

**IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS**

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tracts of land being 0.037 acres (Parcel 40) and 0.465 acres (Parcel 41) and described by metes and bounds in Exhibits "A & B" owned by **BRUSHY CREEK CONGREGATION OF JEHOVAH'S WITNESSES** for the purpose of constructing, reconstructing, maintaining, and operating Corridor H (Sam Bass Road) roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and


WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibits "A & B" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____ day of _____, 2022.


Bill Gravell (May 12, 2022 10:56 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 40
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 4
April 30, 2020

PROPERTY DESCRIPTION FOR PARCEL 40

DESCRIPTION OF A 0.037 ACRE (1,614 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 0.85 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO ROUND ROCK CONGREGATION OF JEHOVAH'S WITNESSES, RECORDED MAY 23, 1985 IN VOLUME 1229, PAGE 893, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 0.037 ACRE (1,614 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found 502.74 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 322+06.13 on the east line of a 1.056 acre tract of land, described in a deed to Christine Bushong, Trustee of the Christine Bushong Trust, recorded in Document No. 2015097103, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), for the northwest corner of a 2.546 acre tract of land, described in a deed to Community Christian Church of Round Rock, Texas, recorded in Volume 1799, Page 1, O.R.W.C.TX.;

THENCE S 27°43'04" W, with the common line of said 2.546 acre tract and said 1.056 acre tract, a distance of 425.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 78.64 feet left of Sam Bass Road E.C.S. 321+67.05 on the proposed north right-of-way line of Sam Bass Road and the common line of said 2.546 acre tract and of a 1.056 acre tract of land, described in a correction deed to John W. Speck, III and Glenda Neans-Speck, recorded in Document No. 2004007194, O.P.R.W.C.TX., said point being the beginning of a curve to the right;

THENCE departing the common line of said 2.546 acre tract and said 1.056 acre tract, with the proposed north right-of-way line of said Sam Bass Road and said curve to the right, over and across said 2.546 acre tract, an arc distance of 228.74 feet, through a central angle of 03°43'25", having a radius of 3,519.69 feet, and a chord that bears S 65°59'08" E, a distance of 228.70 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.40 feet left of Sam Bass Road E.C.S. 323+95.66 on the common line of said 2.546 acre tract and said 0.85 acre tract;

THENCE S 30°27'59" W, continuing with the proposed north right-of-way line of said Sam Bass Road and the common line of said 2.456 acre tract and said 0.85 acre tract, a distance of 0.41 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,169,480.98 E=3,112,204.30) set 72.00 feet left of Sam Bass Road E.C.S. 323+95.61, for the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 67°32'53" E, departing the common line of said 2.546 acre tract and said 0.85 acre tract, continuing with the proposed north right-of-way line of said Sam Bass Road, over and across said 0.85 acre tract, a distance of 30.27 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.00 feet left of Sam Bass Road E.C.S. 324+25.88 on the common line of said 0.85 acre tract and of a 1.15 acre tract of land described in a deed to Brushy Creek Congregation of Jehovah's Witnesses, recorded in Document No. 2008026057, O.P.R.W.C.TX., for the northeast corner of the parcel described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 40
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 2 of 4
April 30, 2020

2) **THENCE** S 30°26'07" W, departing the proposed north right-of-way line of said Sam Bass Road, with the common line of said 0.85 acre tract and said 1.15 acre tract, a distance of 53.81 feet to calculated point on the existing north right-of-way line of Sam Bass Road, a variable width right-of-way, no record information found, for the southwest corner of said 1.15 acre tract, same being the most southerly southeast corner of said 0.85 acre tract, also being the southeast corner of the parcel described herein;

3) **THENCE** N 67°32'14" W, departing the common line of said 1.15 acre tract and said 0.85 acre tract, with the existing north right-of-way line of said Sam Bass Road, a distance of 30.30 feet to a calculated point, for the southeast corner of said 2.456 acre tract, same being the southwest corner of said 0.85 acre tract and of the parcel described herein;

4) **THENCE** N 30°27'59" E, departing the existing north right-of-way line of said Sam Bass Road, with the common line of said 2.546 acre tract and said 0.85 acre tract, a distance of 53.81 feet to the **POINT OF BEGINNING**, and containing 0.037 acres (1,614 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 1.00012. 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



Sent C. Re 4/30/20

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

EXHIBIT "A"

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

PROPERTY LINE

RECORD INFORMATION

POINT OF BEGINNING

POINT OF COMMENCING

POINT OF REFERENCE

NOT TO SCALE

DEED RECORDS OF

WILLIAMSON COUNTY, TEXAS

OFFICIAL RECORDS OF

WILLIAMSON COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS OF

WILLIAMSON COUNTY, TEXAS

DISTANCE NOT TO SCALE

DEED LINE (COMMON OWNERSHIP)

PROPOSED R.O.W.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	3°43'25"RT	3,519.69'	228.74'	228.70'	S65°59'08"E

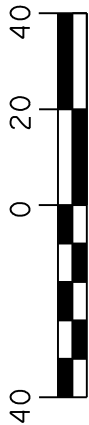
(0.037 AC.)

EXISTING R.O.W.

C.R. 175 (SAM BASS RD)

(VARIABLE WIDTH R.O.W)

(NO RECORD INFORMATION FOUND)



WILLIAMSON COUNTY, TEXAS

ENGINEER'S CENTERLINE
CURVE DATA
PI STA 321+22.54
N = 10,169,358.39
E = 3,112,312.44
Δ = 02°14'27.17" (RT)
D = 02°51'53.24"
L = 78.22'
T = 39.12'
R = 2,000.00'
PC STA 320+83.42
PT STA 321+61.64

LINE NO.	BEARING	DISTANCE
L1	S30°27'59"W	0.41'
L2	S67°32'53"E	30.27'
L3	S30°26'07"W	53.81'
L4	N67°32'14"W	30.30'
L5	N30°27'59"E	53.81'

COMMUNITY CHRISTIAN CHURCH
OF ROUND ROCK, TEXAS
CALLED 2.546 AC.
VOL. 1799, PG. 1
O.R.W.C.TX.

JOHN W. SPECK, III AND
GLENDA NEANS-SPECK
CALLED 1.056 AC.
CORRECTION DEED
DOC. NO. 2004007194
O.P.R.W.C.TX.

C1

JOHN W. SPECK, III AND
GLENDA NEANS-SPECK
CALLED 1.056 AC.
CORRECTION DEED
DOC. NO. 2004007194
O.P.R.W.C.TX.

10' B.L.
VOL. 568, PG. 10
D.R.W.C.TX.

SEE
DETAIL "A"

P.O.B.
N=10,169,480.98
E=3,121,204.30
Δ=32°59'55.61"
L=72.00' LT

(40)

(0.037 AC.)

EXISTING R.O.W.

C.R. 175 (SAM BASS RD)

(VARIABLE WIDTH R.O.W)

(NO RECORD INFORMATION FOUND)

ENGINEER'S CENTERLINE
CURVE DATA
PI STA 321+22.54
N = 10,169,358.39
E = 3,112,312.44
Δ = 02°14'27.17" (RT)
D = 02°51'53.24"
L = 78.22'
T = 39.12'
R = 2,000.00'
PC STA 320+83.42
PT STA 321+61.64

ENGINEER'S CENTERLINE
CURVE DATA
PI STA 325+42.37
N = 10,169,358.39
E = 3,112,312.44
Δ = 01°40'07.95" (RT)
D = 01°08'45.30"
L = 145.64'
T = 72.82'
R = 5,000.00'
PC STA 324+69.55
PT STA 326+15.19

BRUSHY CREEK CONGREGATION
OF JEHOVAH'S WITNESSES
CALLED 1.15 AC.
DOC. NO. 2008026057
O.P.R.W.C.TX.

ROUND ROCK CONGREGATION
OF JEHOVAH'S WITNESSES
CALLED 0.85 AC.
RECORDED MAY 23, 1985
VOL. 1229, PG. 893
O.R.W.C.TX.

PAGE 3 OF 4
REF. FIELD NOTE NO. 44858
FILE: \\saminc\apps\PROJECTS\1017038216\100\Survey\03Exhibits\40\PLAT\01NP-40.dgn

EXISTING	0.85 AC.	ACQUIRE	0.037 AC.	REMAINING	0.813 AC. LEFT
----------	----------	---------	-----------	-----------	----------------



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064500

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
ROUND ROCK CONGREGATION
OF JEHOVAH'S WITNESSES
PARCEL 40
0.037 AC. (1,614 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.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

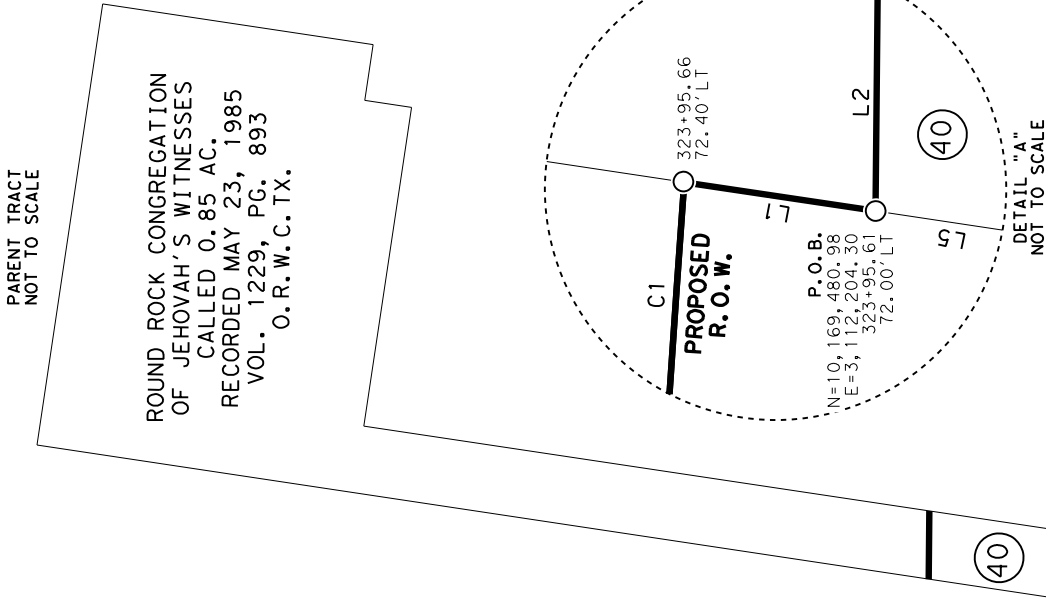
NOTES:

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 1.00012. 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, GF NO. 1933272, EFFECTIVE DATE AUGUST 19, 2019, AND ISSUED DATE AUGUST 27, 2019. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM AERIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 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
4/30/20



EXISTING	0.85 AC.	ACQUIRE	0.037 AC.	REMAINING	0.813 AC. LEFT
RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF ROUND ROCK CONGREGATION OF JEHOVAH'S WITNESSES PARCEL 40 0.037 AC. (1,614 SQ. FT.)					
4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064500					

EXHIBIT "B"

County: Williamson
Parcel No.: 41
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 5
May 10, 2021

PROPERTY DESCRIPTION FOR PARCEL 41

DESCRIPTION OF A 0.465 ACRE (20,246 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.15 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRUSHY CREEK CONGREGATION OF JEHOVAH'S WITNESSES RECORDED APRIL 4, 2008 IN DOCUMENT NO. 2008026057, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.) AND OF A CALLED 1.869 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRUSHY CREEK CONGREGATION OF JEHOVAH'S WITNESSES RECORDED AUGUST 27, 2008 IN DOCUMENT NO. 2008066488, O.P.R.W.C.TX., SAID 0.465 ACRE (20,246 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found 422.05 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 328+29.66 on the west line of a called 4.142 acre tract of land, described in a deed to Round Rock Presbyterian Church, Inc., recorded in Volume 2729, Page 261, Official Records of Williamson County, Texas (O.R.W.C.TX.), for the northeast corner of said 1.869 acre tract;

THENCE S 30°12'22" W, with the common line of said 4.142 acre tract and said 1.869 acre tract, a distance of 348.01 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,169,325.42, E=3,112,572.05) set 76.00 feet left of Sam Bass Road E.C.S. 327+92.77 on the proposed north right-of-way line of Sam Bass Road, for the northeast corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 30°12'22" W, departing the proposed north right-of-way line of said Sam Bass Road, continuing with the common line of said 4.142 acre tract and said 1.869 acre tract, a distance of 50.56 feet to a 1/2-inch iron rod found on the existing north right-of-way line of Sam Bass Road, a variable width right-of-way, no record information found, for the southwest corner of said 4.142 acre tract, same being the southeast corner of said 1.869 acre tract and the parcel described herein;

2) **THENCE** N 67°31'38" W, departing the common line of said 4.142 acre tract and said 1.869 acre tract, with the existing north right-of-way line of said Sam Bass Road, a distance of 369.66 feet to a calculated point, for the southeast corner of a called 0.85 acre tract of land, described in a deed to Round Rock Congregation of Jehovah's Witnesses, recorded in Volume 1229, Page 893, O.R.W.C.TX., same being the southwest corner of said 1.15 acre tract and the parcel described herein,

3) **THENCE** N 30°26'07" E, departing the existing north right-of-way line of said Sam Bass Road, with the common line of said 1.15 acre tract and said 0.85 acre tract, passing at a distance of 53.81 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.00 feet left of Sam Bass Road E.C.S. 324+25.88 on the proposed north right-of-way line of said Sam Bass Road, and continuing with the proposed north right-of-way line of said Sam Bass Road for a total distance of 57.85 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 76.00 feet left of Sam Bass Road E.C.S. 324+26.44, for the northwest corner of the parcel described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 41
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 2 of 5
May 10, 2021

THENCE departing the common line of said 1.15 acre tract and said 0.85 acre tract, with the proposed north right-of-way line of said Sam Bass Road, over and across said 1.15 acre tract and said 1.869 acre tract, the following three (3) courses and distances numbered 4-6:

- 4) S 67°32'53" E, a distance of 43.11 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 76.00 feet left of Sam Bass Road, E.C.S. 324+69.55, said point being the beginning of a curve to the right, and
- 5) With said curve to the right, an arc distance of 147.85 feet, through a central angle of 01°40'08", having a radius of 5,076.00 feet, and a chord that bears S 66°42'49" E, a distance of 147.85 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 76.00 feet left of Sam Bass Road, E.C.S. 326+15.19, and
- 6) S 65°52'45" E, a distance of 177.59 feet to the **POINT OF BEGINNING** and containing 0.465 acre (20,246 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 1.00012. Units: U.S. Survey Feet.

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

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



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

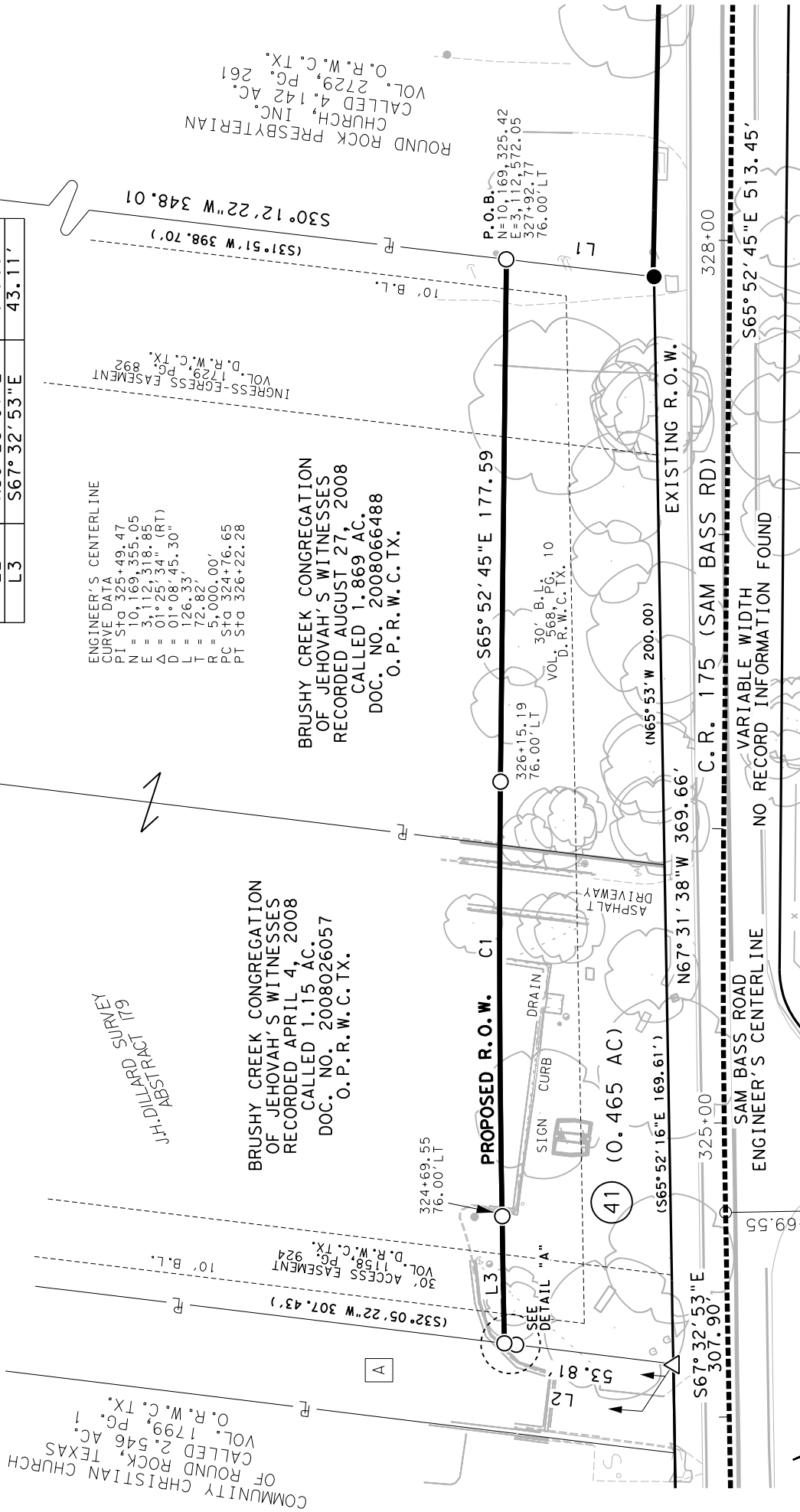
EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01°40'08"RT	5,076.00'	147.85'	147.85'	S66°42'49"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S30°12'22"W	50.56'
L2	N30°26'07"E	57.85'
L3	S67°32'53"E	43.11'



FILE: \\saminc\yous\PROJECTS\1017038216\100\Survey\03Exhibits\41\PLAT\02NP-41.dgn

REF. FIELD NOTE NO. 38459

PAGE 3 OF 5

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BRUSHY CREEK CONGREGATION
OF JEHOVAH'S WITNESSES
PARCEL 41
0.465 AC. (20,246 SQ. FT.)

EXISTING 3.019 AC. ACQUIRE 0.465 AC. REMAINING 2.554 AC. LEFT

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

GRAPHIC SCALE
SCALE: 1" = 50'

WILLIAMSON COUNTY, TEXAS

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1933272, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE AUGUST 19, 2019, AND ISSUED DATE AUGUST 27, 2019.

1. RESTRICTIVE COVENANTS: VOLUME 554, PAGE 135 AND VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10A. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)

B. 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.

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

D. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.

E. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

F. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

G. EASEMENT:
RECORDED: VOLUME 427, PAGE 229, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: LONE STAR GAS COMPANY
PURPOSE: PIPE LINE (UNPLOTTABLE, MAY AFFECT)

H. DELETED.

I. EASEMENT:
RECORDED: VOLUME 466, PAGE 132 MODIFIED IN VOLUME 560, PAGE 471 AND VOLUME 655, PAGE 98, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: TEXAS POWER AND LIGHT COMPANY
PURPOSE: ELECTRIC AND COMMUNICATION LINES (DOES NOT AFFECT)

J. DELETED.

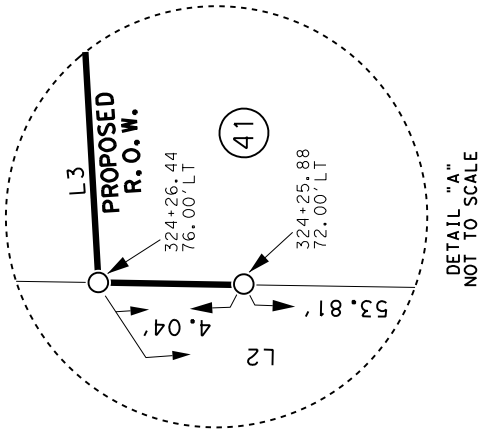
K. EASEMENT FOR INGRESS AND EGRESS AS SET OUT IN VOLUME 624, PAGE 808, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

L. DELETED.

M. EASEMENT FOR INGRESS AND EGRESS AS SET OUT IN VOLUME 1729, PAGE 892, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)


N. DELETED.

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.



A

ROUND ROCK
CONGREGATION
OF JEHOVAH'S WITNESSES
CALLED 0.85 AC.
VOL. 1229, PG. 893
O. R. W. C. TX.

EXISTING	3.019 AC.	ACQUIRE	0.465 AC.	REMAINING	2.554 AC.	LEFT
						RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF BRUSHY CREEK CONGREGATION OF JEHOVAH'S WITNESSES PARCEL 41 0.465 AC. (20,246 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:

- 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 1.00012. 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.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 1933272, EFFECTIVE DATE AUGUST 19, 2019, AND ISSUED DATE AUGUST 27, 2019. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KPRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

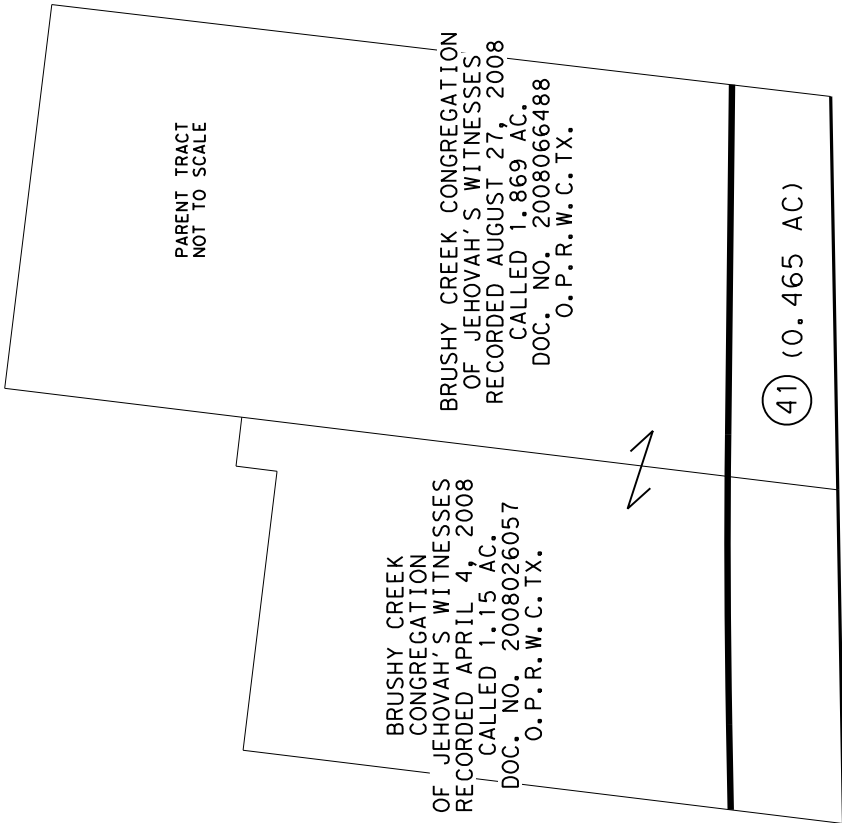
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

5/11/21

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

DATE



FILE: \\saminc\yous\PROJECTS\1017038216\100\Survey\03Exhibits\41\PLAT\02NP-41.dgn

EXISTING 3.019 AC. ACQUIRE 0.465 AC. REMAINING 2.554 AC. LEFT

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
BRUSHY CREEK CONGREGATION
OF JEHOVAH'S WITNESSES
PARCEL 41
0.465 AC. (20,246 SQ. FT.)