. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: WATER LINE LOCATION: 10' ALONG THE FRONT PROPERTY LINE (AFFECTS AS SHOWN)

E. EASEMENT: RECORDED: VOLUME 430, PAGE 677, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, TO: BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 PURPOSE: FLOOD WATER RETARDING STRUCTURE (DOES NOT AFFECT)

F. EASEMENT: RECORDED: VOLUME 581, PAGE 668, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, TO: MANVILLE WATER SUPPLY CORPORATION PURPOSE: BLANKET WATERLINE (UNABLE TO PLOT, MAY AFFECT)

G. EASEMENT: RECORDED: DOCUMENT NO. 2000005806, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, TO: TXU ELECTRIC PURPOSE: ELECTRIC SUPPLY AND COMMUNICATION LINES (AFFECTS AS SHOWN)

H. EASEMENT: RECORDED: DOCUMENT NO. 2001009596, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, PURPOSE: UTILITY LINES AND SYSTEMS (AFFECTS LOT 3, BLOCK B1 AND OTHER PROPERTIES) (AFFECTS AS SHOWN)

I. RESERVATION OF EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN DOCUMENT NO. 2000017317, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

J. BUILDING SETBACK LINES AS STATED ON THE RECORDED PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF AND BEING 15' ALONG THE FRONT RIGHT OF WAY PROPERTY LINE, 15' ALONG THE SIDE STREET RIGHT OF WAY PROPERTY LINE, 7' ALONG THE COMMON SIDE PROPERTY LINES AND 15' ALONG THE REAR PROPERTY LINE. (AFFECTS AS SHOWN)

K. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2000017317, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

L. MAINTENANCE CHARGES AND/OR ASSESSMENTS SECURED BY A LIEN AS SET OUT IN INSTRUMENT(S) RECORDED IN DOCUMENT NOS. 2000017317, 201108307 AND 2019003475, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID CHARGES AND ASSESSMENTS ARE SUBORDINATE TO THE LIEN OF PURCHASE MONEY AND/OR IMPROVEMENT MORTGAGES AS SET OUT THEREIN.

M. NOTICE REGARDING: ORDINANCE 06-025-01 MUNICIPAL ANNEXATION PLAN RECORDED: DOCUMENT NO. 2007105608, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

N. NOTICE REGARDING: ORDINANCE NO. 10-028-00 RECORDED: DOCUMENT NO. 2011024422, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

O. NOTICE REGARDING: MANAGEMENT CERTIFICATES/TRANSFER FEE RECORDED: DOCUMENT NO. 2014060850, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

P. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS: RECORDED: DOCUMENT NO. 2016010679, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AMENDED AND RESISTED MASTER BYLAWS)

Q. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS, AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS, WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (LOAN POLICY ONLY)

R. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID. (SUBJECT TO IF APPLICABLE)

S. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)

T. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.)

U. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

V. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

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PAGE 4 OF 5
REF. FIELD NOTE NO. 48910



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
KATHLEEN ANNE FETTERS,
A MARRIED PERSON
PARCEL 17R
TAX ID R401486
0.004 AC. (189 SQ. FT.)

LEGEND

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

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY OF NO. 2001637, EFFECTIVE DATE MARCH 11, 2020, AND ISSUED DATE MARCH 19, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRAMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 2019.
 4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

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

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

DATE

FILE: \\sami\inc\AUS\PROJECTS\1017038140A\100\Survey\03\Exhibits\17\PLAT\00\p-17r.dgn



[A]

ROBERTA A.
 BOLELL-PEAK
 DOC. NO. 2006065422
 O.P.R.W.C.TX.
 LOT 5, BLOCK B-1
 LAKESIDE ESTATES SECTION TWO
 CABINET T, SLIDE 19
 P.R.W.C.TX.

[B]

KATHLEEN ANNE FETTERS,
 A MARRIED PERSON
 RECORDED SEPTEMBER 24, 2018
 DOC. NO. 2018090119
 O.P.R.W.C.TX.
 LOT 3, BLOCK B-1
 LAKESIDE ESTATES SECTION TWO
 CABINET T, SLIDE 19
 P.R.W.C.TX.



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