

DRAINAGE EASEMENT

County Road 258

THE STATE OF TEXAS

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That **MACNAK, LLC**, a Texas limited liability company, and its successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of One and No/100 (\$1.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the below-described Property:

All of that certain 0.065 acre (2,842 square feet) of land in the B. Manlove Survey, Abstract No. 417, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 2DE_1**); and

All of that certain 0.118 acre (5,121 square feet) of land in the B. Manlove Survey, Abstract No. 417, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein (**Parcel 2DE_2**)

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

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

Grantee shall be responsible for maintaining the easement area described herein and any improvements constructed by Grantee and located in, across or upon the easement area. Grantee, by acceptance of this easement acknowledges and agrees that Grantor hereby expressly reserves the

right to relocate, modify and reduce the easement area described herein and alter any improvements or facilities located in, across or upon the easement area, at Grantor's sole cost and expense, provided that such relocation, reduction and/ or alteration shall not cause any use or development of the Benefited Tract to be out of compliance with any regulation of any governmental entity having jurisdiction over the Benefited Tract, and shall not cause the diversion, encroachment, impoundment or increase in the amount of surface water on or across the Benefited Tract in excess of the drainage conditions existing prior to such relocation, reduction or alteration. The Grantor may execute and file in the appropriate public records a replacement easement for any such reduction, alteration and/ or relocation of the easement area, provided such reduction, alteration or relocation of the easement area is in conformance with the terms of this paragraph and such replacement easement is conveyed to the Grantee, its successors or assigns by replacement easement recorded in the appropriate public records. Concurrent with or after the recording of such replacement easement, the Grantee, its successors or assigns shall execute any document presented by the Grantor reasonably necessary or convenient for the release or re-conveyance to Grantor of any easement area not included in the replacement easement.

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

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

Grantor does hereby bind its heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantors, but not otherwise. This conveyance is made subject to any validly existing matters of record affecting this Property which are recorded in the Official Records of Williamson County, Texas.

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

EXECUTED on this the 10th day of July, 2022.

[signature page follows]

MACNAK, LLC,
a Texas limited liability company

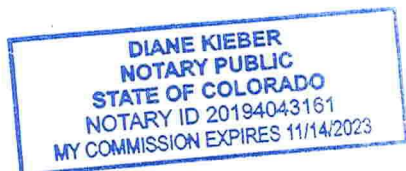
By: Bruce E. Nakfoor
Bruce E. Nakfoor, Member and
Authorized Signatory

STATE OF COLORADO

COUNTY OF Pitkin

ss ss ss

This instrument was acknowledged before me on this the 6th day of July, 2022 by Bruce E. Nakfoor, in the capacity and for the purposes and consideration recited therein.




Notary Public, State of Colorado

ACCEPTED:

WILLIAMSON COUNTY, TEXAS

By: 
Bill Gravell, Jr., County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

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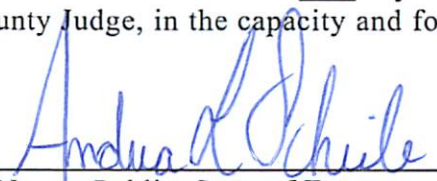
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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on this the 20th day of July, 2022 by Bill Gravell, Jr., Williamson County Judge, 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:

EXHIBIT "A"

County: Williamson
Parcel No.: DE-2_1
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 1 of 5
March 7, 2022

PROPERTY DESCRIPTION FOR DRAINAGE EASEMENT 2_1

DESCRIPTION OF A 0.065 ACRE (2,842 SQ. FT.) EASEMENT LOCATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THE REMAINDER OF A CALLED 262.022 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO MACNAK, LLC, RECORDED OCTOBER 1, 2007 IN DOCUMENT NO. 2007083912, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.065 ACRE (2,842 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a spindle found 376.87 feet left of County Road 258 (C.R. 258) Engineer's Centerline Station (E.C.S.) 66+47.71 on the west line of a remainder of a called 7.35 acre tract of land, described in a deed to Sandra Anderson, recorded in Document No. 1999046139, O.P.R.W.C.TX., for the northeast corner of said remainder of a called 262.022 acre tract, same being the southeast corner of Lot 21, Block A, Rancho Santa Fe, Section 1 Final Plat, recorded in Document No. 2014101204, O.P.R.W.C.TX., described in a deed to Beverly M. Cline and Roger Cline, wife and husband, recorded in Document No. 2020132957, O.P.R.W.C.TX.;

THENCE S 08°02'31" E, with the common line of said remainder of a called 262.022 acre tract and said remainder of a called 7.35 acre tract, a distance of 325.40 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set (replacing a 1/2-inch iron rod found) 60.10 feet left of C.R. 258 E.C.S. 65+73.26 on the existing north right-of-way line of C.R. 258, a variable width right-of-way, as conveyed to Williamson County in Document No. 2015069264, O.P.R.W.C.TX., for the southwest corner of said remainder of a called 7.35 acre tract of land;

THENCE departing the existing north right-of-way line of said C.R. 258, with the proposed north right-of-way of said C.R. 258, over and across said remainder of a called 262.022 acre tract, the following three (3) courses and distances:

S 68°45'21" W, a distance of 77.09 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 60.13 feet left of C.R. 258 E.C.S. 64+96.17,

N 19°18'02" W, a distance of 55.69 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 115.79 feet left of C.R. 258 E.C.S. 64+98.09, and

S 68°43'58" W, a distance of 43.47 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set (Surface Coordinates: N=10,219,223.16, E=3,070,543.60) 115.79 feet left of C.R. 258 E.C.S. 64+54.61, for the northeast corner and **POINT OF BEGINNING** of the easement described herein;

THENCE continuing with the proposed north right-of-way line of said C.R. 258, over and across said remainder of a called 262.022 acre tract, the following two (2) courses and distances numbered 1-2:

- 1) S 21°16'02" E, a distance of 40.79 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.00 feet left of C.R. 258 E.C.S. 64+54.61, for the southeast corner of the easement described herein, and

EXHIBIT "A"

County: Williamson
Parcel No.: DE-2_1
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 2 of 5
March 7, 2022

- 2) S 68°43'58" W, a distance of 139.36 feet to calculated point 75.00 feet left of C.R. 258 E.C.S. 63+15.26, for the west corner of the easement described herein;
- 3) **THENCE** N 52°25'08" E, departing the proposed north right-of-way line of said C.R. 258, over and across said remainder of a called 262.022 acre tract, a distance of 145.20 feet to the **POINT OF BEGINNING**, and containing 0.065 acres (2,842 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 §
 §
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


3/7/22

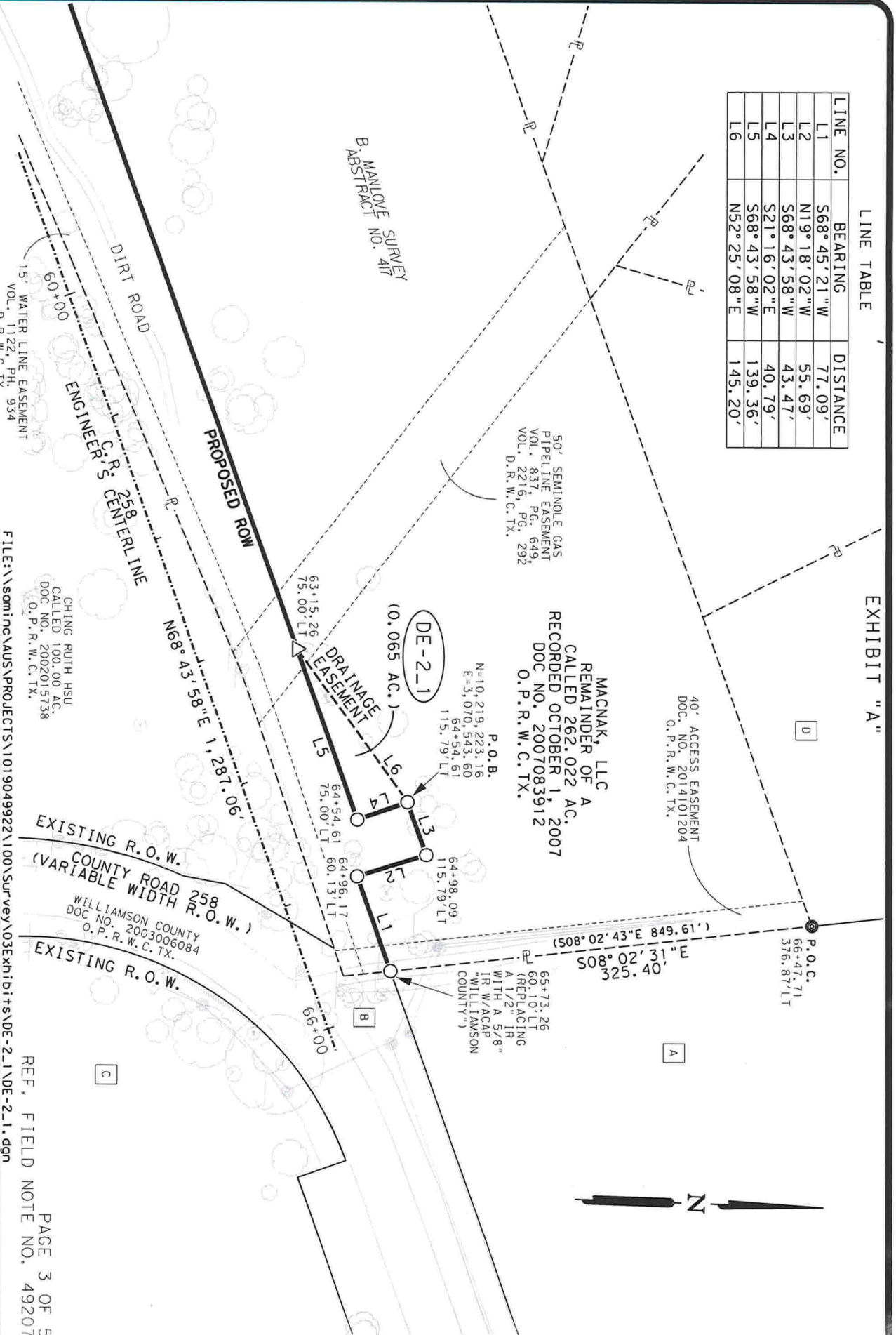
Scott C. Brashear Date
 Registered Professional Land Surveyor
 No. 6660 – State of Texas



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S68°45'21"W	77.09'
L2	N19°18'02"W	55.69'
L3	S68°43'58"W	43.47'
L4	S21°16'02"E	40.79'
L5	S68°43'58"W	139.36'
L6	N52°25'08"E	145.20'

EXHIBIT "A"



FILE: \\saminco\US\PROJECTS\1019049922\100\Survey\03EXHIBITS\DE-2.1\DE-2.1.dgn

EXISTING *18.584 AC. ACQUIRE 0.000 AC. REMAINING 18.584 AC. LEFT

PAGE 3 OF 5
REF. FIELD NOTE NO. 49207

EASEMENT SKETCH
SHOWING PROPERTY OF
MACNAK, LLC
DE-2.1

0.065 AC. (2,842 SQ. FT.)



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

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 2048724-KFO ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 17, 2021, AND ISSUED DATE JUNE 30, 2021.

1. RESTRICTIVE COVENANTS: ITEM NO. 1, SCHEDULE B, IS HEREBY DELETED.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

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

B. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

C. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

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. (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.)

F. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND EASEMENTS RELATING HERETO 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.

G. TELECOMMUNICATION LINE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE BY INSTRUMENT RECORDED IN VOLUME 554, PAGE 186, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS SHOWN ON PLAT)

H. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
; VOLUME 728, PAGE 578 AND VOLUME 733, PAGE 530, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.; DOES NOT AFFECT PROPERTY PER SURVEY, CHRIS 6/30)

I. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
; OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.; DOES NOT AFFECT PROPERTY PER SURVEY, CHRIS 6/30)

J. WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION BY INSTRUMENT RECORDED IN VOLUME 1122, PAGE 934, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AS SHOWN ON PLAT)

K. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
; OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.; DOES NOT AFFECT PROPERTY PER SURVEY, CHRIS 6/30)

L. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

M. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: VOLUME 359, PAGE 290, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

N. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: VOLUME 387, PAGE 72, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

O. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: VOLUME 426, PAGE 110, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

P. PETITION FOR CREATION OF WATCH HILL MUNICIPAL UTILITY DISTRICT AS SET FORTH IN DOCUMENT NO. 2007052738, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

FILE: \\scominc\AUS\PROJECTS\1019049922\100\Survey\03Exhibits\DE-2-1\DE-2-1.dgn
EXISTING *18.584 AC. ACQUIRE 0.000 AC. REMAINING 18.584 AC. LEFT

PAGE 4 OF 5
REF. FIELD NOTE NO. 49207



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

EASEMENT SKETCH
SHOWING PROPERTY OF
MACNAK, LLC
DE-2-1
0.065 AC. (2,842 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)
- TYPE I CONCRETE MONUMENT FOUND
- TxDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 800 NAIL FOUND
- ▲ MAGNAIL FOUND
- ▲ SPINDLE FOUND
- ▲ RAILROAD TIE
- △ CALCULATED POINT
- △ 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 1.00012. 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, OF NO. 2048724-KO, EFFECTIVE DATE JUNE 17, 2021, AND ISSUED DATE JUNE 30, 2021. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. U.S. 183 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM AMERICAN STRUCTURE, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN AUGUST, 2020.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

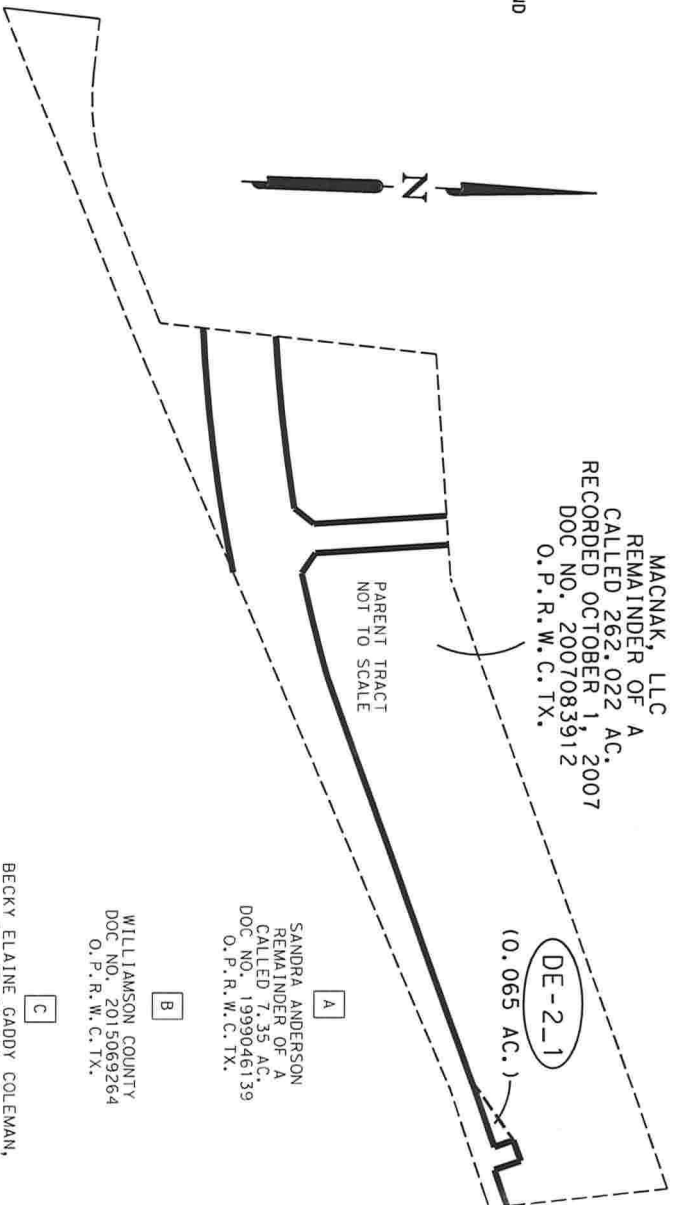
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]

3/1/22

DATE

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



FILE: \\scm\inc\AUS\PROJECTS\1019049922\100\Survey\03Exhibit\DE-2-1\DE-2-1.dgn

EXISTING	*18.584 AC.	ACQUIRE	0.000 AC.	REMAINING	18.584 AC. LEFT
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PAGE 5 OF 5
REF. FIELD NOTE NO. 49207



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

EASEMENT SKETCH
SHOWING PROPERTY OF
MACNAK, LLC
DE-2-1
0.065 AC. (2,842 SQ. FT.)

EXHIBIT "A"

County: Williamson
Parcel No.: DE-2_2
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 1 of 5
March 7, 2022

PROPERTY DESCRIPTION FOR DRAINAGE EASEMENT 2_2

DESCRIPTION OF A 0.118 ACRE (5,121 SQ. FT.) EASEMENT LOCATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THE REMAINDER OF A CALLED 262.022 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO MACNAK, LLC, RECORDED OCTOBER 1, 2007 IN DOCUMENT NO. 2007083912, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.118 ACRE (5,121 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a spindle found 376.87 feet left of County Road 258 (C.R. 258) Engineer's Centerline Station (E.C.S.) 66+47.71 on the west line of a remainder of a called 7.35 acre tract of land, described in a deed to Sandra Anderson, recorded in Document No. 1999046139, O.P.R.W.C.TX., for the northeast corner of said remainder of a called 262.022 acre tract, same being the southeast corner of Lot 21, Block A, Rancho Santa Fe, Section 1 Final Plat, recorded in Document No. 2014101204, O.P.R.W.C.TX., described in a deed to Beverly M. Cline and Roger Cline, wife and husband, recorded in Document No. 2020132957, O.P.R.W.C.TX.;

THENCE S 08°02'31" E, with the common line of said remainder of a called 262.022 acre tract and said remainder of a called 7.35 acre tract, a distance of 325.40 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set (replacing a 1/2-inch iron rod found) 60.10 feet left of C.R. 258 E.C.S. 65+73.26 on the existing north right-of-way line of C.R. 258, a variable width right-of-way, as conveyed to Williamson County in Document No. 2015069264, O.P.R.W.C.TX., for the southwest corner of said remainder of a called 7.35 acre tract;

THENCE S 68°45'21" W, departing the existing north right-of-way line of said C.R. 258, with the proposed north right-of-way of said C.R. 258, over and across said remainder of a called 262.022 acre tract, a distance of 41.07 feet to a calculated point (Surface Coordinates: N=10,219,199.42, E=3,070,636.09) 60.11 feet left of C.R. 258 E.C.S. 65+32.20, for the southeast corner and **POINT OF BEGINNING** of the easement described herein;

THENCE continuing with the proposed north right-of-way line of said C.R. 258, over and across said remainder of a called 262.022 acre tract, the following three (3) courses and distances numbered 1-3:

- 1) S 68°45'21" W, a distance of 36.02 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 60.13 feet left of C.R. 258 E.C.S. 64+96.17, for the most southerly southwest corner of the easement described herein,
- 2) N 19°18'02" W, a distance of 55.69 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 115.79 feet left of C.R. 258 E.C.S. 64+98.09, and
- 3) S 68°43'58" W, a distance of 43.47 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 115.79 feet left of C.R. 258 E.C.S. 64+54.61, for the most westerly southwest corner of the easement described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: DE-2 2
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 2 of 5
March 7, 2022

THENCE departing the proposed north right-of-way line of said C.R. 258, over and across said remainder of a called 262.022 acre tract, the following three (3) courses and distances numbered 4-6:

- 4) N 21°16'02" W, a distance of 40.82 feet to a calculated point 156.51 feet left of C.R. 258 E.C.S. 64+54.61, for the northwest corner of the easement described herein,
- 5) N 68°43'58" E, a distance of 77.62 feet to a calculated point 156.61 feet left of C.R. 258 E.C.S. 65+32.24, for the northeast corner of the easement described herein, and
- 6) S 21°14'39" E, a distance of 96.49 feet to the **POINT OF BEGINNING**, and containing 0.118 acres (5,121 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

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§
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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



 3/7/22

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

EXHIBIT "A"

B. MANLOVE SURVEY
ABSTRACT NO. 417

LINE NO.	BEARING	DISTANCE
L1	S68°45'21"W	41.07'
L2	S68°45'21"W	36.02'
L3	N19°18'02"W	55.69'
L4	S68°43'58"W	43.47'
L5	N21°16'02"W	40.82'

LINE TABLE

MACNAK, LLC
REMAINDER OF A
CALLED 262.022 AC.
RECORDED OCTOBER 1, 2007
DOC NO. 2007083912
O.P.R.W.C. TX.

(0.118 AC.)

DE-2.2

50' SEMINOLE GAS
PIPELINE EASEMENT
VOL. 837, PG. 649,
VOL. 2216, PG. 292
D.R.W.C. TX.

PROPOSED ROW

15' WATER LINE EASEMENT
VOL. 1122, PG. 934
D.R.W.C. TX.

CR 258
ENGINEER'S CENTERLINE
N68°43'58"E 1,287.06'

DRAINAGE
EASEMENT

S21°14'39"E 96.49'

40' ACCESS EASEMENT
DOC. NO. 2014101204
O.P.R.W.C. TX.

(S08°02'43"E 849.61')
S08°02'31"E 325.40'

65°73'26
60.10' LT
(REPLACING
A 1/2" IR
WITH A 5/8"
R.W./ACAP
"WILLIAMSON
COUNTY")

WILLIAMSON COUNTY
DOC NO. 2015069264
O.P.R.W.C. TX.

EXISTING ROW

COUNTY ROAD 258
(VARIABLE WIDTH R.O.W.)



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\sminc\AUS\PROJECTS\1019049922\100\Survey\03Exhibits\DE-2.2\DE-2.2.dgn
EXISTING *18.584 AC. ACQUIRE 0.000 AC. REMAINING 18.584 AC. LEFT

PAGE 3 OF 5
REF. FIELD NOTE NO. 49206



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

EASEMENT SKETCH
SHOWING PROPERTY OF
MACNAK, LLC
DRAINAGE EASEMENT 2-2
0.118 AC. (5,121 SQ. FT.)

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 2048724-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 17, 2021, AND ISSUED DATE JUNE 30, 2021.

1. RESTRICTIVE COVENANTS: ITEM NO. 1, SCHEDULE B, IS HEREBY DELETED.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
A. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)

B. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

C. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

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. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NO 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.)

F. 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.

G. TELECOMMUNICATION LINE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE BY INSTRUMENT RECORDED IN VOLUME 554, PAGE 186, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS SHOWN ON PLAT)

H. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
I. VOLUME 728, PAGE 578 AND VOLUME 733, PAGE 530, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.; DOES NOT AFFECT PROPERTY PER SURVEY, CHRIS 6/30)

I. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
J. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.; DOES NOT AFFECT PROPERTY PER SURVEY, CHRIS 6/30)

J. WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION BY INSTRUMENT RECORDED IN VOLUME 1122, PAGE 934, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AS SHOWN ON PLAT)

K. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
L. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.; DOES NOT AFFECT PROPERTY PER SURVEY, CHRIS 6/30)

L. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

M. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: VOLUME 359, PAGE 290, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

N. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: VOLUME 387, PAGE 72, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

O. MINERAL AND/OR ROYALTY INTEREST:
RECORDED: VOLUME 426, PAGE 110, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

P. PETITION FOR CREATION OF WATCH HILL MUNICIPAL UTILITY DISTRICT AS SET FORTH IN DOCUMENT NO. 2007052738, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

FILE:\scominc\AUS\PROJECTS\1019049922\100\Survey\03Exhibits\DE-2-2\DE-2-2.dgn	REF. FIELD NOTE NO. 49206
EXISTING *18.584 AC.	ACQUIRE 0.000 AC.
REMAINING 18.584 AC.	LEFT



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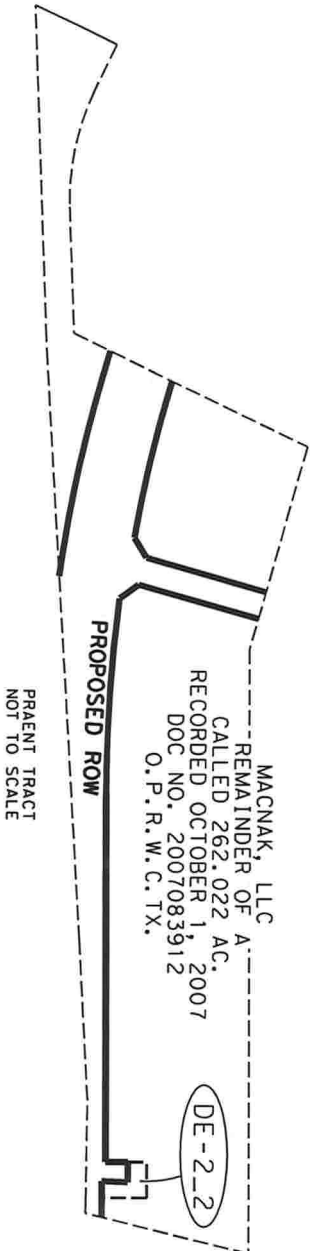
LEGEND

EXHIBIT "A"

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ⊙ TYPED TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ⊙ BOD NAIL FOUND
- ⊙ MAGNAIL FOUND
- ⊙ SPINDLE FOUND
- ⊙ RAILROAD TIE
- △ CALCULATED POINT
- ▽ 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)
- PROPOSED TEMPORARY EASEMENT LINE

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. 2048724-KFO, EFFECTIVE DATE JUNE 17, 2021, AND ISSUED DATE JUNE 30, 2021. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. U.S. 183 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM AMERICAN STRUCTURE, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN AUGUST, 2020.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.



BEVERLY M. CLINE AND
ROGER CLINE, WIFE AND HUSBAND
DOC. NO. 2020132957
O.P.R.W.C. TX.

LOT 21
BLOCK A
RANCHO SANTA FE
SECTION 1 FINAL PLAT
DOC. NO. 2014101204
O.P.R.W.C. TX.

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.

Sam

2/1/22

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

DATE

FILE: \\saminc\us\PROJECTS\1019049922\100\Survey\03Exhibits\DE-2-2\DE-2-2.dgn REF. FIELD NOTE NO. 49206

EXISTING

*18.584 AC.

ACQUIRE

0.000 AC.

REMAINING

18.584 AC. LEFT

SAM

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