

**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 tract of land being 12.06 acres (Parcel 37) and a drainage easement of 0.27 acres (Parcel 37DE) described by metes and bounds in Exhibits "A & B" owned by **MARK S. KRUEGER and CENTRAL SOUTHWEST TEXAS DEVELOPMENT, LLC ("CSW")** for the purpose of constructing, reconstructing, maintaining, and operating the Southeast Loop Segment 2 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,

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 (Aug 24, 2022 14:57 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 37
Tax ID: R020548
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 6
August 4, 2022

PROPERTY DESCRIPTION FOR PARCEL 37

DESCRIPTION OF A 12.060 ACRE (525,347 SQ. FT.) PARCEL OF LAND LOCATED IN THE MASSILLON FARLEY SURVEY, SECTION NO. 25, ABSTRACT NO. 238, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 63.60 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO MARK S. KRUEGER, RECORDED JUNE 20, 1994 IN VOLUME 2551, PAGE 599, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 12.060 ACRE (525,347 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 1/2-inch iron rod found 573.50 feet right of Southeast Loop Engineer's Centerline Station (E.C.S.) 342+48.75, on the west line of said 63.60 acre tract, for the northeast corner of a called 107.22 acre tract of land, described as Tract 5 in a deed to Clarendor Capital, LTD., a Texas Limited Liability Partnership, recorded in Document No. 2021191286, Official Public Records of Williamson County (O.P.R.W.C.TX.), for the southeast corner of a called 194.58 acre tract of land, described in a deed to M. Moore Family Farm, LLC., and recorded in Document No. 2018097245, O.P.R.W.C.TX.;

THENCE N 08°01'44" E, with the common line of said 63.60 acre tract and said 194.58 acre tract, a distance of 365.56 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,163,489.57, E=3,187,021.80) set 233.50 feet right of Southeast Loop E.C.S 343+83.05 on the proposed south right-of-way line of Southeast Loop, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 08°01'44" E, departing the proposed south right-of-way line of said Southeast Loop, continuing with the common line of said 63.60 acre tract and said 194.58 acre tract, a distance of 503.14 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 234.46 feet left of Southeast Loop E.C.S. 345+67.91 on the proposed north right-of-way line of Southeast Loop, for the northwest corner of the parcel described herein;

THENCE departing the common line of said 63.60 acre tract and said 194.58 acre tract, with the proposed north right-of-way line of said Southeast Loop, over and across said 63.60 acre tract, the following six (6) courses and distances numbered 2 – 7:

- 2) N 76°12'05" E, a distance of 114.58 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 235.00 feet left of Southeast Loop E.C.S. 346+82.49,
- 3) N 76°28'25" E, a distance of 479.05 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 235.00 feet left of Southeast Loop E.C.S. 351+61.53,
- 4) N 77°54'20" E, a distance of 200.06 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 353+61.53,
- 5) N 76°28'25" E, a distance of 269.51 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 356+31.05,
- 6) N 07°48'09" E, a distance of 214.67 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 429.96 feet left of Southeast Loop E.C.S. 357+09.12, and

EXHIBIT "A"

County: Williamson
Parcel No.: 37
Tax ID: R020548
Highway: Southeast Loop
Limits: From: C.R. 137
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August 4, 2022

7) S 82°11'51" E, a distance of 42.26 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 414.59 feet left of Southeast Loop E.C.S. 357+48.49, on the common line of said 63.60 acre tract and of a called 461.37 acre tract of land, described in a deed to Judy Boehm-Limmer recorded in Document No. 2018092464, O.P.R.W.C.TX., for the northeast corner of the parcel described herein;

8) **THENCE** S 07°47'00" W, departing the proposed north right-of-way line of Southeast Loop, with the common line of said 63.60 acre tract and said 461.37 acre tract, a distance of 724.10 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 260.00 feet right of Southeast Loop E.C.S. 354+85.34 on the proposed south right-of-way line of said Southeast Loop, for the southeast corner of the parcel described herein;

THENCE departing the common line of said 63.60 acre tract and said 461.37 acre tract, with the proposed south right-of-way line of said Southeast Loop, over and across said 63.60 acre tract, the following five (5) courses and distances numbered 9 – 13:

9) S 76°28'25" W, a distance of 43.48 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 260.00 feet right of Southeast Loop E.C.S. 354+41.87,

10) N 07°48'09" E, a distance of 32.21 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 354+53.58,

11) S 76°28'25" W, a distance of 877.17 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 345+76.41, said point being the beginning of a curve to the right,

12) With said curve to the right, an arc distance of 62.92 feet, through a delta of 06°22'51", having a radius of 565.00 feet, and a chord which bears S 73°16'59" W, a distance of 62.89 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet right of Southeast Loop E.C.S. 345+13.62, and

EXHIBIT "A"

County: Williamson
Parcel No.: 37
Tax ID: R020548
Highway: Southeast Loop
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August 4, 2022

13) S 76°28'25" W, a distance of 130.56 feet to the **POINT OF BEGINNING**, and containing 12.060 acres (525,347 sq. ft.) of land.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in 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

 8/4/22

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



EXHIBIT "A"
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N76°12'05"E	114.58'
L2	N77°54'20"E	200.06'
L3	N76°28'25"E	269.51'
L4	N07°48'09"E	214.67'
L5	S82°11'51"E	42.26'
L6	S76°28'25"W	43.48'
L7	N07°48'09"E	32.21'
L8	S76°28'25"W	130.56'

N76°28'25"E 479.05'	L2	351°61.53 235.00' LT
PROPOSED ROW		
L1	346°82.49 235.00' LT	

M. MOORE FAMILY FARM, LLC
CALLED 194.58' AC.
DOC. NO. 2018097245
O.P.R.W.C.TX.

MASSILLON FARLEY SURVEY
SECTION NO. 233.8
ABSTRACT NO. 233.8

N08°01'44"E 503.14'
(N10°00'00"E 963.1' VRS.)

P.O.B.
N=10,163,489.57
E=3,187,021.80
343°83.05
233.50' RT

345°13.62
233.50' RT

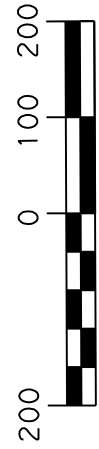
345°76.41
230.00' RT

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	06°22'51"RT	565.00'	62.92'	62.89'	S73°16'59"W

CURVE TABLE

MARK S. KRUEGER
CALLED 63.60 AC.
RECORDED JUNE 20, 1994
VOL. 2551, PG. 599
O.R.W.C.TX

P.O.C.
342°48.75
573.50' RT
CLARENDOR CAPITAL, LTD.,
A TEXAS LIMITED PARTNERSHIP
TRACT 5
CALLED 107.22 AC.
DOC. NO. 2021191286
O.P.R.W.C.TX.



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

EXISTING	63.600 AC.	ACQUIRE	12.060 AC.	REMAINING	28.658 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
MARK S. KRUEGER
TAX ID: R020548
PARCEL 37
12.060 AC. (525,347 SQ. FT.)

REMAINING	22.882 AC. RIGHT

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\37\PLAT\02VP-37.dgn

PAGE 4 OF 6
REF. FIELD NOTE NO. 49159

JUDY BOEHM-LIMMER
CALLED 461.37 AC.
DOC. NO. 2018092464
O.P.R.W.C.TX.
CHASE GERLACK NO. 26.
SURVEY NO. 26.
ABSTRACT NO. 260

DRAINAGE EASEMENT

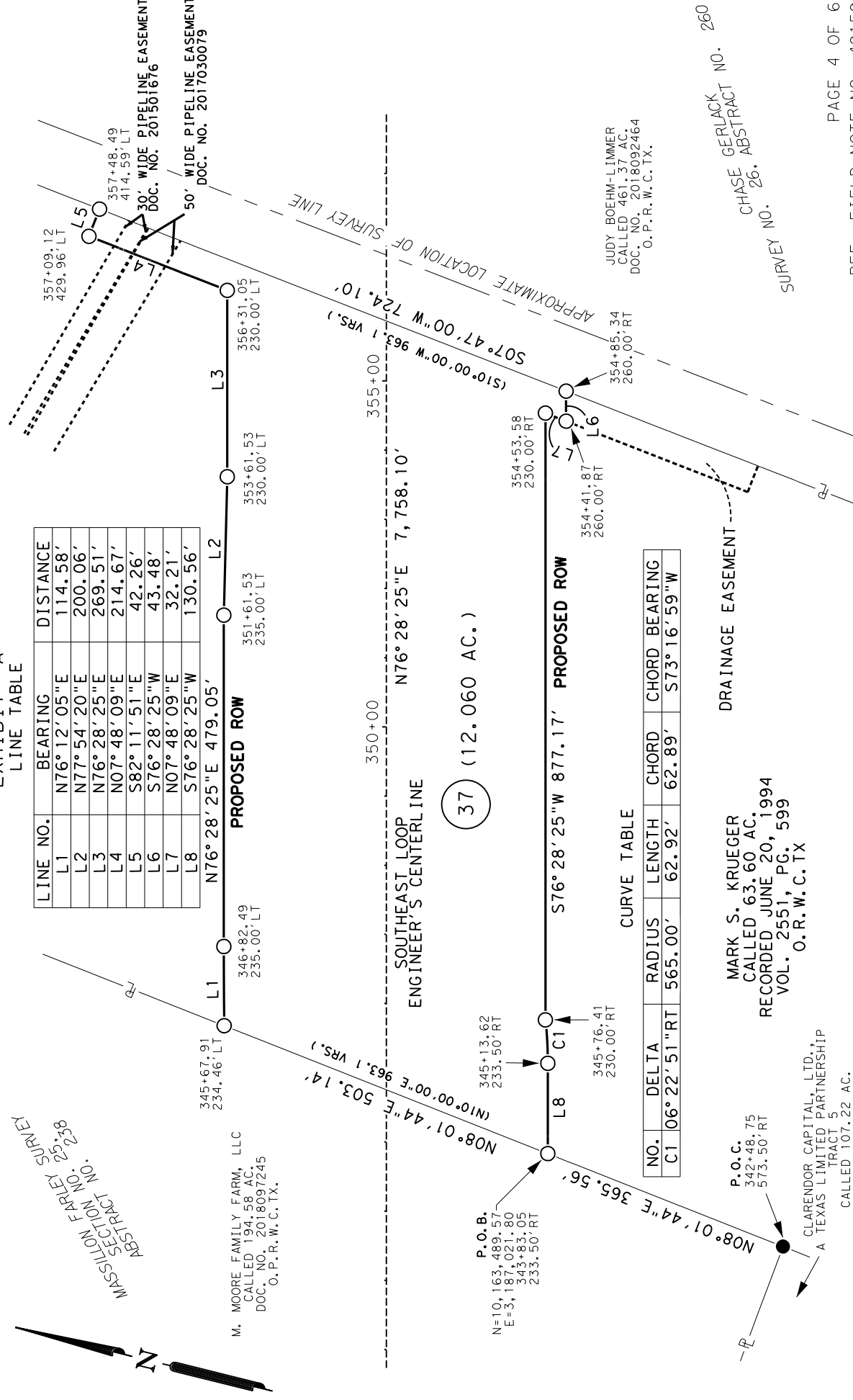


EXHIBIT "A"

SCHEDULE B:

- THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-159142, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE APRIL 29, 2022, AND ISSUED DATE MAY 9, 2022.
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.):
1. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.
2. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 401, PAGE 539 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. UNABLE TO PLOT, MAY AFFECT
3. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 828, PAGE 130 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. AS AFFECTED BY ASSIGNMENT AND CONVEYANCE RECORDED IN VOLUME 848, PAGE 293, DEED RECORDS, WILLIAMSON COUNTY, TEXAS; AND FURTHER AFFECTED BY AMENDMENT TO RIGHT OF WAY AGREEMENT RECORDED IN DOCUMENT NO. 2017016002, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT.
4. AN INGRESS AND/OR EGRESS EASEMENT AS DESCRIBED IN VOLUME 853, PAGE 562 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. UNABLE TO PLOT, DOES NOT AFFECT.
5. AN INGRESS AND/OR EGRESS EASEMENT AS DESCRIBED IN VOLUME 1993, PAGE 164 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT.
6. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT BY AND BETWEEN MARK STEPHEN KRUEGER AND SEMINOLE PIPELINE COMPANY LLC OF RECORD IN DOCUMENT NO. 2015101676 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. DOES AFFECT, AS SHOWN ON PLOT.
7. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT BY AND BETWEEN MARK STEPHEN KRUEGER AND ENTERPRISE CRUDE PIPELINE LLC OF RECORD IN DOCUMENT NO. 2017030079 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. DOES AFFECT, AS SHOWN ON PLOT.
8. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RESOLUTION NO. R-19-05-02-9K, AUTHORIZING THE EXECUTION OF AN ANNEXATION DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HUTTO AND MARK STEPHEN KRUEGER OF RECORD IN DOCUMENT NO. 2019050448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SUBJECT TO IF APPLICABLE.
9. AN OIL, GAS, AND MINERAL LEASE DATED FEBRUARY 23, 1949 EXECUTED BY LOUIS KRUEGER AND EVA KRUEGER AS LESSOR, TO AND WITH W. M. JARRELL AS LESSEE, AND RECORDED IN VOLUME 362, PAGE 212 OF THE DEED RECORDS OF 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). UNABLE TO PLOT, MAY AFFECT.
10. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, 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.
11. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)
12. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\37\PLAT\02VP-37.dgn

EXISTING	63.600 AC.	ACQUIRE	12.060 AC.	REMAINING	28.658 AC.	LEFT
				REMAINING	22.882 AC.	RIGHT
 4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 FOX: (512) 326-3029 Texas Firm Registration No. 10064300				RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF MARK S. KRUEGER TAX ID: R020548 PARCEL 37		
				12.060 AC. (525,347 SQ. FT.)		

5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"

1/2" IRON ROD FOUND UNLESS NOTED

FENCE POST (TYPE NOTED)

TYPE 1 CONCRETE MONUMENT FOUND

TXDOT TYPE 11 BRONZE DISK IN CONCRETE FOUND

1/2" IRON PIPE FOUND UNLESS NOTED

80D NAIL FOUND

MAGNAIL FOUND

SPINDLE FOUND

RAILROAD TIE

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)

-- 1/4 --

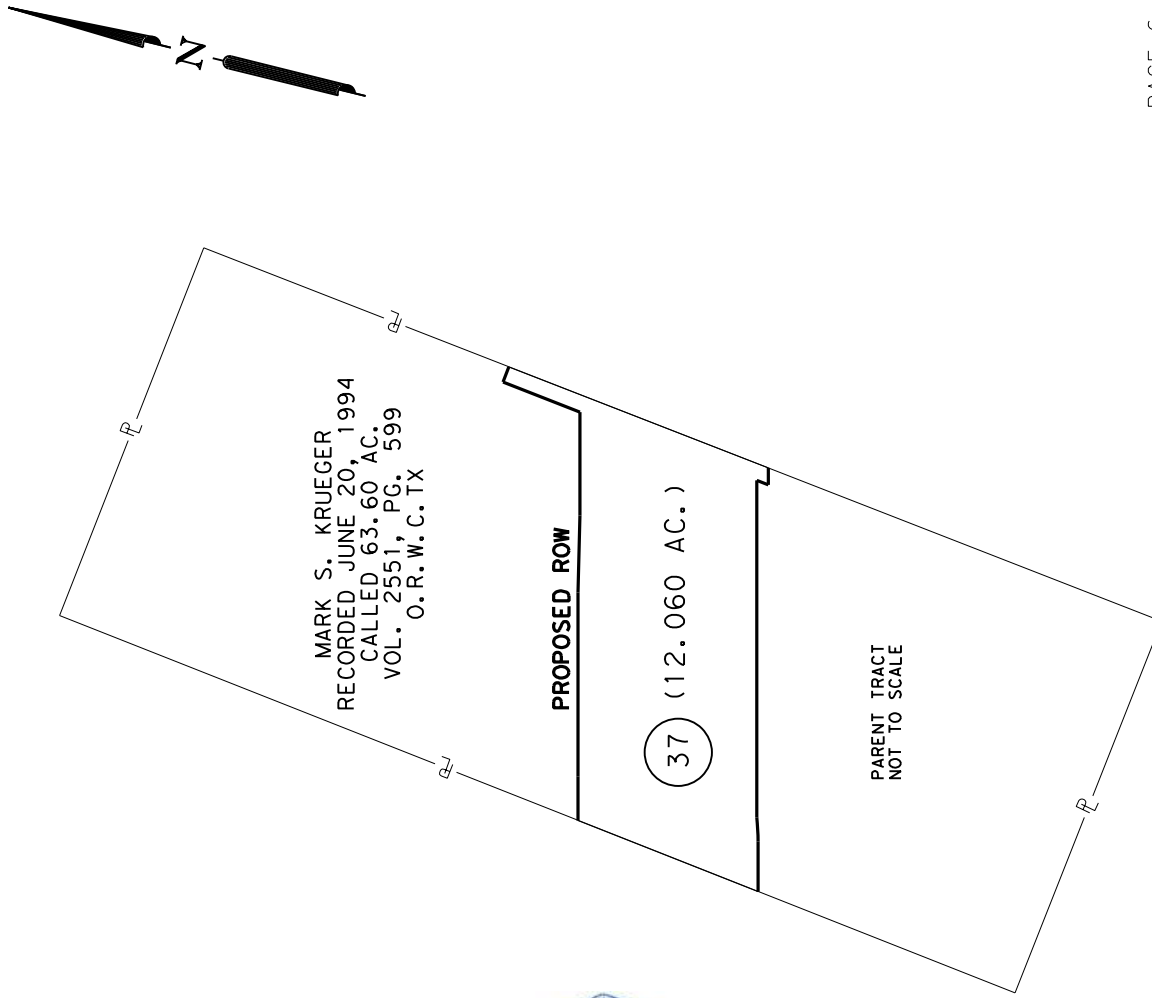


1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE, AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0001352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME 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. T-159142, EFFECTIVE DATE APRIL 29, 2022, AND ISSUED DATE MAY 9, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRAMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
 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 _____



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FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\37\PLAT\02\P-37.dgn

EXISTING	63,600 AC.	ACQUIRE	12,060 AC.	REMAINING	28,658 AC.	LEFT
 4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300				REMAINING	22,882 AC.	RIGHT
RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF MARK S. KRUEGER TAX ID: R020548 PARCEL 37				12,060 AC. (525,347 SQ. FT.)		

EXHIBIT "B"

County: Williamson
Parcel No.: DE-37
Tax ID: R020548
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

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August 4, 2022

PROPERTY DESCRIPTION FOR DRAINAGE EASEMENT 37

DESCRIPTION OF A 0.270 ACRE (11,748 SQ. FT.) EASEMENT LOCATED IN THE MASSILLON FARLEY SURVEY, SECTION NO. 25, ABSTRACT NO. 238, WILLIAMSON COUNTY, BEING A PORTION OF A CALLED 63.60 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO MARK S. KRUEGER, RECORDED JUNE 20, 1994 IN VOLUME 2551, PAGE 599, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 0.270 ACRE (11,748 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 1/2-inch iron rod with a yellow plastic cap stamped "PAPEDAWSON" found 4,466.47 feet right of Southeast Loop Engineer's Centerline Station (E.C.S.) 338+44.48 on the east line of a tract of land, described in a deed to Roy Lessner and Mary Wynette Lessner as Trustees of the Roy Lessner and Mary Wynette Lessner Trust, recorded in Document No. 2018049538, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), for the northwest corner of a called 55.847 acre tract of land, described in a deed to Isaac W. Norman, recorded in Volume 2052, Page 828, O.R.W.C.TX., same being the most westerly southwest corner of a called 461.37 acre tract, described in a deed to Judy Boehm-Limmer, recorded in Document No. 2018092464, O.P.R.W.C.TX.;

THENCE N 07°47'00" E, with the common line of said Lessner tract and said 461.37 acre tract, a distance of 4,217.57 feet to a calculated point (Surface Coordinates: N=10,163,426.76, E=3,188,059.40) 537.26 feet right of Southeast Loop E.C.S 353+77.19, for the southeast corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE departing the common line of said 461.37 acre tract and said 63.60 acre tract of land, over and across said 63.60 acre tract, the following two (2) courses and distances numbered 1-2:

- 1) N 82°11'51" W, a distance of 40.60 feet to a calculated point 522.50 feet right of Southeast Loop E.C.S 353+39.37, for the southwest corner of the easement described herein, and
- 2) N 07°48'09" E, a distance of 281.80 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 260.00 feet right of Southeast Loop E.C.S 354+41.87 on the proposed south right-of-way line of said Southeast Loop, for the northwest corner of the easement described herein;

3) **THENCE** N 76°28'25" E, with the proposed south right-of-way line of said Southeast Loop, over and across said 63.60 acre tract, a distance of 43.48 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 260.00 feet right of Southeast Loop E.C.S 354+85.34 on the common line of said 461.37 acre tract and said 63.60 acre tract, for the northeast corner of the easement described herein;

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
Parcel No.: DE-37
Tax ID: R020548
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

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August 4, 2022

4) **THENCE** S 07°47'00" W, departing the proposed south right-of-way line of said Southeast Loop, with the common line of said 461.37 acre tract and said 63.60 acre tract, a distance of 297.61 feet to the **POINT OF BEGINNING**, and containing 0.270 acres (11,748 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 NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in 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

S — 8/4/22

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



EXHIBIT "A"

MASSILLON FARLEY NO. 238
SURVEY NO. 25.

MARK S. KRUEGER
RECORDED JUNE 20, 1994
CALLED 63.60 AC.
VOL. 2551, PG. 599
O.R.W.C. TX.

ROY LESSNER AND MARY WYNETTE LESSNER
AS TRUSTEES OF THE ROY AND
MARY WYNETTE LESSNER TRUST
DOC. NO. 2018049538
O.P.R. W.C. TX.

P.O.C.
W/YELLOW PCAP
"PAPEDAWSON"
338+44.48
4,466.47' RT

DE - 37

(0.270 AC.)

DRAINAGE
EASEMENT

PROPOSED ROW

353+39.37
522.50' RT

354+41.87
260.00' RT

P.O.B.
N=10,163.426.76
E=3,188.059.40
353+77.19
537.26' RT

L1
(L1)

L4
354+85.34
260.00' RT

L5

APPROXIMATE LOCATION OF SURVEY LINE

ISAAC W. NORMAN
CALLED 55.847 AC.
VOL. 2052, PG. 828
O.R.W.C. TX.

CHASE GERLACK NO. 260
SURVEY NO. 26.

JUDY BOEHM-LIMMER
CALLED 461.37 AC.
DOC. NO. 2018092464
O.P.R.W.C. TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N07°47'00"E	4,217.57'
(L1)	(N07°50'04"E)	(6,328.63')
L2	N82°11'51"W	40.60'
L3	N07°48'09"E	281.80'
L4	N76°28'25"E	43.48'
L5	S07°47'00"W	297.61'

PAGE 3 OF 5
REF. FIELD NOTE NO. 49254

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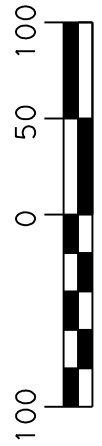
EXISTING 63.60 AC. ACQUIRE 0.000 AC. REMAINING 63.600 AC. RIGHT

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

SAM

DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
MARK S. KRUEGER
TAX ID: R020548
DE-37

0.270 AC. (11,748 SQ. FT.)



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

EXHIBIT "A"

SCHEDULE B:

- THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-159142, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE APRIL 29, 2022, AND ISSUED DATE MAY 9, 2022.
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.):
1. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.
 2. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 401, PAGE 539 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. UNABLE TO PLOT, MAY AFFECT
 3. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 828, PAGE 130 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. AS AFFECTED BY ASSIGNMENT AND CONVEYANCE RECORDED IN VOLUME 848, PAGE 293, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND FURTHER AFFECTED BY AMENDMENT TO RIGHT OF WAY AGREEMENT RECORDED IN DOCUMENT NO. 2017016002, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT.
 4. AN INGRESS AND/OR EGRESS EASEMENT AS DESCRIBED IN VOLUME 853, PAGE 562 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. UNABLE TO PLOT, DOES NOT AFFECT.
 5. AN INGRESS AND/OR EGRESS EASEMENT AS DESCRIBED IN VOLUME 1993, PAGE 164 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT.
 6. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT BY AND BETWEEN MARK STEPHEN KRUEGER AND SEMINOLE PIPELINE COMPANY LLC OF RECORD IN DOCUMENT NO. 2015101676 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. DOES AFFECT, AS SHOWN ON PLOT.
 7. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT BY AND BETWEEN MARK STEPHEN KRUEGER AND ENTERPRISE CRUDE PIPELINE LLC OF RECORD IN DOCUMENT NO. 2017030079 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. DOES AFFECT, AS SHOWN ON PLOT.
 8. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RESOLUTION NO. R-19-05-02-9K, AUTHORIZING THE EXECUTION OF AN ANNEXATION DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HUTTO AND MARK STEPHEN KRUEGER OF RECORD IN DOCUMENT NO. 2019050448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SUBJECT TO IF APPLICABLE.
 9. AN OIL, GAS, AND MINERAL LEASE DATED FEBRUARY 23, 1949 EXECUTED BY LOUIS KRUEGER AND EVA KRUEGER AS LESSOR, TO AND WITH W. M. JARRELL AS LESSEE, AND RECORDED IN VOLUME 362, PAGE 212 OF THE DEED RECORDS OF 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). UNABLE TO PLOT, MAY AFFECT.
 10. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, 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.
 11. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)
 12. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)

EXISTING	63.60 AC.	ACQUIRE	0.000 AC.	REMAINING	63.600 AC.	RIGHT
4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 FAX: (512) 326-3029 Texas Firm Registration No. 10064300				DRAINAGE EASEMENT SKETCH SHOWING PROPERTY OF MARK S. KRUEGER TAX ID: R020548 DE-37 0.270 AC. (11,748 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
- 80D NAIL FOUND
- MAGNAIL FOUND
- SPINDLE FOUND
- RAILROAD TIE
- 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
- O.P.R.W.C.TX.
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

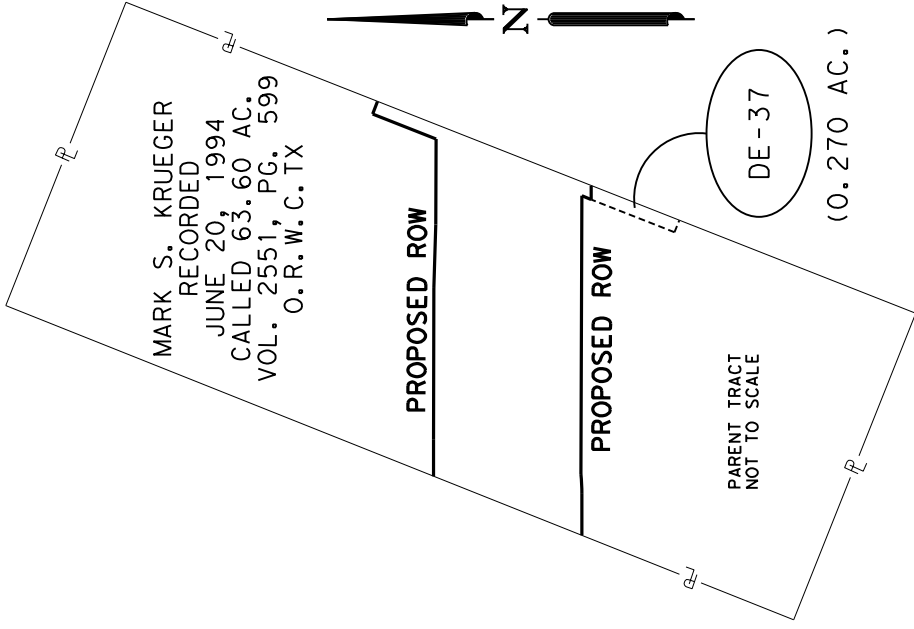
- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. T-159142, EFFECTIVE DATE APRIL 29, 2022, AND ISSUED DATE MAY 9, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
- 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

8/4/22

DATE



FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\37_TCE\PLAT\02DE-37.dgn

PAGE 5 OF 5

REF. FIELD NOTE NO. 49254

EXISTING	63.60 AC.	ACQUIRE	0.000 AC.	REMAINING	63.600 AC.	RIGHT
SAL TM 4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300				DRAINAGE EASEMENT SKETCH SHOWING PROPERTY OF MARK S. KRUEGER TAX ID: R020548 DE-37 0.270 AC. (11,748 SQ. FT.)		