

REAL ESTATE CONTRACT
County Road 332 Right of Way—Parcel 6

THIS REAL ESTATE CONTRACT ("Contract") is made by **DOLLY G. DANEK, Individually and as Independent Executor of the Estate of Emil J. Danek aka Emil John Danek, Deceased** (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 of land described as follows:

Being a 3.951 acre (172,125 square foot) parcel of land out of the Robert Lile Survey, Abstract No. 391, 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 6**); and

Being a 0.856 acre (37,278 square foot) parcel of land out of the Robert Lile Survey, Abstract No. 391, in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof. (**Parcel 6RP1**); and

Being a 0.481 acre (20,928 square foot) parcel of land out of the Robert Lile Survey, Abstract No. 391, in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "C" attached hereto and made a part hereof. (**Parcel 6RP2**); and

Waterline Easement interest in and to a 0.596 acre (25,946 square foot) parcel of land out of the Robert Lile Survey, Abstract No. 391, in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "D" attached hereto and made a part hereof. (**Parcel 6WE**);

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 and Additional Compensation

2.01. The Purchase Price for the Property described in Exhibits "A-C", any improvements on the property, the replacement of any fencing, and for any damage to or cost to cure the remaining property of Seller as a result of such acquisition shall be the sum of FOUR HUNDRED THIRTY-SEVEN TWO HUNDRED FOURTEEN and 00/100 Dollars (\$437,214.00).

2.01.1. The Purchase Price for the Property described in Exhibit "D", any improvement on the property, and for any damage to or cost to cure the remaining property of Seller as a result of such acquisition shall be the sum of TWENTY-TWO THOUSAND SEVEN HUNDRED THREE and 00/100 Dollars (\$22,703.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash or other good funds at the Closing.

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 described in Exhibits "A & D" 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 September 30, 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 all of the Property described in Exhibits "A-C", and deliver to Purchaser a duly executed and acknowledged Water Line Easement conveying such interest to Lone Star Regional Water Authority across all of the Property described in Exhibit "D", 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 "E" attached hereto and incorporated herein. The Water Line Easement shall be in the form as shown in Exhibit "F" 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. For the fee interest Property transfers, 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 October 15, 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 332 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:

Dolly G. Danek
Dolly G. Danek, Individually and as Independent
Executor of the Estate of Emil J. Danek aka
Emil John Danek, Deceased

Address:

1250 East FM 487
Jarrell, Tx 76537

Date: _____

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: Bill Gravell Jr.
Bill Gravell (Sep 14, 2022 09:55 CDT)
Bill Gravell, Jr.
County Judge

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

Date: Sep 14, 2022

EXHIBIT A
PROPERTY DESCRIPTION FOR PARCEL 6

DESCRIPTION OF A 3.951 ACRE (172,125 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ROBERT LILE SURVEY, ABSTRACT NO. 391 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 99.47 ACRE TRACT DESCRIBED IN DEED WITH VENDERS LIEN TO EMIL J. DANEK RECORDED IN VOLUME 450, PAGE 605 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.951 ACRE (172,125 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, having grid coordinates of N=10,270,904.56 E=3,158,184.95, set 68.00 feet right of C.R. 332 baseline station 38+65.82 in the proposed easterly Right-of-Way (ROW) line of County Road (C.R.) 332 (variable width ROW), being the southerly boundary line of said 99.47 acre tract, same being the northerly boundary line of that called 5.74 acre tract of land described in General Warranty Deed to Pedro Aguado and Rosa Aguado recorded in Document No. 2010029008 of the Official Public Records of Williamson County, Texas, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said proposed ROW line, with the common boundary line of the 5.74 acre tract and said 99.47 acre tract, **S 68°28'41" W**, for a distance of **145.16** feet to a 1/2" iron rod found in the existing occupied easterly Right-of-Way (ROW) line of County Road (C.R.) 332 (variable width ROW), being the northwesterly corner of said 5.74 acre tract, same being the southwesterly corner of said 99.47 acre tract, for the southwesterly corner of the herein described parcel;
- 2) **THENCE**, with said occupied ROW line, being the westerly line of said 99.47 are tract, **N 21°10'55" W** for a distance of **168.19** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY", set 103.35 feet left of C.R. 332 baseline station 40+06.21, for an angle point;

THENCE, departing said existing occupied ROW line, through the interior of said 99.47 acre tract, with said westerly proposed ROW line, the following 4 (four) courses:

- 3) **N 33°00'39" E**, for a distance of **50.46** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 332 baseline station 40+42.22, for an angle point;
- 4) **N 11°27'06" W**, for a distance of **414.95** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 332 baseline station 44+57.17, for an angle point;
- 5) **N 56°27'06" W**, for a distance of **70.71** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 118.00 feet left of C.R. 332 baseline station 45+07.17, for an angle point;
- 6) **S 77°10'12" W**, for a distance of **70.98** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 188.96 feet left of C.R. 332 baseline station 45+05.46, in said occupied easterly ROW line of C.R. 332, for an ell corner;
- 7) **THENCE**, with said existing occupied ROW line, **N 21°10'55" W**, for a distance of **80.24** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 202.52 feet left of C.R. 332 baseline station 45+84.55 in said proposed ROW line, for an ell corner;

THENCE, departing said existing occupied ROW line, through the interior of said 99.47 acre tract, with said westerly proposed ROW line, the following 3 (three) courses:

- 8) **N 76°46'15" E**, for a distance of **84.56** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 118.00 feet left of C.R. 332 baseline station 45+87.17, for an angle point;
- 9) **N 33°32'54" E**, for a distance of **70.71** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 24.27 feet left of C.R. 332 baseline station 53+04.83, for an angle point;
- 10) **N 11°27'06" W**, for a distance of **160.91** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 332 baseline station 47+98.08, in said existing occupied ROW line, for an angle point;

THENCE, with said occupied ROW line, being the westerly boundary line of said 99.47 acre tract, the following 3 (three) courses:

- 11) **N 42°48'52" E**, for a distance of **71.89** feet to a calculated angle point;
- 12) **N 15°01'33" E**, for a distance of **81.87** feet to a calculated angle point;
- 13) **N 22°20'43" W**, for a distance of **397.69** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 21.92 feet right of C.R. 332 baseline station 53+05.65 in said easterly proposed ROW line, for the northwesterly corner of the herein described parcel and from which a capped iron rod found stamped "Diamond" in the occupied ROW line of said C.R. 332, same being the southwesterly corner of that called 0.992 acre easement tract recorded in Document No. 2008044261 of the Official Public Records of Williamson County, Texas bears **N 22°20'43" W**, at a distance of 585.45 feet;

THENCE, departing said occupied ROW line, with said easterly proposed ROW line, through the interior of said 99.47 acre tract, the following 4 (four) courses:

- 14) **N 67°34'30" E**, for a distance of **46.08** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 332 baseline station 53+05.65, for the northeasterly corner of the herein described parcel;
- 15) **S 22°25'30" E**, for a distance of **245.77** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 332 baseline station 50+59.88, for point of curvature to the right;
- 16) With said curve to the right having a radius of **1,328.00** feet, a delta angle of **10°58'24"**, an arc length of **254.34** feet, and a chord which bears **S 16°56'18" E**, a distance of **253.95** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 332 baseline station 48+18.57, for a point of tangency;
- 17) **S 11°27'06" E**, for a distance of **952.75** feet to the **POINT OF BEGINNING**, containing 3.831 acres, (166,898 square feet) of land, more or less.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

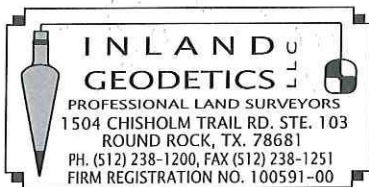
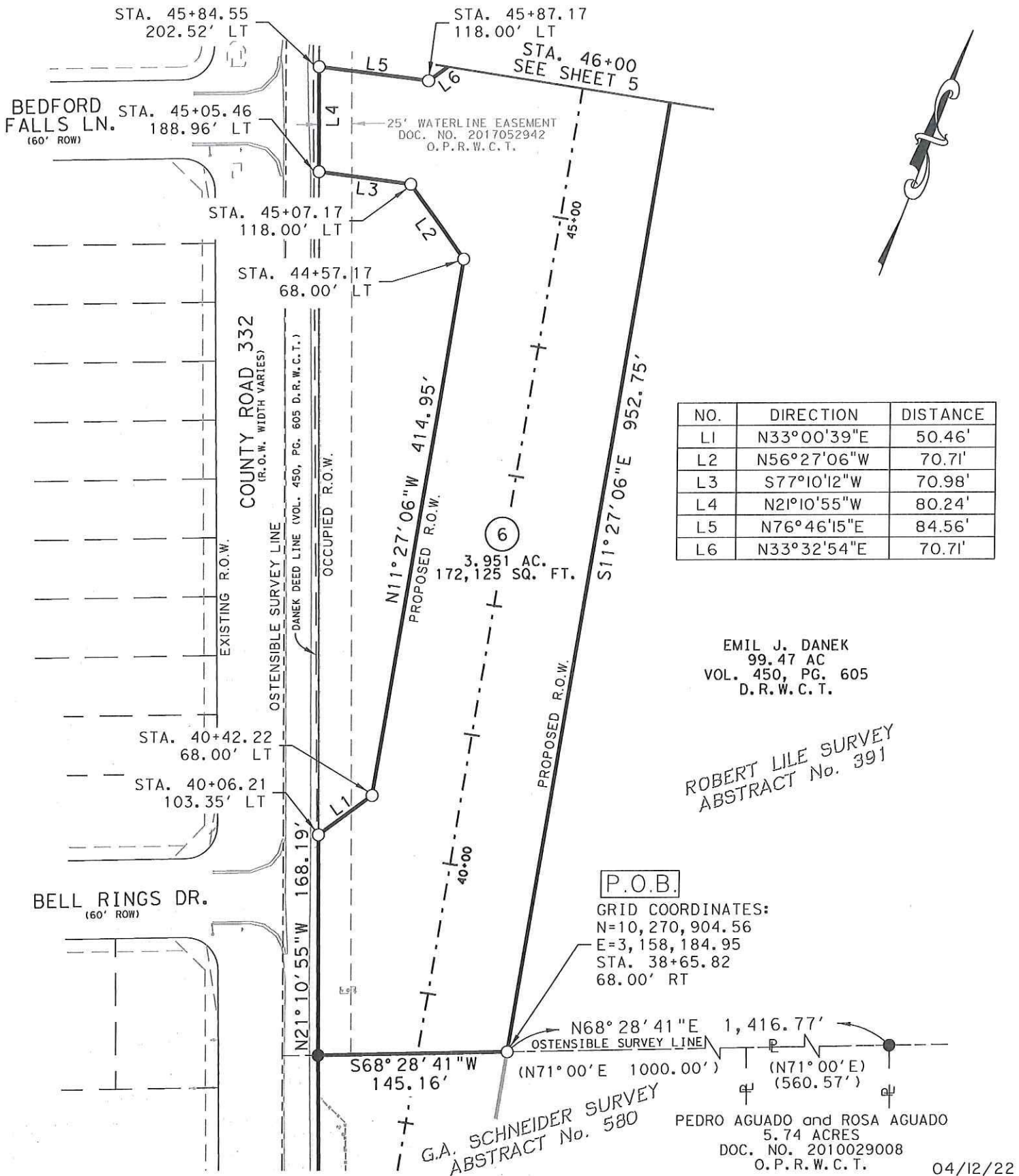
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date _____



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PLAT TO ACCOMPANY PARCEL DESCRIPTION



PARCEL PLAT SHOWING PROPERTY OF
THE ESTATE OF EMIL J. DANЕК
A/K/A EMIL JOHN DANЕК
DECEASED AND DOLLY DANЕК

PARCEL 6
3.951 ACRES
172,125 Sq. Ft.

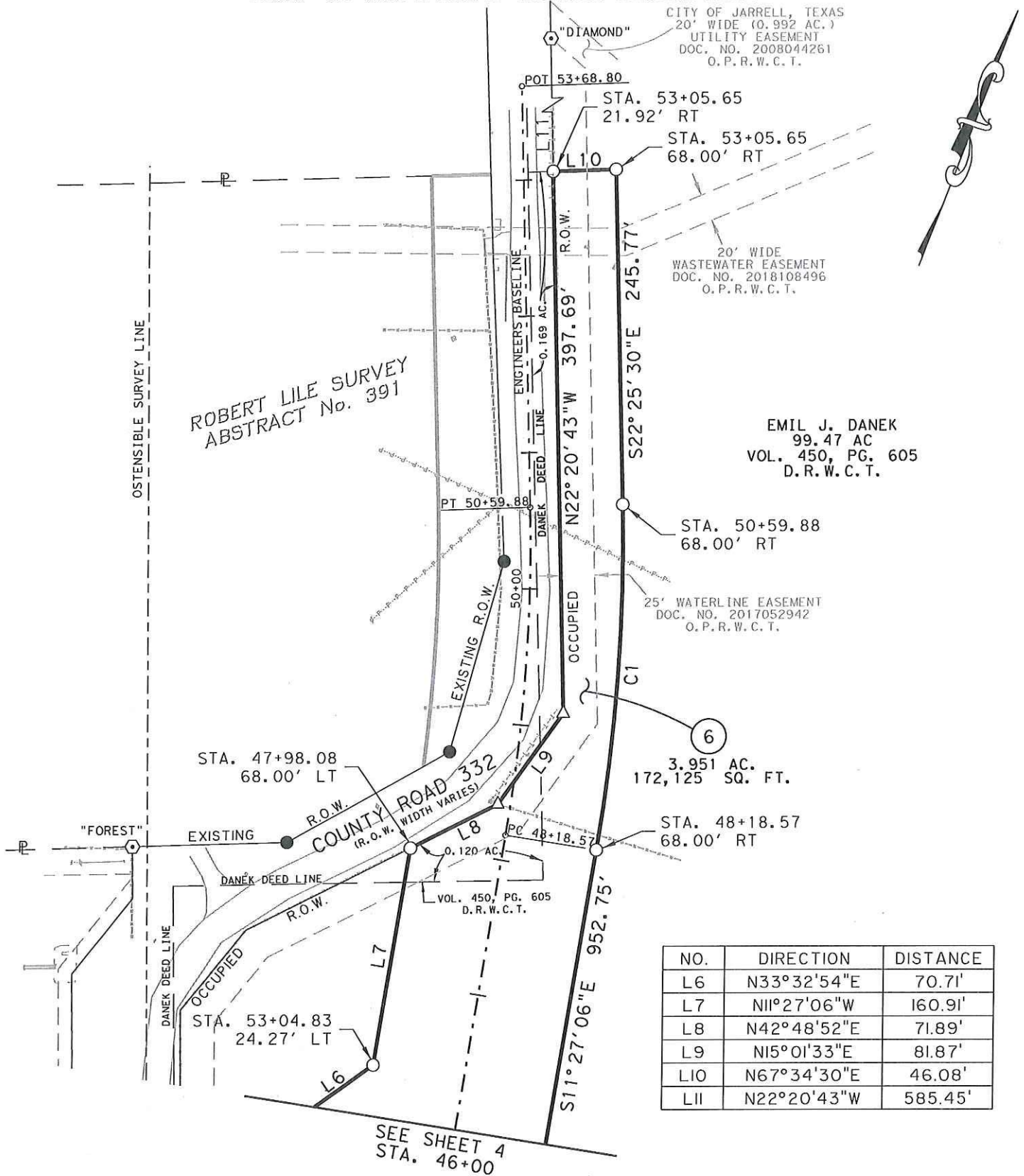
SCALE
1" = 100'

PROJECT
COUNTY ROAD 332

COUNTY
WILLIAMSON

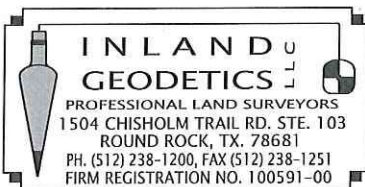
PAGE 3 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	10°58'24"	1,328.00'	254.34'	253.95'	S16°56'18"E

04/12/22



PARCEL PLAT SHOWING PROPERTY OF
THE ESTATE OF EMIL J. DANEK
A/K/A EMIL JOHN DANEK
DECEASED AND DOLLY DANEK

SCALE
1" = 100'

PROJECT
COUNTY ROAD 332



COUNTY
WILLIAMSON

PARCEL 6
3.951 ACRES
172,125 Sq. Ft.

PAGE 4 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	()	RECORD INFORMATION
●	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
▲	MAG NAIL FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	DENOTES COMMON OWNERSHIP		
	LINE BREAK		

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.GT2100271, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 29, 2022, ISSUE DATE JULY 8, 2022.

10B. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 235, PAGE 155, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

C. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 235, PAGE 156, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

D. RIGHT OF WAY EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 291, PAGE 161, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

E. RIGHT OF WAY EASEMENT TO JARRELL-SCHWERTNER WATER SUPPLY CORPORATION RECORDED IN VOLUME 524, PAGE 768, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

G. RIGHT OF WAY EASEMENT TO JARRELL-SCHWERTNER WATER SUPPLY CORPORATION RECORDED IN DOCUMENT NO. 2005081029, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

H. UTILITY EASEMENT TO THE CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NO. 2008044261, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I. WATER LINE EASEMENT TO LONE STAR REGIONAL WATER AUTHORITY RECORDED IN DOCUMENT NO. 2017052942, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

J. WASTEWATER LINE EASEMENT TO CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NO. 2018108496, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

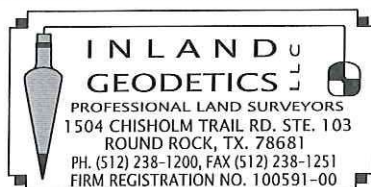
K. TEMPORARY CONSTRUCTION EASEMENT TO CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NO. 2021066363 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION.

M. Stephen Truesdale 3 AUG 2022
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



04/12/22



PARCEL PLAT SHOWING PROPERTY OF
THE ESTATE OF EMIL J. DANЕК
A/K/A EMIL JOHN DANЕК
DECEASED AND DOLLY DANЕК

PARCEL 6
3.951 ACRES
172,125 Sq. Ft.

SCALE
1" = 100'

PROJECT
COUNTY ROAD 332

COUNTY
WILLIAMSON

PAGE 5 OF 5

EXHIBIT B
PROPERTY DESCRIPTION FOR PARCEL 6, REMAINDER PART 1

DESCRIPTION OF A 0.856 ACRE (37,278 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ROBERT LILE SURVEY, ABSTRACT NO. 391 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 99.47 ACRE TRACT DESCRIBED IN DEED WITH VENDERS LIEN TO EMIL J. DANEK RECORDED IN VOLUME 450, PAGE 605 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.856 ACRE (37,278 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, having grid coordinates of N=10,271,008.11 E=3,157,989.17, set 103.35 feet left of C.R. 332 baseline station 40+06.21, being the intersection of the proposed westerly Right-of-Way (ROW) line of County Road (C.R.) 332 (variable width ROW), and the existing occupied easterly ROW line of C.R. 332 (variable ROW width), being the westerly line of said 99.47 are tract, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel and from which a 1/2" iron rod found being the southwesterly corner of said 99.47 acre tract, same being the northwesterly corner of that called 5.74 acre tract of land described in General Warranty Deed to Pedro Aguado and Rosa Aguado recorded in Document No. 2010029008 of the Official Public Records of Williamson County, Texas bears S 21°10'55" E at a distance of 168.19 feet;

- 1) **THENCE**, departing said proposed ROW line, with said occupied ROW line, being the westerly line of said 99.47 are tract, **N 21°10'55" W**, for a distance of **506.54** feet an iron rod with aluminum cap stamped "WILLIAMSON COUNTY", set 188.96 feet left of C.R. 332 baseline station 45+05.46, for an angle point;

THENCE, departing said existing occupied ROW line, through the interior of said 99.47 acre tract, with said westerly proposed ROW line, the following 4 (four) courses:

- 2) **N 77°10'12" E**, for a distance of **70.98** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 118.00 feet left of C.R. 332 baseline station 45+07.17, for an angle point;
- 3) **S 56°27'06" E**, for a distance of **70.71** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 332 baseline station 44+57.17, for an angle point;
- 4) **S 11°27'06" E**, for a distance of **414.95** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 332 baseline station 40+42.22, for an angle point;
- 5) **S 33°00'39" W**, for a distance of **50.46** feet to the **POINT OF BEGINNING**, containing 0.856 acres, (37,278 square feet) of land, more or less.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

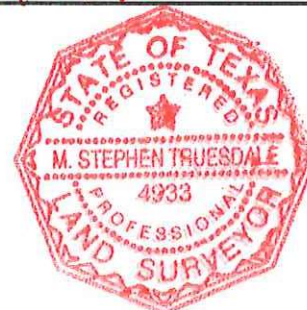
That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date

3 AUG 2022



PLAT TO ACCOMPANY PARCEL DESCRIPTION

BEDFORD
FALLS LN.
(60' ROW)STA. 45+05.46
188.96' LTCOUNTY ROAD 332
(R.O.W. WIDTH VARIES)

EXISTING R.O.W.

P.O.B.

GRID COORDINATES:
N=10,271,008.11
E=3,157,989.17
STA. 40+06.21
103.35' LTBELL RINGS DR.
(60' ROW)25' WATERLINE EASEMENT
DOC. NO. 2017052942
O. P. R. W. C. T.STA. 45+07.17
118.00' LTREMAINDER
PART 1
(6)0.856 AC.
37,278 SQ. FT.STA. 44+57.17
68.00' LT

OCCUPIED R.O.W. N21°10'55"W 506.54'

PROPOSED R.O.W.

S11°27'06"E 414.95'

ENGINEERS' BASELINE

STA. 40+42.22
68.00' LT

S21°10'55"E 168.19'

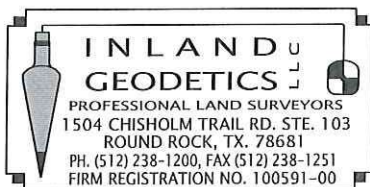
N68°28'41"E 1,561.93'
OSTENSIBLE SURVEY LINE

(N71°00'E 1000.00')

(N71°00'E)
(560.57')G.A. SCHNEIDER SURVEY
ABSTRACT No. 579
(UNVERIFIED)PEDRO AGUADO and ROSA AGUADO
5.74 ACRES
DOC. NO. 2010029008
O. P. R. W. C. T.

06/27/22



NO.	DIRECTION	DISTANCE
L1	N77°10'12"E	70.98'
L2	S56°27'06"E	70.71'
L3	S33°00'39"W	50.46'

EMIL J. DANEK
99.47 AC
VOL. 450, PG. 605
D. R. W. C. T.ROBERT LILE SURVEY
ABSTRACT No. 391PARCEL PLAT SHOWING PROPERTY OF
THE ESTATE OF EMIL J. DANEK
A/K/A EMIL JOHN DANEK
DECEASED AND DOLLY DANEKSCALE
1" = 100'PROJECT
COUNTY ROAD 332COUNTY
WILLIAMSONREMAINDER
PART 1
PARCEL 6
0.856 ACRES
37,278 Sq. Ft.

PAGE 2 OF 3

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	()	RECORD INFORMATION
●	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
▲	MAG NAIL FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	DENOTES COMMON OWNERSHIP		
	LINE BREAK		

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2100271, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 29, 2022, ISSUE DATE JULY 8, 2022.

10B. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 235, PAGE 155, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

C. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 235, PAGE 156, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

D. RIGHT OF WAY EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 291, PAGE 161, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

E. RIGHT OF WAY EASEMENT TO JARRELL-SCHWERTNER WATER SUPPLY CORPORATION RECORDED IN VOLUME 524, PAGE 768, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

G. RIGHT OF WAY EASEMENT TO JARRELL-SCHWERTNER WATER SUPPLY CORPORATION RECORDED IN DOCUMENT NO. 2005081029, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

H. UTILITY EASEMENT TO THE CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NO. 2008044261, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I. WATER LINE EASEMENT TO LONE STAR REGIONAL WATER AUTHORITY RECORDED IN DOCUMENT NO. 2017052942, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

J. WASTEWATER LINE EASEMENT TO CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NO. 2018108496, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

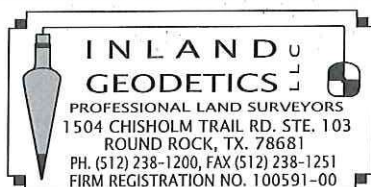
K. TEMPORARY CONSTRUCTION EASEMENT TO CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NO. 2021066363 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION.

M. Stephen Truesdale 3 AUG 2022
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



06/27/22



PARCEL PLAT SHOWING PROPERTY OF
THE ESTATE OF EMIL J. DANEK
A/K/A EMIL JOHN DANEK
DECEASED AND DOLLY DANEK

SCALE
1" = 100'

PROJECT
COUNTY ROAD 332

COUNTY
WILLIAMSON

REMAINDER
PART 1
PARCEL 6
0.856 ACRES
37,278 Sq. Ft.

PAGE 3 OF 3

EXHIBIT C
PROPERTY DESCRIPTION FOR PARCEL 6, REMAINDER PART 2

DESCRIPTION OF A 0.481 ACRE (20,930 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ROBERT LILE SURVEY, ABSTRACT NO. 391 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 99.47 ACRE TRACT DESCRIBED IN DEED WITH VENDERS LIEN TO EMIL J. DANKEK RECORDED IN VOLUME 450, PAGE 605 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.481 ACRE (20,930 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, having grid coordinates of N=10,271,555.17 E=3,157,777.18, set 202.52 feet left of C.R. 332 baseline station 45+84.55, being the intersection of the proposed westerly Right-of-Way (ROW) line of County Road (C.R.) 332 (variable width ROW), and the existing occupied easterly ROW line of C.R. 332 (variable ROW width), being the westerly line of said 99.47 acre tract, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel and from which a 1/2" iron rod found, being the southwesterly corner of said 99.47 acre tract, same being the northwesterly corner of that called 5.74 acre tract of land described in General Warranty Deed to Pedro Aguado and Rosa Aguado recorded in Document No. 2010029008 of the Official Public Records of Williamson County, Texas bears S 21°10'55" E at a distance of 754.97 feet;

THENCE, departing said proposed ROW line, with said occupied ROW line, the following 3 (three) courses:

- 1) **N 21°10'55" W**, for a distance of **70.78** feet an iron rod with plastic cap stamped "Inland-4933" set 214.48 feet left of C.R. 332 baseline station 46+54.31, for an angle point;
- 2) **N 18°25'49" E**, for a distance of **75.46** feet to an iron rod with plastic cap stamped "Inland-4933" set 176.88 feet left of C.R. 332 baseline station 47+19.74, for an angle point;
- 3) **N 42°48'52" E**, for a distance of **134.14** feet to an iron rod with plastic cap stamped "Inland-4933" set 68.00 feet left of C.R. 332 baseline station 47+98.08 in said proposed ROW line, for the most northerly corner;

THENCE, departing said existing occupied ROW line, through the interior of said 99.47 acre tract, with the westerly proposed ROW line, the following (3) three courses:

- 4) **S 11°27'06" E**, for a distance of **160.91** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet left of C.R. 332 baseline station 46+37.17, for an angle point;
- 5) **S 33°32'34" W**, for a distance of **70.71** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 118.00 feet left of C.R. 332 baseline station 45+87.17, for an angle point;
- 6) **S 76°46'15" W**, for a distance of **84.56** feet to the **POINT OF BEGINNING**, containing 0.481 acres, (20,930 square feet) of land, more or less.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

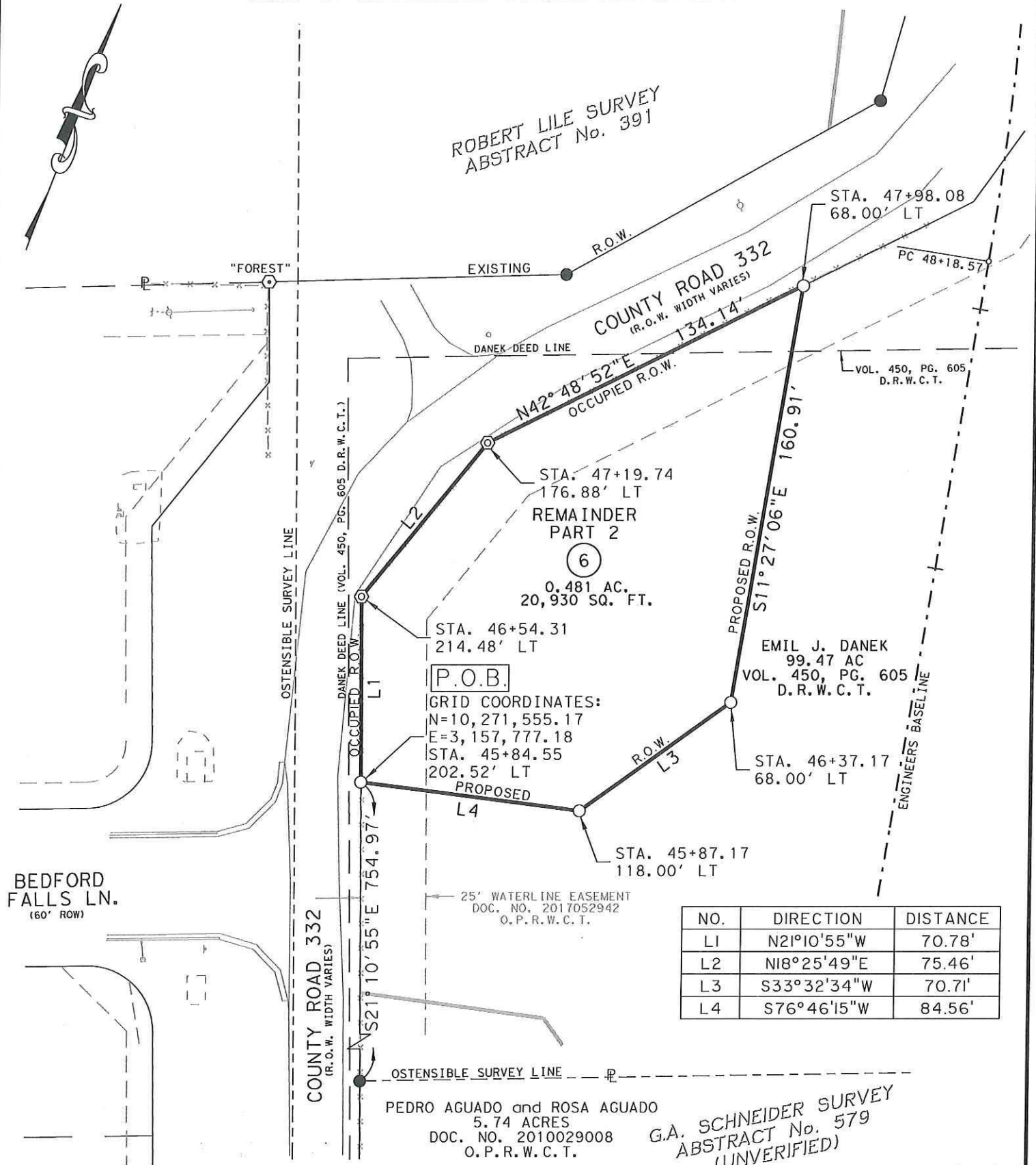
3 AUG 2022

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

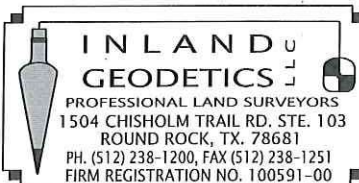
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PLAT TO ACCOMPANY PARCEL DESCRIPTION



06/27/22



PARCEL PLAT SHOWING PROPERTY OF
THE ESTATE OF EMIL J. DAN EK
A/K/A EMIL JOHN DAN EK
DECEASED AND DOLLY DAN EK

SCALE
1" = 50'

PROJECT
COUNTY ROAD 332

COUNTY
WILLIAMSON

REMAINDER
PART 2
PARCEL 6
0.481 ACRES
20,930 Sq. Ft.

PAGE 2 OF 3

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

⊗	IRON ROD WITH PLASTIC CAP STAMPED "INLAND 4933" SET	P.O.B.	POINT OF BEGINNING
○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	()	RECORD INFORMATION
⊕	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
▲	MAG NAIL FOUND	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE		
	DENOTES COMMON OWNERSHIP		
	LINE BREAK		

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2100271, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 29, 2022, ISSUE DATE JULY 8, 2022.

10B. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 235, PAGE 155, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

C. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 235, PAGE 156, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

D. RIGHT OF WAY EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 291, PAGE 161, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

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G. RIGHT OF WAY EASEMENT TO JARRELL-SCHWERTNER WATER SUPPLY CORPORATION RECORDED IN DOCUMENT NO. 2005081029, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

H. UTILITY EASEMENT TO THE CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NO. 2008044261, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I. WATER LINE EASEMENT TO LONE STAR REGIONAL WATER AUTHORITY RECORDED IN DOCUMENT NO. 2017052942, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

J. WASTEWATER LINE EASEMENT TO CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NO. 2018108496, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

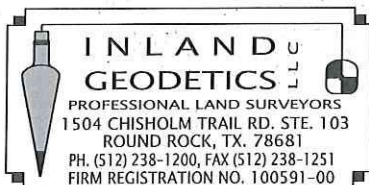
K. TEMPORARY CONSTRUCTION EASEMENT TO CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NO. 2021066363 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION.

M. Stephen Truesdale 3/06/2022
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



06/27/22



PARCEL PLAT SHOWING PROPERTY OF
THE ESTATE OF EMIL J. DANЕК
A/K/A EMIL JOHN DANЕК
DECEASED AND DOLLY DANЕК

SCALE
1" = 50'

PROJECT
COUNTY ROAD 332

COUNTY
WILLIAMSON

REMAINDER
PART 2
PARCEL 6
0.481 ACRES
20,930 Sq. Ft.

PAGE 3 OF 3

EXHIBIT D
PROPERTY DESCRIPTION FOR PARCEL 6-WE

DESCRIPTION OF A 0.596 ACRE (25,946 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE ROBERT LILE SURVEY, ABSTRACT NO. 391 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 99.47 ACRE TRACT DESCRIBED IN DEED WITH VENDERS LIEN TO EMIL J. DANEK RECORDED IN VOLUME 450, PAGE 605 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.596 ACRE (25,946 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set, having grid coordinates of N=10,270,904.56 E=3,158,184.95, set 68.00 feet right of C.R. 332 baseline station 38+65.82 in the proposed easterly Right-of-Way (ROW) line of County Road (C.R.) 332 (variable width ROW), being the southerly boundary line of said 99.47 acre tract, same being the northerly boundary line of that called 5.74 acre tract of land described in General Warranty Deed to Pedro Aguado and Rosa Aguado recorded in Document No. 2010029008 of the Official Public Records of Williamson County, Texas, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing said 5.74 acre tract, with said proposed ROW line, through the interior of said 99.47 acre tract, the following (3) three courses:

- 1) **N 11°27'06" W**, for a distance of **952.75** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY", set 68.00 feet right of C.R. 332 baseline station 48+18.57, for a point of curvature to the left;
- 2) With said curve to the left having a radius of **1,328.00** feet, a delta angle of **10°58'24"**, an arc length of **254.34** feet, and a chord which bears **N 16°56'18" W**, a distance of **253.95** feet an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 332 baseline station 50+59.88, for point of tangency;
- 3) **N 22°25'30" W**, for a distance of **90.12** feet to a calculated point 68.00 feet right of C.R. 332 baseline station 51+50.00, for the northwesterly corner of the herein described parcel;

THENCE, departing said proposed ROW line, continuing through the interior of said 99.47 acre tract, with said proposed northerly and easterly ROW line, the following (4) four courses:

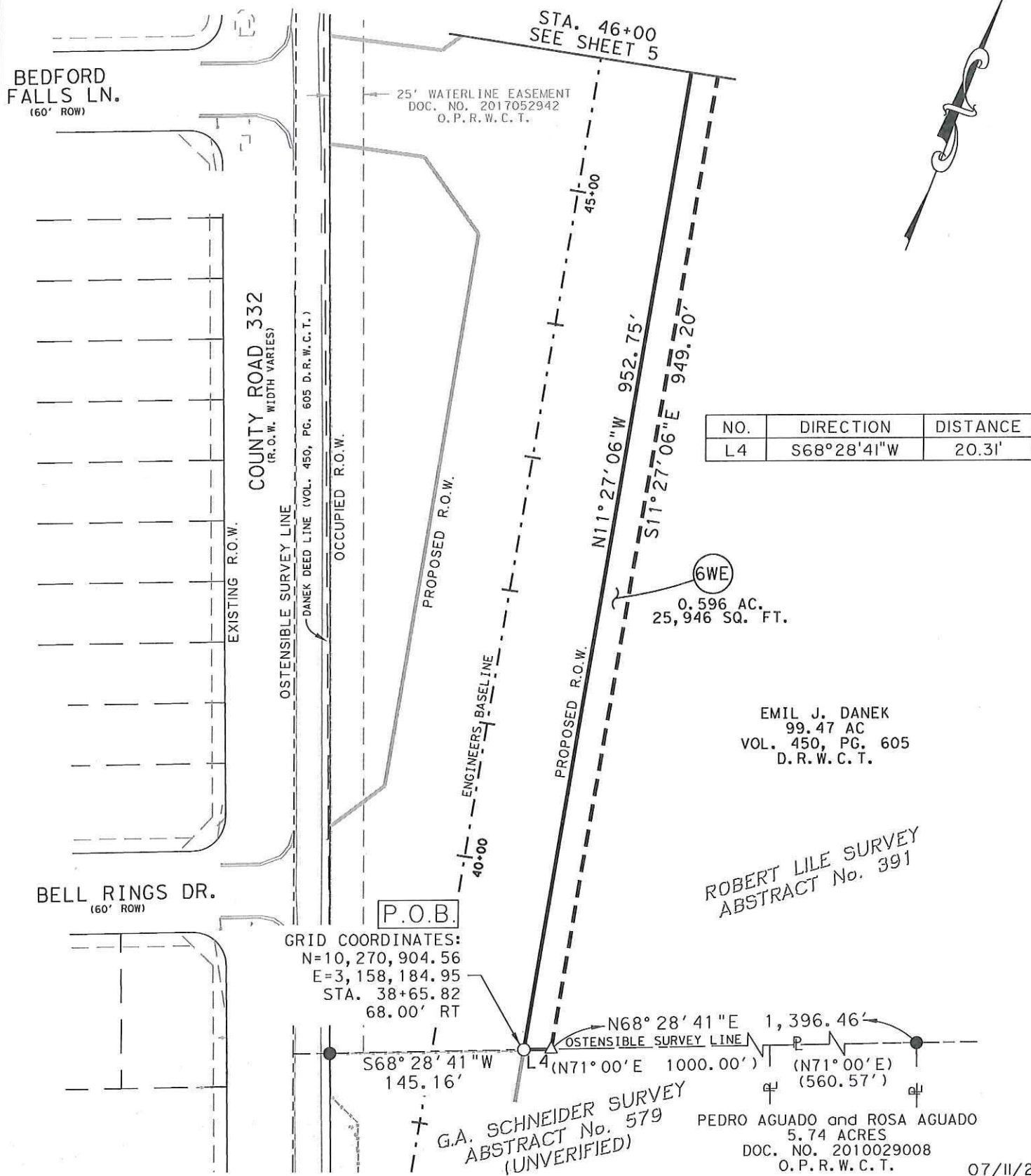
- 4) **N 67°34'30" E**, for a distance of **20.00** feet to a calculated point, for the northeasterly corner of the herein described parcel;
- 5) **S 22°25'30" E**, for a distance of **90.12** feet to a calculated point, for point of curvature to the right;
- 6) With said curve to the right having a radius of **1,348.00** feet, a delta angle of **10°58'23"**, an arc length of **258.17** feet, and a chord which bears **S 16°56'18" E**, a distance of **257.77** feet a calculated point, for point of tangency;
- 7) **S 11°27'06" E**, for a distance of **949.20** feet to a calculated point, being the common boundary line of said 5.74 acre tract and said 99.47 acre tract, for the southeasterly corner of the herein described parcel;

July 12, 2022
Page 2 of 5

-
- A red circular seal for a Professional Land Surveyor in the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. Inside the ring, the word "REGISTERED" is at the top, a five-pointed star is in the center, and the name "M. STEPHEN TRUESDALE" and the number "4933" are below the star.

S:\SEILER-LANKES\CR 332\PARCELS\PARCEL 6-DANEK\EASEMENT\PARCEL 6-DANEK-WE.doc

PLAT TO ACCOMPANY PARCEL DESCRIPTION



PARCEL PLAT SHOWING PROPERTY OF
THE ESTATE OF EMIL J. DANEK
A/K/A EMIL JOHN DANEK
DECEASED AND DOLLY DANEK

PARCEL 6WE
0.596 ACRES
25,946 Sq. Ft.

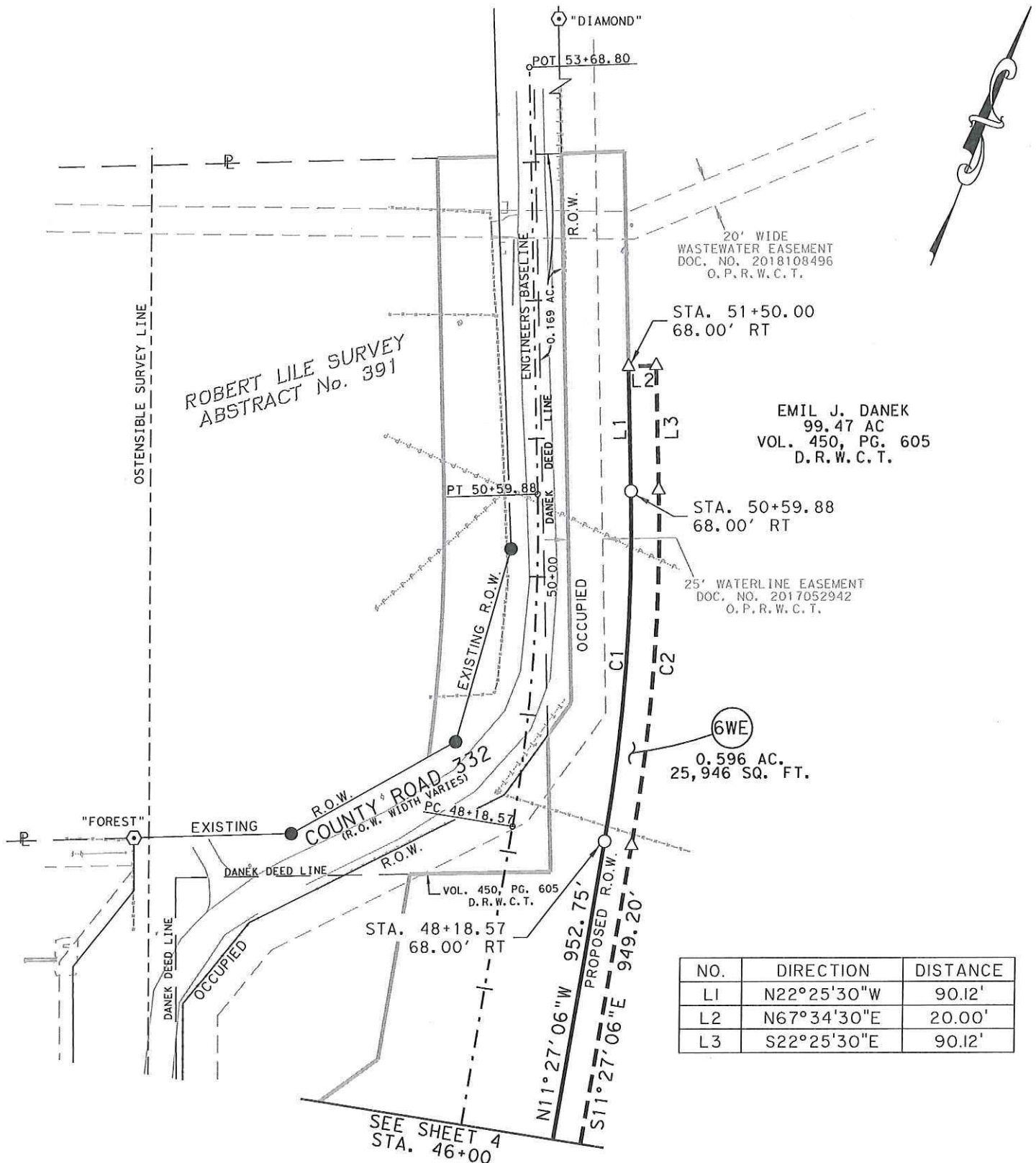
SCALE
1" = 100'

PROJECT
COUNTY ROAD 332

COUNTY
WILLIAMSON

PAGE 3 OF 5

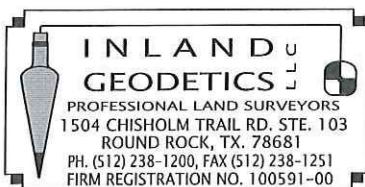
PLAT TO ACCOMPANY PARCEL DESCRIPTION



NO.	DIRECTION	DISTANCE
L1	N22°25'30"W	90.12'
L2	N67°34'30"E	20.00'
L3	S22°25'30"E	90.12'

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	10°58'24"	1,328.00'	254.34'	253.95'	N16°56'18"W
C2	10°58'23"	1,348.00'	258.17'	257.77'	S16°56'18"E

07/11/22



PARCEL PLAT SHOWING PROPERTY OF
THE ESTATE OF EMIL J. DANЕК
A/K/A EMIL JOHN DANЕК
DECEASED AND DOLLY DANЕК

SCALE
 1" = 100'

PROJECT
 COUNTY ROAD 332

COUNTY
 WILLIAMSON

PARCEL 6WE
 0.596 ACRES
 25,946 Sq. Ft.

PAGE 4 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC OR ALUMINUM CAP FOUND - AS NOTED	()	RECORD INFORMATION
●	1/2" IRON ROD FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
▲	MAG NAIL FOUND	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
	DENOTES COMMON OWNERSHIP		
	LINE BREAK		

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THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT2201069, ISSUED BY TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 13, 2022, ISSUE DATE JULY 25, 2022.

10B. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 235, PAGE 155, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

C. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 235, PAGE 156, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

D. RIGHT OF WAY EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 291, PAGE 161, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

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I. WATER LINE EASEMENT TO LONE STAR REGIONAL WATER AUTHORITY RECORDED IN DOCUMENT NO. 2017052942, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

J. WASTEWATER LINE EASEMENT TO CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NO. 2018108496, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

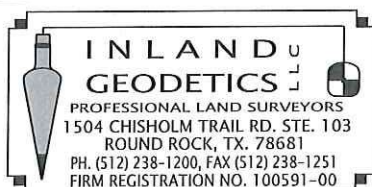
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I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED
BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION.

M. Stephen Truesdale 3 AUG 2022
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



07/11/22



PARCEL PLAT SHOWING PROPERTY OF
THE ESTATE OF EMIL J. DANEK
A/K/A EMIL JOHN DANEK
DECEASED AND DOLLY DANEK

SCALE
1" = 100'

PROJECT
COUNTY ROAD 332

COUNTY
WILLIAMSON

PARCEL 6WE
0.596 ACRES
25,946 Sq. Ft.

PAGE 5 OF 5