

## **REAL ESTATE CONTRACT**

County Road 129 Right of Way—Parcel 1

THIS REAL ESTATE CONTRACT ("Contract") is made by **THE MARILYN ELAINE ADAMS MORGAN REVOCABLE TRUST DATED JULY 11, 2012** (referred to in this Contract as "Seller") and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

### **ARTICLE I PURCHASE AND SALE**

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

Being a 0.5426 acre (23,638 square foot) parcel of land out of the Dicy Hopkins Survey, Abstract No. 300, 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 1**);

Temporary Construction Easement interest in and across a 0.9250 acre (40,292 square foot) parcel of land out of the Dicy Hopkins Survey, Abstract No. 300, Williamson County, Texas; said parcel being further described in the parcel sketch on Exhibit "A" attached hereto (**Parcel 1TCE**);

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements situated on and attached to the Property described in Exhibit "A" not otherwise agreed herein to be retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

### **ARTICLE II PURCHASE PRICE**

#### **Purchase Price**

2.01. The Purchase Price for the Property described in Exhibit "A", any improvements on the Property, and any damage to and/or cost to cure the remaining property of Seller, shall be the sum of FORTY-FIVE THOUSAND and 00/100 Dollars (\$45,000.00).

#### **Payment of Purchase Price**

2.02. The Purchase Price shall be payable in cash at the Closing.

### Special Provisions

2.03. Driveway Reconstruction. As an obligation which shall survive the Closing of this transaction, Purchaser agrees that Seller's existing driveway reconnection as part of the CR 129 roadway construction project shall consist of concrete material, and shall otherwise be constructed according to the plans, specifications and terms contained in the Temporary Construction and Grading Easement form attached hereto as Exhibit "C".

## **ARTICLE III PURCHASER'S OBLIGATIONS**

### Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

### Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

## **ARTICLE IV REPRESENTATIONS AND WARRANTIES OF SELLER**

Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's current actual knowledge:

- (1) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than as previously disclosed to Purchaser;
- (2) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

The Property herein is being conveyed to Purchaser under threat of condemnation.

## ARTICLE V CLOSING

### Closing Date

5.01. The Closing shall be held at the office of Longhorn Title Company on or before March 31, 2022, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

### Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to the right of way Property described in Exhibit "A", and deliver a duly executed and acknowledged Temporary Construction and Grading Easement document, conveying such interest in and to the portion of the Property identified therein in Exhibit "A", both free and clear of any and all monetary liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable;
- (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
- (c) Any exceptions approved by Purchaser in writing.

The Deed shall be in the form as shown in Exhibit "B" attached hereto and incorporated herein. The Temporary Construction and Grading Easement shall be in the form as shown in Exhibit "C" attached hereto and incorporated herein.

(2) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted;
- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and



- (c) The exception as to the lien for taxes shall be limited to the year of Closing and shall be endorsed "Not Yet Due and Payable".
- (d) Deliver to Purchaser possession of the Property if not previously done.

#### Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the Purchase Price.

#### Prorations

5.04. General real estate taxes for the then current year relating to the Property shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation, but shall otherwise remain the continuing obligation of Seller to satisfy. Agricultural roll-back taxes, if any, which directly result from completion of this transaction and conveyance shall be paid by Purchaser.

#### Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each party incurring same respectively.

### **ARTICLE VI BREACH BY SELLER**

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

## **ARTICLE VII BREACH BY PURCHASER**

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made then Seller shall receive the amount of \$500 as liquidated damages for any failure by Purchaser.

## **ARTICLE VIII MISCELLANEOUS**

### Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

### Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

### Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

### Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

#### Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

#### Time of Essence

8.06. Time is of the essence in this Contract.

#### Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

#### Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

#### Compliance

8.09. In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

#### Effective Date

8.10. This Contract shall be effective as of the date it is approved by Williamson County, Texas which date is indicated beneath the County Judge's signature below.

#### Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.



Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after June 1, 2022 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed County Road 129 improvement construction project of Purchaser, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

**SELLER:**

The Marilyn Elaine Adams Morgan Revocable  
Trust dated June 11, 2012

By: Marilyn Elaine Adams Morgan, Trustee Address: P.O. Box 84  
Marilyn Elaine Adams Morgan, Trustee Hutto, Texas, 78634

Date: 3-2-2022

**PURCHASER:**

WILLIAMSON COUNTY, TEXAS

By: Bill Gravell Jr.  
Bill Gravell (Mar 9, 2022 06:48 CST)  
Bill Gravell, Jr.  
County Judge

Address: 710 Main Street, Suite 101  
Georgetown, Texas 78626

Date: Mar 9, 2022

## EXHIBIT A

County: Williamson

Highway: County Road 129

Project Limits: From FM 1660 to Travis County Line

Page 1 of 8

December 15, 2021

### PROPERTY DESCRIPTION FOR PARCEL 1

**DESCRIPTION OF** a 23,638 square foot (0.5426 of one acre) parcel of land out of the Dicy Hopkins Survey, Abstract No. 300, in Williamson County, Texas, and being a portion of that tract described as 39.797 acres (Tract A) conveyed to Marilyn Elaine Adams Morgan, Trustee of the Marilyn Elaine Adams Morgan Revocable Trust, dated July 11, 2012, by Warranty Deed dated July 11, 2012, as recorded in Document No. 2012058561, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.), and also being a portion of that tract described as 16.318 acres (Tract B) conveyed to Marilyn Elaine Adams Morgan, Trustee of the Marilyn Elaine Adams Morgan Revocable Trust, dated July 11, 2012, by Warranty Deed dated July 11, 2012, as recorded in Document No. 2012058562, O.P.R.W.C.T.; said 23,638 square foot (0.5426 of one acre) parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1-inch angle iron found at the southwest corner of said 16.318 acre tract, being in the existing east right-of-way line of County Road 129 (CR 129, varying width);

**THENCE** North 07°54'51" East, along the west line of said 16.318 acre tract and the existing east right-of-way line of CR 129, a distance of 363.08 feet to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of County Road 129 (CR 129), for the **POINT OF BEGINNING**, being 17.20 feet right of Engineer's Baseline Station 13+24.00 and having Surface Coordinates of North=10,150,409.39, East=3,188,989.98;

- 1) **THENCE**, North 07°54'51" East, continuing along the west line of said 16.318 acre tract and the existing east right-of-way line of CR 129, a distance of **966.60 feet** to a 1/2-inch iron rod with cap (illegible) found at the northwest corner of said 16.318 acre tract, being at the southwest corner of said 39.797 acre tract;
- 2) **THENCE**, North 07°57'36" East, along the west line of said 39.797 acre tract and the existing east right-of-way line of CR 129, a distance of **122.65 feet** to a 3/8-inch iron rod found for angle;



## EXHIBIT A

County: Williamson  
Highway: County Road 129  
Project Limits: From FM 1660 to Travis County Line

Page 2 of 8  
December 15, 2021

### PROPERTY DESCRIPTION FOR PARCEL 1

- 3) **THENCE, North 08°21'54" East**, continuing along the west line of said 39.797 acre tract and the existing east right-of-way line of CR 129, a distance of **247.70 feet** to a point at an angle point in the west line of said 39.797 acre tract, being at the southwest corner of that tract described as 5.00 acres conveyed to Daine H. Smith and wife, Cynthia M. Smith by Warranty Deed dated February 28, 1997, as recorded in Document No. 9708851, Official Records of Williamson County, Texas (O.R.W.C.T.), from which a 1/2-inch iron rod found at the northwest corner of said 5.00 acre tract bears North 08°20'26" East, a distance of 412.84 feet;
- 4) **THENCE, South 89°25'05" East**, along the west line of said 39.797 acre tract and the south line of said 5.00 acre tract, a distance of **18.04 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of CR 129, being 33.00 feet right of Engineer's Baseline Station 26+63.29, from which a 1/2-inch iron rod found at an angle point in the west line of said 39.797 acre tract, being at the southeast corner of said 5.00 acre tract bears South 89°25'05" East, a distance of 516.03 feet;
- 5) **THENCE, South 08°05'28" West**, along the proposed east right-of-way line of CR 129, crossing said 39.797 acre tract, passing at a distance of 372.78 feet to a 1/2-inch iron rod with "McGray McGray" cap set in the south line of said 39.797 acre tract, being in the north line of said 16.318 acre tract, being 33.00 feet right of Engineer's Baseline Station 22+90.51, from which a 1/2-inch iron rod found at the southeast corner of said 39.797 acre tract and the northeast corner of said 16.318 acre tract bears South 81°39'15" East, a distance of 511.59 feet, continuing an additional distance of 966.50 feet along the proposed east right-of-way line of CR 129, crossing said 16.318 acre tract, for a total distance of **1,339.28 feet** to a 1/2-inch iron rod with "McGray McGray" cap set for angle, being 33.00 feet right of Engineer's Baseline Station 13+24.01;
- 6) **THENCE, North 81°57'03" West**, continuing along the proposed east right-of-way line of CR 129, crossing said 16.318 acre tract, a distance of **15.80 feet** the **POINT OF BEGINNING** and containing 23,638 square feet (0.5426 of one acre) of land, more or less.

## EXHIBIT A

County: Williamson  
Highway: County Road 129  
Project Limits: From FM 1660 to Travis County Line

Page 3 of 8  
December 15, 2021

### PROPERTY DESCRIPTION FOR PARCEL 1

### TEMPORARY CONSTRUCTION EASEMENT

In addition thereto, there is a 40,292 square foot (0.9250 of one acre) Temporary Construction Easement along a portion of the proposed east right-of-way line of CR 129. Said Temporary Construction Easement lies east of and adjacent to a portion of the proposed right-of-way acquisition as described in the above metes and bounds. Upon completion of construction, said Temporary Construction Easement shall revert automatically back to the Grantor.

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 1.00011. 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 15th day of December, 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  
2021/Descriptions/CR 129 Williamson County/Parcel 1



CR 129

P.O.C.

(R.O.W. WIDTH VARIES)

EXISTING R.O.W.

PROPOSED R.O.W.

MARILYN ELAINE ADAMS MORGAN, TRUSTEE  
OF THE MARILYN ELAINE ADAMS MORGAN  
REVOCABLE TRUST, DATED JULY 11,  
2012, AND ANY AMENDMENTS THERETO  
DOC. NO. 2012058562  
O.P.R.W.C.T.  
JULY 11, 2012  
(TRACT B-16.318 ACRES)

0.5426 AC.  
23,638 SQ.FT.

TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.9250 AC.  
40,292 SQ.FT.

EXISTING R.O.W.

MARILYN ELAINE ADAMS MORGAN, TRUSTEE  
OF THE MARILYN ELAINE ADAMS MORGAN  
REVOCABLE TRUST, DATED JULY 11, 2012,  
AND ANY AMENDMENTS THERETO  
DOC. NO. 2012058561  
O.P.R.W.C.T.  
JULY 11, 2012  
(TRACT A-39.797 ACRES)

NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, 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 1.00011. UNITS: U.S. SURVEY FEET.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY XXXXX XXXXXXXX XXXXXXXX XXXXXXXX IN XXXX 2020.
- ABSTRACTING AND FIELD SURVEYING WERE PERFORMED FROM JUNE 2020 THROUGH NOVEMBER 2021.
- PLANIMETRICS SHOWN HEREON WERE COLLECTED BETWEEN JUNE 2020 AND DECEMBER 2020.
- THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

THE SURVEY SHOWN WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. XXXXXX-XXX ISSUED BY XXXX XXXXXXXX XXXXXXXX XXXXXX, EFFECTIVE DATE XXX XX, 2020, ISSUED DATE XXX XX, 2020.

1. RESTRICTIVE COVENANTS: DOCUMENT NO. XXXXXXXX, SUBJECT TO:

1A. XXXX XXXX X XXXX XXXXXX  
XXXXXX XXXXXX XXXXXX XX XXXXXX XX  
XXX. XX, XX. XXX, XXX XXXXXX,  
XXXXXXXXXX XXXXXX, XXXX, XXXXXX XX  
XXXX.

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

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

12/15/2021

DATE

PAGE 4 OF 8

DICY HOPKINS SURVEY,  
ABSTRACT NO. 300

REVISIONS

CALCULATED	ACQUISITION	REMAINING RT
56.115 AC. (2,444,369 SQ.FT.)	0.5426 AC. (23,638 SQ.FT.)	55.572 AC. (2,420,731 SQ.FT.)



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

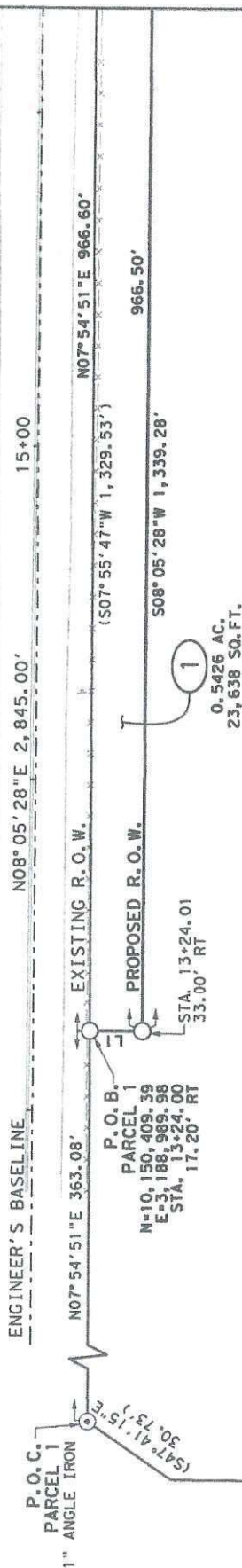
PARCEL PLAT SHOWING  
PROPOSED R.O.W. AT  
PARCEL 1  
CR 129  
FM 1660 TO THE TRAVIS COUNTY LINE  
WILLIAMSON COUNTY, TEXAS

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



MATCHLINE PAGE 6 OF 8

CR 129  
(R.O.W. WIDTH VARIES)



MARILYN ELAINE ADAMS MORGAN, TRUSTEE  
OF THE MARILYN ELAINE ADAMS MORGAN  
REVOCABLE TRUST, DATED JULY 11,  
2012, AND ANY AMENDMENTS THERETO  
DOC. NO. 2012058562  
O.P.R.W. C.T.  
JULY 11, 2012  
(TRACT B-16.318 ACRES)

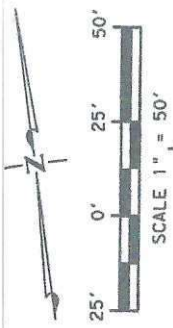
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81° 57' 03" W	15.80'

DICY HOPKINS SURVEY,  
ABSTRACT NO. 300

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

PARCEL PLAT SHOWING  
PROPOSED R.O.W. AT

PARCEL 1  
CR 129  
FM 1660 TO THE TRAVIS COUNTY  
WILLIAMSON COUNTY, TEXAS



CR 129  
(R.O.W. WIDTH VARIES)

ENGINEER'S BASELINE

EXISTING R.O.W.

PROPOSED R.O.W.

N08°05'28"E 2,845.00'

N07°54'51"E 966.60'

(S07°55'47"W 1,329.53')

S08°05'28"W 1,339.28'

20+00

MATCHLINE PAGE 5 OF 8

MATCHLINE PAGE 7 OF 8

0.5426 AC.  
23,638 SQ.FT.

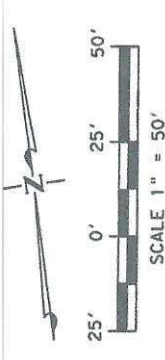
TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.9250 AC.  
40,292 SQ.FT.

MARILYN ELAINE ADAMS MORGAN, TRUSTEE  
OF THE MARILYN ELAINE ADAMS MORGAN  
REVOCABLE TRUST, DATED JULY 11,  
2012, AND ANY AMENDMENTS THERETO  
DOC. NO. 2012058562  
O.P.R.W.C.T.  
JULY 11, 2012  
(TRACT B-16.318 ACRES)

DICY HOPKINS SURVEY,  
ABSTRACT NO. 300

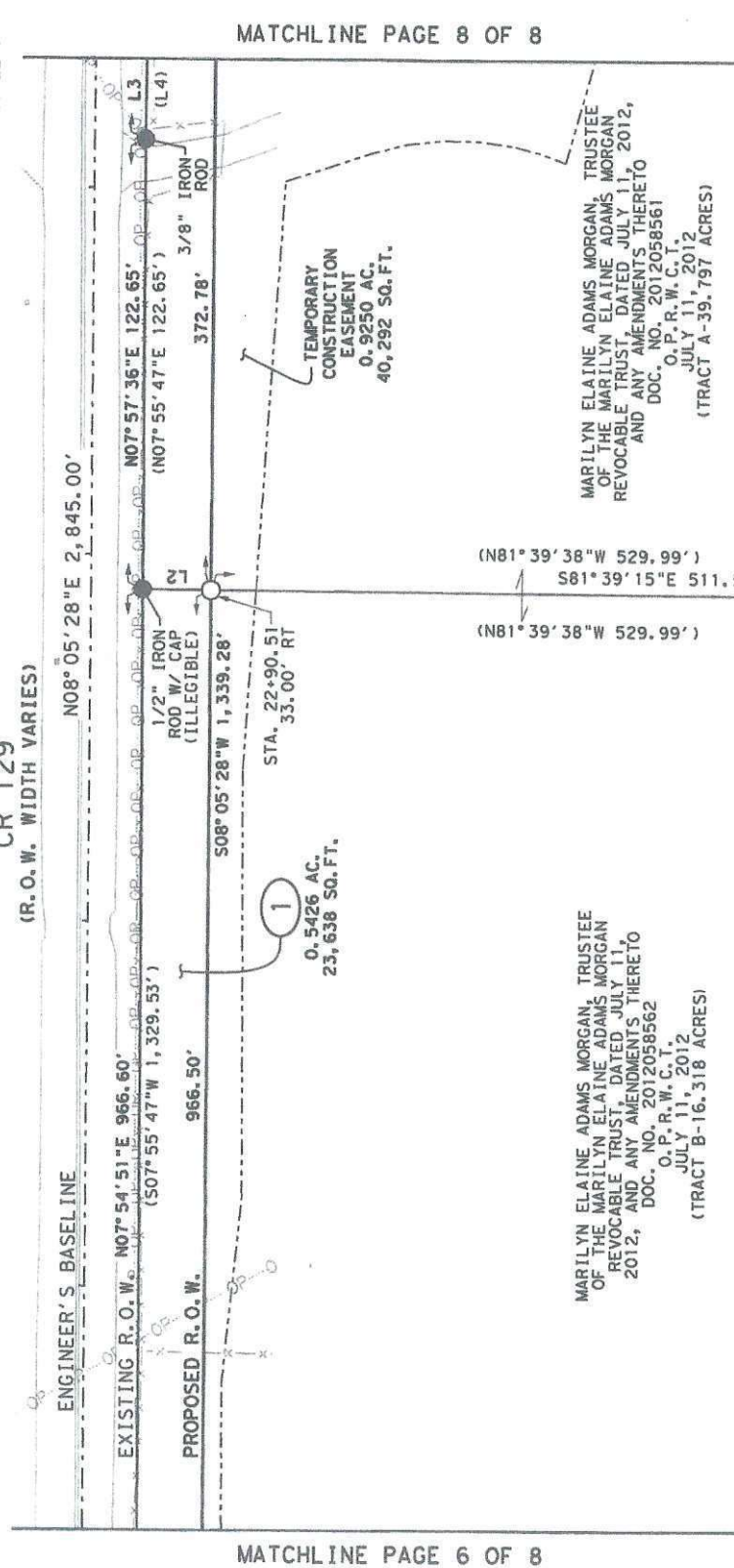
McGRAY & McGRAY  
LAND SURVEYORS, INC.  
TBPELS SURVEY FIRM # 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591  
www.mcgray.com

PARCEL PLAT SHOWING  
PROPOSED R.O.W. AT  
PARCEL 1  
CR 129  
FM 1660 TO THE TRAVIS COUNTY LINE  
WILLIAMSON COUNTY, TEXAS  
DATE: DECEMBER 2021 SCALE: 1" = 50'



LINE TABLE		
LINE	BEARING	DISTANCE
L2	S81°39'15"E	18.79'
L3	N08°21'54"E	247.70'
(L4)	(N08°18'24"E)	(248.14')

CR 129  
(R.O.W. WIDTH VARIES)



MATCHLINE PAGE 8 OF 8

MATCHLINE PAGE 6 OF 8

MARILYN ELAINE ADAMS MORGAN, TRUSTEE  
OF THE MARILYN ELAINE ADAMS MORGAN  
REVOCABLE TRUST, DATED JULY 11,  
2012, AND ANY AMENDMENTS THERETO  
DOC. NO. 2012058562  
O.P.R.W.C.T.  
JULY 11, 2012  
(TRACT B-16.318 ACRES)

MARILYN ELAINE ADAMS MORGAN, TRUSTEE  
OF THE MARILYN ELAINE ADAMS MORGAN  
REVOCABLE TRUST, DATED JULY 11, 2012,  
AND ANY AMENDMENTS THERETO  
DOC. NO. 2012058561  
O.P.R.W.C.T.  
JULY 11, 2012  
(TRACT A-39.797 ACRES)

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

DICY HOPKINS SURVEY,  
ABSTRACT NO. 300

PARCEL PLAT SHOWING  
PROPOSED R.O.W. AT  
PARCEL 1  
CR 129  
FM 1660 TO THE TRAVIS COUNTY LINE  
WILLIAMSON COUNTY, TEXAS

DATE: DECEMBER 2021 SCALE: 1" = 50'

PAGE 7 OF 8



CR 129  
(R.O.W. WIDTH VARIES)

ENGINEER'S BASELINE

N08°05'28"E 2,845.00'

EXISTING R.O.W. N08°21'54"E 247.70' (N08°18'24"E 248.14')

PROPOSED R.O.W. N08°05'28"W 1,339.28'

0.5426 AC.  
23,638 SQ.FT.

TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.9250 AC.  
40,292 SQ.FT.

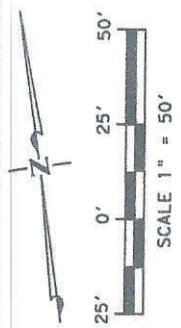
STA. 26+63.29  
33.00' RT

S89°25'05"E 516.03'  
(S89°21'11"E 533.94')

MARILYN ELAINE ADAMS MORGAN, TRUSTEE  
OF THE MARILYN ELAINE ADAMS MORGAN  
REVOCABLE TRUST DATED JULY 11, 2012,  
AND ANY AMENDMENTS THERETO  
DOC. NO. 2012058561  
O.P., R.W. C.T.  
JULY 11, 2012  
(TRACT A-39,797 ACRES)

DICY HOPKINS SURVEY,  
ABSTRACT NO. 300

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S89°25'05"E	18.04'



1/2" IRON  
ROD

1/2" IRON  
ROD

DAINE H. SMITH AND WIFE, CYNTHIA M. SMITH  
DOC. NO. 9708851  
O.P., R.W. C.T.  
FEBRUARY 28, 1997  
(5.00 ACRES)

**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 1  
CR 129  
FM 1660 TO THE TRAVIS COUNTY LINE  
WILLIAMSON COUNTY, TEXAS

DATE: DECEMBER 2021 SCALE: 1" = 50'

# EXHIBIT "B"

Parcel 1

## DEED

County Road 129 Right of Way

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

**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 MARILYN ELAINE ADAMS MORGAN REVOCABLE TRUST DATED JULY 11, 2012**, 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, 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 0.5426 acre (23,638 square foot) parcel of land out of the Dicy Hopkins Survey, Abstract No. 300, 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 1)

**SAVE AND EXCEPT, HOWEVER**, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property described in said Exhibit "A" 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 129.

**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 \_\_\_\_ day of \_\_\_\_\_, 2022.

*[signature on following page]*



**GRANTOR:**

The Marilyn Elaine Adams Morgan Revocable Trust dated July 11, 2012

By: \_\_\_\_\_  
Marilyn Elaine Adams Morgan, Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by Marilyn Elaine Adams Morgan, in the capacity and for the purposes and consideration recited therein.

\_\_\_\_\_  
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:**

## **TEMPORARY CONSTRUCTION AND GRADING EASEMENT**

### **CR 129 Driveway Reconstruction and Site Grading**

#### **KNOW ALL PERSONS BY THESE PRESENTS:**

That THE MARILYN ELAINE ADAMS MORGAN REVOCABLE TRUST DAED JULY 11, 2012, (hereafter referred to as "Grantor"), whether one or more, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by Williamson County, Texas, the receipt of which is hereby acknowledged, does hereby grant to WILLIAMSON COUNTY, TEXAS, its agents, contractors, successors and assigns (referred to as "Grantee"), a temporary construction and grading easement for the purpose of (1) constructing and/or reconstructing a concrete material driveway entrance(s) to the remaining property of Grantor and, and any associated grading and drainage therewith, and (2) to construct, install, repair, remove and replace earthen and vegetative materials for modification of surface grade and slope not to exceed 4:1 grade from the adjacent CR129 roadway improvements and across portions of the remaining property of Grantor ("Project"), in, along, upon and across the property described on the sketch as shown in Exhibit "A" ("the Property") as necessary to carry out the purposes of this easement.

The construction, reconstruction and/or removal of any improvements, driveway, curbs, or other related facilities on the Property shall be in the location of, subject to, and shall comply with any notes, details, specifications or other requirements or restrictions as shown on the plan sheets attached as Exhibit "B" and incorporated herein.

The further agree as follows:

**Temporary Fencing:** In connection with the proposed CR 129 roadway improvements construction project, Grantee shall install barbed wire (wood post) fencing and a temporary gate improvements on and along the boundary of the Property, according to the specifications and locations as shown in further detail on the plan sheets attached hereto, and which shall be sufficient to contain any livestock or grazing stock within the remaining property of Grantor outside of the easement Property ("Temporary Fencing"). The installation of the Temporary Fencing shall be completed prior to the removal of any existing fencing within the easement Property area required for completion of the Project activities.

For the protection of the Project and the remaining property of Grantor, the Grantor shall not remove the Temporary Fencing or otherwise construct any improvements upon the Property until provided with written notice of substantial completion of the Project from Grantee ("Removal Notice"). Upon providing the Removal Notice the Temporary Fencing shall become the property of Grantor, and Grantor may construct permanent replacement fencing ("Permanent Fencing") on the new right of way property line, and shall have the right to remove and dispose of the Temporary Fencing, at any time subsequent thereto and at its sole discretion.

Following completion of work within the temporary construction easement area Property described in Exhibits "A", Grantee shall at its expense and within ninety (90) days of completion of the work restore any Property injured or damaged by Grantee's use of the Property and activities thereon, including specifically landscaping, irrigation, parking, pavement, or vegetation, as closely as possible to substantially the same condition or better than existed

previous to Grantee's entry upon the Property, or otherwise in compliance with the specifications as set out on the plans in Exhibit "B", taking into consideration the use and purposes to which the Property is to be put.

This temporary construction easement shall be in full force and effect at all times during the accomplishment and completion of the Project construction activities described above and as shown on Exhibit "B". This temporary construction easement shall terminate and the easement rights and improvements constructed within the easement area, if any, shall fully revert to Grantor, Grantor's successors, and assigns, and all interest conveyed shall terminate on the earlier of (a) the expiration of eight (8) months after the date of Grantee's first entry upon the Property for the purposes granted herein, (b) on the date of completion of construction of the Project, or (c) on December 31, 2024, whichever occurs first.

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.

At no time during the grant of this easement shall Grantor be denied reasonable vehicular ingress and egress to its remaining property for the purposes to which the parent tract is currently being put, unless there is an agreement between Grantor and Grantee to do so in advance.

This conveyance is subject to all easements and rights of way of record, visible or apparent on the ground, all restrictions, reservations, covenants, conditions, oil, gas, or other mineral leases, mineral severances and other instruments that affect the Property.

**IN WITNESS WHEREOF**, the parties hereto have executed this instrument to be effective the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

*[signature page follows]*



**GRANTOR:**

**The Marilyn Elaine Adams Morgan Revocable Trust dated July 11, 2012**

By: \_\_\_\_\_  
Marilyn Elaine Adams Morgan, Trustee

**Acknowledgment**

State of Texas                   §  
  §  
County of \_\_\_\_\_       §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2022 by Marilyn Elaine Adams Morgan, in the capacity and for the purposes and consideration recited herein.

\_\_\_\_\_  
Notary Public, State of Texas

ACCEPTED AND AGREED BY GRANTEE:

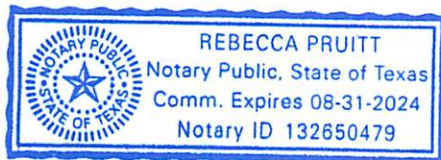
WILLIAMSON COUNTY, TEXAS

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 29<sup>th</sup> day of March, 2022 by Bill Gravell, Jr., Williamson County Judge, in the capacity and for the purposes and consideration recited herein.



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 129  
Project Limits: From FM 1660 to Travis County Line

Page 3 of 8  
March 2, 2022

### PROPERTY DESCRIPTION FOR PARCEL 1

### TEMPORARY CONSTRUCTION EASEMENT

In addition thereto, there is a 40,292 square foot (0.9250 of one acre) Temporary Construction Easement along a portion of the proposed east right-of-way line of CR 129, as shown. Said Temporary Construction Easement lies east of and adjacent to a portion of the proposed right-of-way acquisition as described in the above metes and bounds. Upon completion of construction, said Temporary Construction Easement shall automatically revert back to the Grantor.

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 1.00011. All measurements are in U.S. Survey Feet.

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

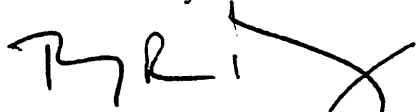
STATE OF TEXAS       §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS   §

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.

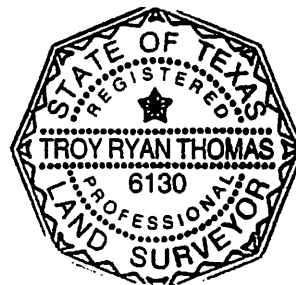
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 2nd day of March, 2022 A.D.

SURVEYED BY:

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

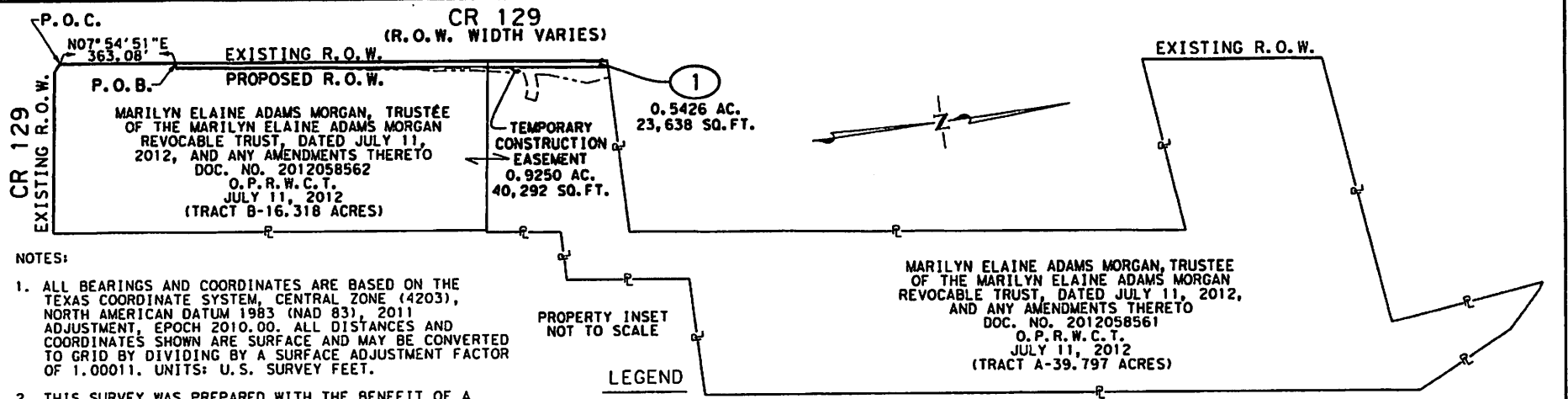


3/2/2022



Troy R. Thomas, Reg. Professional Land Surveyor No. 6130  
2021/Descriptions/CR 129 Williamson County/Parcel 1





NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, 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 1.00011. UNITS: U.S. SURVEY FEET.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY TEXAN TITLE INSURANCE COMPANY IN DECEMBER 2021.
3. ABSTRACTING AND FIELD SURVEYING WERE PERFORMED FROM JUNE 2020 THROUGH FEBRUARY 2022.
4. PLANIMETRICS SHOWN HEREON WERE COLLECTED BETWEEN JUNE 2020 AND DECEMBER 2020.
5. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

THE SURVEY SHOWN WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2100315 ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: DECEMBER 15, 2021, ISSUED DATE: DECEMBER 26, 2021.

1. SUBJECT TO:

- 10B. EASEMENT TO TEXAS POWER & LIGHT COMPANY IN VOLUME 286, PAGE 422, D.R.W.C.T. (UNABLE TO PLOT)
- 10C. EASEMENT TO TEXAS POWER & LIGHT COMPANY IN VOLUME 288, PAGE 66, D.R.W.C.T. (UNABLE TO PLOT)
- 10D. CITY OF TAYLOR, TEXAS ORDINANCE IN VOLUME 1231, PAGE 139, O.R.W.C.T. (UNABLE TO PLOT)
- 10E. RIGHT OF WAY EASEMENT TO MANVILLE WATER SUPPLY CORP. IN DOCUMENT NO. 9910671, O.R.W.C.T. (UNABLE TO PLOT)
- 10F. ORDINANCE NO. 2006-3 AND 2006-1 BY THE CITY OF TAYLOR, TEXAS IN DOCUMENT NO. 2006020173 AND DOCUMENT NO. 2006105059, O.R.W.C.T. (UNABLE TO PLOT)

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.

*[Signature]*

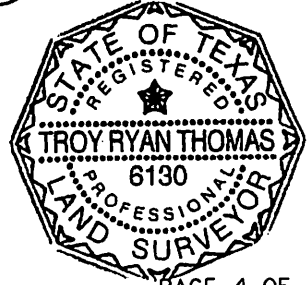
TROY R. THOMAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6130

3/2/2022


DATE

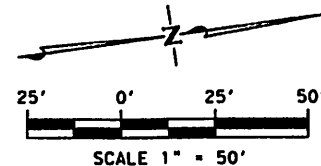
LEGEND

- FOUND IRON ROD (1/2" UNLESS NOTED)
- ⊙ FOUND IRON PIPE (1/2" UNLESS NOTED)
- ▲ FOUND NAIL (60-D UNLESS NOTED)
- 1/2" IRON ROD W/ "MCGRAY MCGRAY" CAP SET (UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- (XXX) RECORD INFORMATION
- +— DEED LINE (OWNERSHIP IN COMMON)
- P— PROPERTY LINE (OWNERSHIP DIVISION)
- S- APPROXIMATE SURVEY LINE
- ~ 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
- P.U.E. PUBLIC UTILITY EASEMENT
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- ① PARCEL NUMBER FOR R.O.W. ACQUISITION

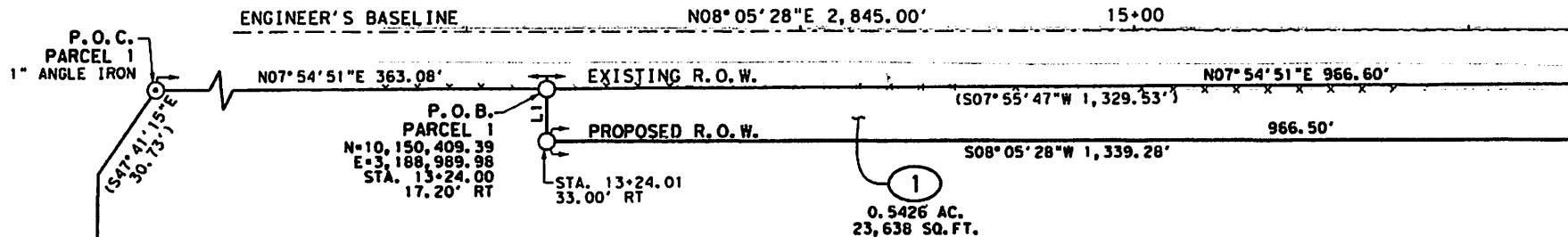


DICY HOPKINS SURVEY, ABSTRACT NO. 300

REVISIONS		
CALCULATED	ACQUISITION	REMAINING RT
56.115 AC. (2,444,369 SQ. FT.)	0.5426 AC. (23,638 SQ. FT.)	55.572 AC. (2,420,731 SQ. FT.)
 <b>McGRAY &amp; McGRAY</b> <b>LAND SURVEYORS, INC.</b> 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 1 CR 129 FM 1660 TO THE TRAVIS COUNTY LINE WILLIAMSON COUNTY, TEXAS		
DATE: MARCH 2022		SCALE: N.T.S.



**CR 129**  
(R.O.W. WIDTH VARIES)



MATCHLINE PAGE 6 OF 8

MARILYN ELAINE ADAMS MORGAN, TRUSTEE  
OF THE MARILYN ELAINE ADAMS MORGAN  
REVOCABLE TRUST, DATED JULY 11,  
2012, AND ANY AMENDMENTS THERETO  
DOC. NO. 2012058562  
O.P.R.W.C.T.  
JULY 11, 2012  
(TRACT B-16.318 ACRES)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°57'03"W	15.80'

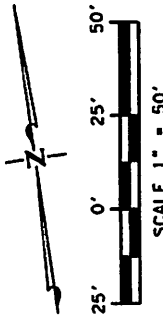
CR 129  
EXISTING R.O.W.

DICY HOPKINS SURVEY,  
ABSTRACT NO. 300



**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 1  
CR 129  
FM 1660 TO THE TRAVIS COUNTY LINE  
WILLIAMSON COUNTY, TEXAS



CR 129  
(R.O.W. WIDTH VARIES)

ENGINEER'S BASELINE

N08°05'28"E 2,845.00'

20+00

EXISTING R.O.W.

N07°54'51"E 966.60'  
(S07°55'47"W 1,329.53')

PROPOSED R.O.W.

S08°05'28"W 1,339.28'  
966.50'

1  
0.5426 AC.  
23,638 SQ.FT.

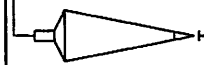
TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.9250 AC.  
40,292 SQ.FT.

MATCHLINE PAGE 7 OF 8

MATCHLINE PAGE 5 OF 8

MARILYN ELAINE ADAMS MORGAN, TRUSTEE  
OF THE MARILYN ELAINE ADAMS MORGAN  
REVOCABLE TRUST, DATED JULY 11,  
2012, AND ANY AMENDMENTS THERETO  
DOC. NO. 2012058562  
O.P.R.W.C.T.  
JULY 11, 2012  
(TRACT B-16,318 ACRES)

DICY HOPKINS SURVEY,  
ABSTRACT NO. 300



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 1  
CR 129

FM 1660 TO THE TRAVIS COUNTY LINE  
WILLIAMSON COUNTY, TEXAS

DATE: MARCH 2022 SCALE: 1" = 50'



# DICY HOPKINS SURVEY, ABSTRACT NO. 300

PAGE 7 OF 8

1/2" IRON ROD

(N81°39'38"W 529.99')  
(N81°39'15"E 511.59')

MARILYN ELAINE ADAMS MORGAN, TRUSTEE  
OF THE MARILYN ELAINE ADAMS MORGAN  
REVOCABLE TRUST DATED JULY 11,  
2012, AND ANY AMENDMENTS THERETO  
DOC. NO. 2012058562  
O.P.R.W.C.T.  
JULY 11, 2012  
(TRACT B-16.318 ACRES)

0.5426 AC.  
23,638 SQ. FT.

STA. 22+90.51  
33.00' RT

PROPOSED R.O.W. 966.50'

(S07°55'47"W 1,329.53')

1/2" IRON ROD W/ CAP (ILLEGIBLE)

S08°05'28"W 1,339.28'

3/8" IRON ROD (L4)

TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.9250 AC.  
40,292 SQ. FT.

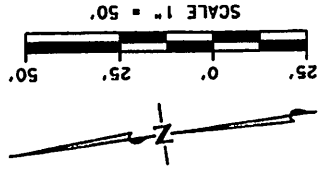
MARILYN ELAINE ADAMS MORGAN, TRUSTEE  
OF THE MARILYN ELAINE ADAMS MORGAN  
REVOCABLE TRUST DATED JULY 11, 2012,  
AND ANY AMENDMENTS THERETO  
DOC. NO. 2012058561  
O.P.R.W.C.T.  
JULY 11, 2012  
(TRACT A-39.797 ACRES)

CR 129  
(R.O.W. WIDTH VARIES)

ENGINEER'S BASELINE N08°05'28"E 2,845.00'

LINE	BEARING	DISTANCE
L2	S81°39'15"E	18.79'
L3	N08°21'54"E	247.70'
(L4)	(N08°18'24"E)	(248.14')

LINE TABLE



MATCHLINE PAGE 8 OF 8

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 1  
CR 129  
FM 1660 TO THE TRAVIS COUNTY LINE  
WILLIAMSON COUNTY, TEXAS

DATE: MARCH 2022  
SCALE: 1" = 50'

**TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.9250 AC.  
40,292 SQ.FT.**

DAINE H. SMITH AND WIFE, CYNTHIA M. SMITH  
DOC. NO. 9708851  
O.R.W.C.T.  
FEBRUARY 28, 1997  
(5.00 ACRES)

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

PARCEL PLAT SHOWING  
PROPOSED R.O.W. AT  
PARCEL 1  
CR 129

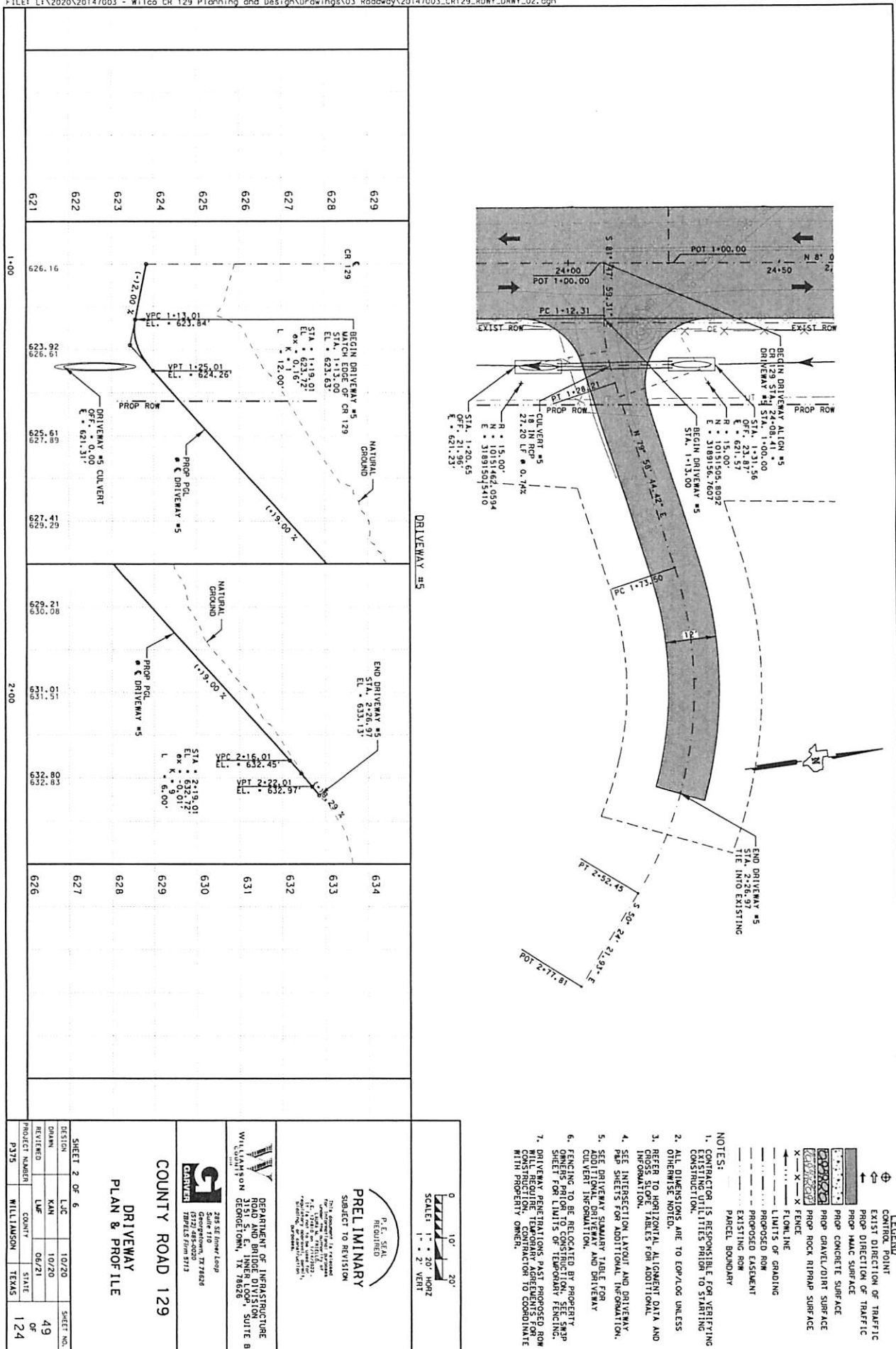
FM 1660 TO THE TRAVIS COUNTY LINE  
WILLIAMSON COUNTY, TEXAS

DATE: MARCH 2022

SCALE: 1" = 50'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S89°25'05"E	18.04'

DATE: 1/14/2022 4:48:46 PM  
FILE: L:\2020\20T47003 - Wilco CR 129 Planning and Design\Drawings\03 Roadway\20T47003-CR129-RDWAY\_DRWY\_02.dgn





# EXHIBIT "B" (Page 2 of 4)

DATE: 1/14/2022  
 FILE: L:\2020\2041003 - W100 CR 129 Planning and Design\Drawings\03\_Roadway\Standards\W110.dgn  
 DISCUSSION: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

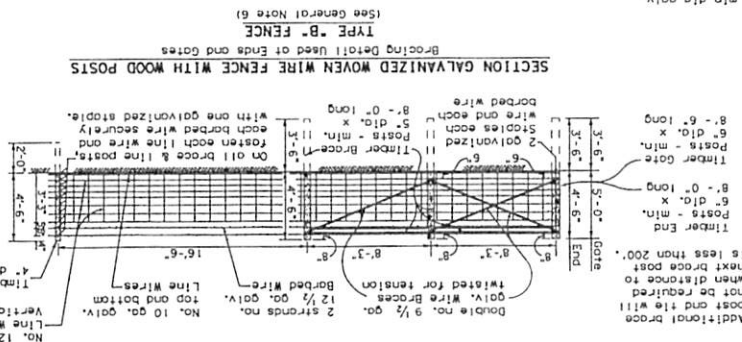
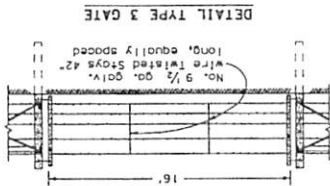
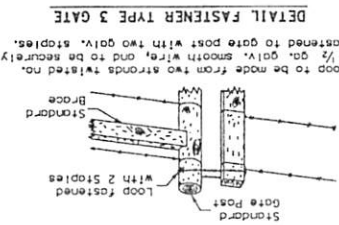
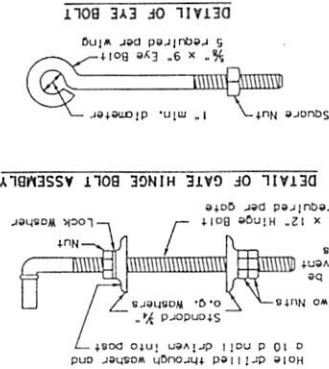
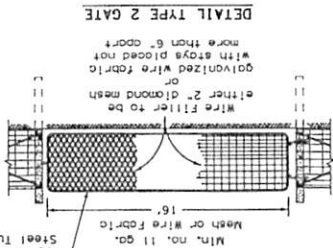
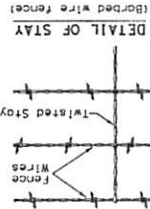
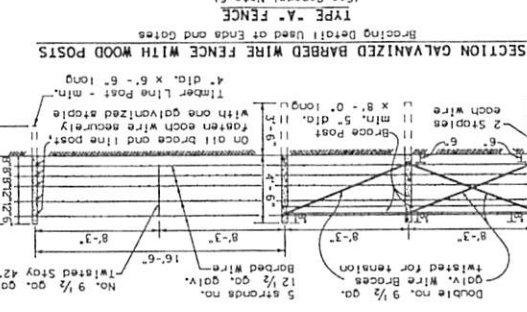
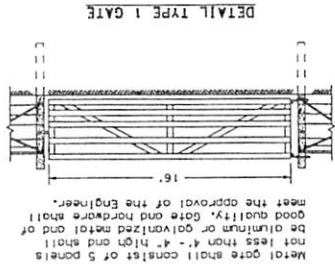
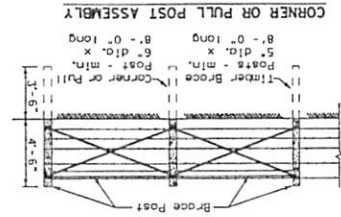
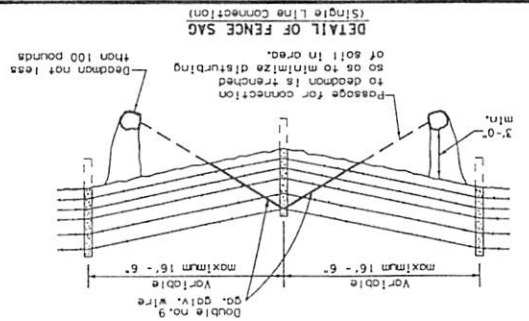


TABLE OF EQUIVALENT SIZES FOR OPTIONAL SHAPE	Minimum Diameter of Round Post (inches)	Minimum Diameter of Square Post (inches)
4	3 1/2	4 1/2
5	4 1/2	5 1/2
6	5 1/2	6 1/2

- Any high point which interferes with the placing of wire mesh shall be excavated to provide 2" clearance.
- Letches for Type 1 and Type 2 gates shall be good commercial quality and design letches of the spring, fork or chain type. All letches shall be suitable for approved by the Engineer and shall be approved by the Engineer.
- Hinges for Type 2 gates shall be commercial design approved by the Engineer suitable for post and gate.
- Concrete shall be of the design and consistency approved by the Engineer and shall be approved by the Engineer.
- Concrete footings are to be crowned at the top to shed water.
- If rock is encountered at a depth less than the embedded depth required, a 15" or larger diameter hole shall be drilled for the post and the post shall be set in concrete. If rock is encountered at a depth of 1' - 6" or more below the ground surface, the hole shall be drilled to the required depth. If rock is encountered at a depth less than 1' - 6" below the ground surface, the hole shall be drilled a minimum of 2' - 0" into the rock or to the depth whichever is the lesser depth.
- Barbed wire shall be in accordance with ASTM A 121 12-5-1-41, or as approved by the Engineer.
- Woven wire fence (Type B) shall be in accordance with ASTM A 116 (Class 1) No. 12-1/2 Grade 60 (See Table 1 ASTM A 116) to the height and design shown on the plans, or as approved by the Engineer.
- The location of gates and corner posts will be as indicated elsewhere on these plans.
- Square wood posts may be used in lieu of round posts provided minimum equivalent size requirements, as shown on met. All wood posts shall be in accordance with Item 552, "Wire Fence."

Design Division Standard

Texas Department of Transportation

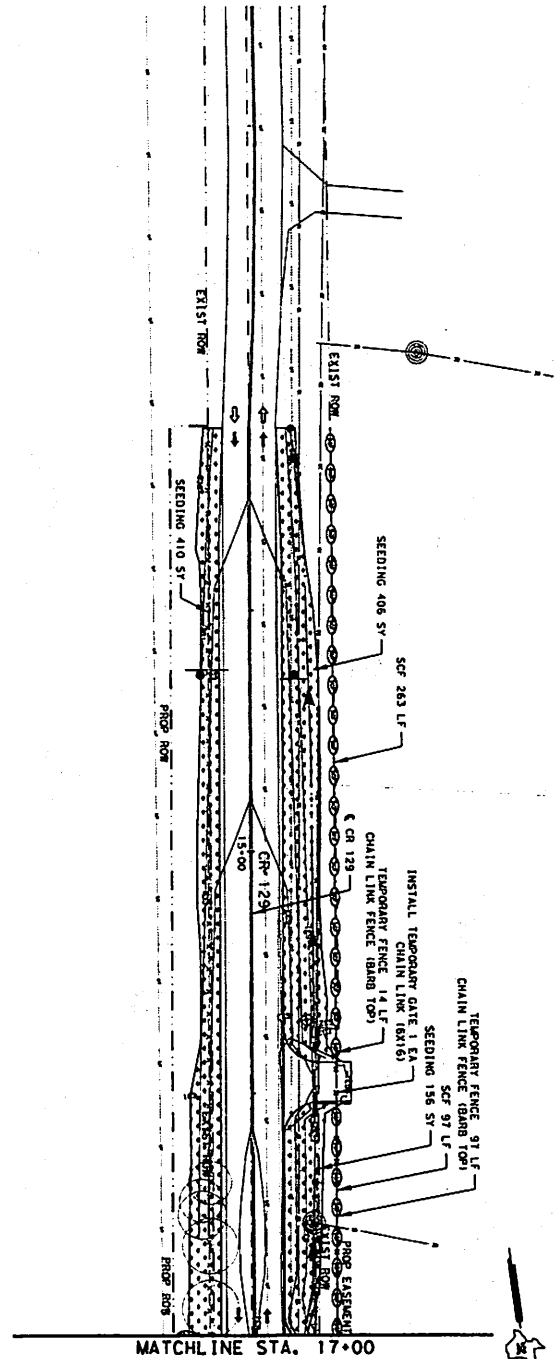
WF (1) - 10 (WOOD POSTS) BARBED WIRE AND WOVEN WIRE FENCE







CR 129



WILLIAMSON

1/14/2022

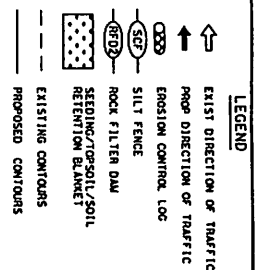
DATE: 1/14/2022 4:50:16 PM  
FILE: L:\2020\20T47003 - Wilco CR 129 Planning and Design\Drawings\09 SW3P\20T47003\_CR129\_SWPPP\_01.dgn



-  EXIST DIRECTION OF TRAFFIC  
 PROP DIRECTION OF TRAFFIC  
 EROSION CONTROL LOG  
 SILT FENCE  
 ROCK FILTER DAM  
 SEEDING/TOPE/SOIL RETENTION BLANKET
- EXISTING CONTIGURS  
 --- PROPOSED CONTIGURS
- NOTES:  
 1. REFER TO SNAP NARRATIVE SHEET FOR ADDITIONAL NOTES.  
 2. REFER TO SNAP STANDARD SHEETS FOR DETAILS.  
 3. INSTALLED MEASURES SHALL BEADAIN IN PLACE AND SHALL BE MAINTAINED THROUGHOUT DURATION OF THE PROJECT ON AS DIRECTED BY THE ENGINEER.  
 4. SNAP MEASURES SHOWN ARE MINIMUM REQUIREMENTS. DISCREPANCY FOR PROJECT MEASURES WILL BE AS SHOWN AND MODIFIED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.

		0      25'      50'	
		SCALES 1" = 50'	
P. E. SEAL REQUIRED		PRELIMINARY	
SUBJECT TO REVISION		SUBJECT TO REVISION	
1. All dimensions are in feet and inches. 2. All dimensions are to the center of the line. 3. All dimensions are to the center of the line. 4. All dimensions are to the center of the line. 5. All dimensions are to the center of the line. 6. All dimensions are to the center of the line. 7. All dimensions are to the center of the line. 8. All dimensions are to the center of the line. 9. All dimensions are to the center of the line. 10. All dimensions are to the center of the line.		1. All dimensions are in feet and inches. 2. All dimensions are to the center of the line. 3. All dimensions are to the center of the line. 4. All dimensions are to the center of the line. 5. All dimensions are to the center of the line. 6. All dimensions are to the center of the line. 7. All dimensions are to the center of the line. 8. All dimensions are to the center of the line. 9. All dimensions are to the center of the line. 10. All dimensions are to the center of the line.	
248 S. Inner Loop Georgetown, TX 78626 (512) 455-0000 (512) 455-0000 10011 FM 5713		248 S. Inner Loop Georgetown, TX 78626 (512) 455-0000 (512) 455-0000 10011 FM 5713	
COUNTY ROAD 129 PERMANENT AND TEMPORARY EROSION CONTROL PLAN		COUNTY ROAD 129 PERMANENT AND TEMPORARY EROSION CONTROL PLAN	
BEGIN PROJECT TO STA 22+50		BEGIN PROJECT TO STA 22+50	
SHEET 1 OF 3		SHEET 1 OF 3	
DESIGN DATE REVISION PROJECT NUMBER P315		L.C. K.H. L.S. COUNTY WILLIAMSON TEXAS	
10/2/20 10/2/20 06/21 STATE TEXAS		115 OF 124	

DATE: 1/14/2022 4:50:25 PM  
FILE: L:\2020\20T47003 - Wilco CR 129 Planning and Design\Drawings\09 SW3P\20T47003\_CR129\_SWPPP\_02.dgn



- P.E. SEAL  
REQUIRED
- PRELIMINARY**  
SUBJECT TO REVISION

**STAMSON**  
UNIT

DEPARTMENT OF INFRASTRUCTURE  
ROAD AND BRIDGE DIVISION  
3151 S. E. INGER LOOP, SUITE B  
GEORGETOWN, TX 78626

**STAMSON**  
UNIT

285 SE Inger Loop  
Suite 110  
Georgetown, TX 78626  
(512) 483-0050  
TWX 910 571 8712

**STAMSON**  
UNIT

285 SE Inger Loop  
Suite 110  
Georgetown, TX 78626  
(512) 483-0050  
TWX 910 571 8712

**STA 22+50 TO STA 28+00**

SHEET 2 of 3				SHEET NO.	
DESIGN	LJC	10/20	116		
DRAWN	KAM	10/20	OF		
REVIEWED	LJS	06/21	124		
PROJECT NUMBER	COUNTY	STATE			
P375	MILLERSON	TEXAS			