

**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 11.368 acres (Parcel 36 part 1); 0.038 acres (Parcel 36 part 2) and a drainage easement of 1.235 acres (Parcel 36DE) described by metes and bounds in Exhibits "A & B" owned by **NASON HENGST a/k/a NASON GARRET HENGST**. 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,

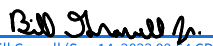
the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

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

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

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

Adopted this _____ day of _____, 2022.


Bill Gravell (Sep 14, 2022 09:54 CDT)

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Parcel No.: 36
Tax ID: R020606
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 7
December 17, 2021

PROPERTY DESCRIPTION FOR PARCEL 36, PARTS 1 & 2

Part 1 – 11.368 AC. (495,190 sq. ft.)

DESCRIPTION OF A 11.368 ACRE (495,190 SQ. FT.) PARCEL OF LAND LOCATED IN THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS BEING A PORTION, THE REMAINDER OF A CALLED 100 ACRE TRACT OF LAND DESCRIBED IN A DEED AS TRACT 1 TO WILLIAM O. KIRK, RECORDED DECEMBER 19, 2016 IN DOCUMENT NO. 2016118539, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 11.368 ACRE (495,190 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 3,161.78 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 300+07.27 on the east line of a called 143.5 acre tract of land described in a deed to LPL Investments, LP, and recorded in Document Number 2010007498, O.P.R.W.C.TX. for the northwest corner of said remainder of a called 100 acre tract, same being the southwest corner of a called 25.000 acre tract of land described in a deed to Arnold Thomas Schnell and Patricia N. Schnell, recorded in Document Number 2016052268, O.P.R.W.C.TX.;

THENCE S 07°46'23" W, with the common line of said 143.5 acre tract and said remainder of a called 100 acre tract, a distance of 3,142.97 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,162,653.11, E=3,181,548.16) set 233.50 feet left of Southeast Loop E.C.S. 288+65.60, on the proposed north right-of-way line of Southeast Loop, for the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE departing the common line of said 143.5 acre tract and said remainder of a called 100 acre tract, with the said proposed north right-of-way line of Southeast Loop, over and across said remainder of a called 100 acre tract, the following six (6) courses and distances numbered 1 – 6:

- 1) N 76°28'25" E, a distance of 393.27 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet left of Southeast Loop E.C.S. 292+58.87, for the beginning of a curve to the right,
- 2) with said curve to the right, an arc distance of 231.67 feet, through a central angle of 01°24'20", having a radius of 9,443.50 feet, and a chord which bears N 77°10'35" E, a distance of 231.66 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.66 feet left of Southeast Loop E.C.S. 294+90.52,
- 3) N 79°29'14" E, a distance of 200.70 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.66 feet left of Southeast Loop E.C.S. 294+90.52, for the beginning of a curve to the right,
- 4) with said curve to the right, an arc distance of 84.51 feet, through a central angle of 00°30'46", having a radius of 9,440.00 feet, and a chord which bears N 79°21'12" E, a distance of 84.51 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 215.86 feet left of Southeast Loop E.C.S. 297+75.34, for an angle point,

EXHIBIT "A"

County: Williamson
Parcel No.: 36
Tax ID: R020606
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 2 of 7
December 17, 2021

5) N 08°17'04" E, a distance of 147.66 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 352.95 feet left of Southeast Loop E.C.S. 298+30.21, for an angle point, and

6) N 80°09'02" E, a distance of 65.71 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 348.73 feet left of Southeast Loop E.C.S. 298+95.78, being on the east line of said remainder of a called 100 acre tract, same being the west line of Lot 11 of Brushy Point Estates, a subdivision of record in Cabinet O, Slides 73 – 74, Plat Records of Williamson County, Texas (P.R.W.C.TX.), described in a deed to Stephen T. Walker, and unmarried man, and Candice M. Visser, an unmarried woman, and recorded in Document Number 2012013803, O.P.R.W.C.TX., for the northeast corner of the parcel described herein;

7) **THENCE** S 07°53'30" W, departing the proposed north right-of-way line of Southeast Loop, with the common line of said Lot 11 and said remainder of a called 100 acre tract, a distance of 871.48 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 462.56 feet right of Southeast Loop E.C.S. 295+77.54, on the proposed south right-of-way line of Southeast Loop, being the southwest corner of Lot 8, Brushy Point Estates, described in a deed to Donald G. Lee and Katherine S. Lee, and recorded in Document Number 2000027086, O.P.R.W.C.TX, same being the northwest corner of Lot 7, Brushy Point Estates, described in a deed to Andria K. Copeland and Brandon N. Copeland, and recorded in Document Number 2018092034, O.P.R.W.C.TX., for the southeast corner of the parcel described herein;

THENCE departing the east line of said remainder of a called 100 acre tract, with the proposed south right-of-way line of Southeast Loop, over and across said remainder of a called 100 acre tract, the following four (4) courses and distances numbered 8 – 11:

8) N 82°15'58" W, a distance of 142.03 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 411.06 feet right of Southeast Loop E.C.S. 294+45.18, for an angle point,

9) N 07°55'32" E, a distance of 194.55 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 229.99 feet right of Southeast Loop E.C.S. 295+16.33, for an angle point and the beginning of a curve to the right,

10) with said curve to the right, an arc distance of 257.49 feet, through a central angle of 01°33'44", having a radius of 9,443.50 feet, and a chord which bears S 75°41'33" W, a distance of 257.48 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. 292+58.87, and

11) S 76°28'25" W, a distance of 575.35 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. 286+83.53, being on the east line of said 143.5 acre tract and the west line of said remainder of a called 100 acre tract, for the southwest corner of the parcel described herein;

12) **THENCE** N 07°46'23" E, departing the proposed south right-of-way line of Southeast Loop, with the common line of said 143.5 acre tract and said remainder of a called 100 acre tract, a distance of 501.24 feet to the **POINT OF BEGINNING**, and containing 11.368 acres (495,190 sq. ft.) of land, more or less.

EXHIBIT "A"

County: Williamson
Parcel No.: 36
Tax ID: R020606
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 3 of 7
December 17, 2021

Part 2 – 0.038 AC. (1,660 sq. ft.)

DESCRIPTION OF A 0.038 ACRE (1,660 SQ. FT.) PARCEL OF LAND LOCATED IN THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF TRACT 1, THE REMAINDER OF A CALLED 100 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM O. KIRK, RECORDED DECEMBER 19, 2016 IN DOCUMENT NO. 2016118539, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.038 ACRE (1,660 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 3,161.78 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 300+07.27 on the east line of a called 143.5 acre tract of land described in a deed to LPL Investments, LP, and recorded in Document Number 2010007498, O.P.R.W.C.TX., for the northwest corner of said remainder of a called 100 acre tract, being the southwest corner of a called 25.000 acre tract of land described in a deed to Arnold Thomas Schnell and Patricia N. Schnell, and recorded in Document Number 2016052268, O.P.R.W.C.TX.;

THENCE S 07°46'23" W, with the common line of said 143.5 acre tract and said remainder of a called 100 acre tract, a distance of 3,792.66 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,162,009.39, E=3,181,460.29) set 371.81 feet right of Southeast Loop E.C.S. 286+29.60, being on the proposed north right-of-way line of Farm to Market (F.M.) 1660, for the north corner and the **POINT OF BEGINNING** of the parcel described herein, for the beginning of a curve to the right;

1) **THENCE** departing the common line of said 143.5 acre tract and said remainder of a called 100 acre tract, with the proposed north right-of-way line of F.M. 1660, over and across said remainder of a called 100 acre tract, with said curve to the right, an arc distance of 187.73 feet, through a central angle of 01°39'03", having a radius of 6,516.00 feet, and a chord which bears S 60°12'15" E, a distance of 187.73 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 500.61 feet right of Southeast Loop E.C.S. 287+66.18, being on the existing north right-of-way line of F.M. 1660, a variable width right-of-way described in a deed recorded in Volume 384, Page 610, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and depicted on Texas Department of Transportation (TXDOT) strip map CSJ Number 1566-002-01, dated July, 1952, for the east corner of the parcel described herein;

THENCE departing the proposed north right-of-way line of F.M. 1660, with the existing north right-of-way line of said F.M. 1660, the following two (2) courses and distances numbered 2 – 3:

- 2) N 76°27'34" W, a distance of 14.08 feet to a calculated point for the south corner of the parcel described herein, and
- 3) N 63°36'21" W, a distance of 168.86 feet to a calculated point, for the southeast corner of said 143.5 acre tract, the southwest corner of said remainder of a called 100 acre tract and the west corner of the parcel described herein, from which a damaged TXDOT Type I concrete monument found bears S 07°46'23" W, a distance of 1.20 feet;

EXHIBIT "A"

County: Williamson
Parcel No.: 36
Tax ID: R020606
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 4 of 7
December 17, 2021

4) **THENCE** N 07°46'23" E, departing the existing north right-of-way line of said F.M. 1660, with the common line of said 143.5 acre tract and said remainder of a called 100 acre tract, a distance of 15.06 feet to the **POINT OF BEGINNING**, and containing 0.038 acres (1,660 sq. ft.) of land, more or less.

Part 1 = 11.368 AC. - 495,190 sq. ft.
Part 2 = 0.038 AC. - 1,660 sq. ft.
Total = 11.406 AC. - 496,850 sq. ft.

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

Preliminary

12/17/2021 9:31:56 AM

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

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 277+01.59
N = 10, 162, 147.81
E = 3, 180, 446.01
A = 24° 56' 35" (RT)
D = 01° 33' 33"
L = 1, 599.87'
T = 812.81 00'
R = 3, 675.00'
PC Sta 268+88.78
PT Sta 284+88.65

LPL INVESTMENTS, LP
CALLED 143.5 AC.
DOC. NO. 2010007498
O. P. R. W. C. TX.

36 PART 1
N=10, 162, 653.11'
E=3, 181, 548.16'
288+65.60
233.50' LT

36 PART 1 (11.368 AC.) 295+00

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

EXHIBIT "A"

P.O.C.
300+07.27
3, 161.78' LT
S07° 46' 23" W
3, 142.97' LT
S07° 46' 23" W
3, 792.66' LT
N76° 28' 25" E
1, 378.8' VRS.)
(PART 2)
JAMES HICKMAN SURVEY
ABSTRACT NO. 291

ARNOLD THOMAS SCHNELL
AND PATRICIA N. SCHNELL
CALLED 25.000 AC.
DOC. NO. 2016052268
O. P. R. W. C. TX.

BRUSHY POINT ESTATES
CAB. O. SLIDES 73-74
P. R. W. C. TX.

294+90.52
230.66' LT
C1
292+58.87
233.50' LT
C2
297+75.34
215.86' LT
298+30.21
352.95' LT
L2
298+95.78
348.73' LT
L3

JOSHUA LOVELESS
AND DEEDEE LOVELESS
DOC. NO. 2018064908
O. P. R. W. C. TX.

BRUSHY POINT ESTATES
CAB. O. SLIDES 73-74
P. R. W. C. TX.

295+16.33
229.99' RT
C3
292+58.87
233.50' RT
L4
294+45.18
411.06 RT
L5
295+77.54
462.56' RT
C4

WILLIAM O. KIRK
TRACT 1
REMAINDER OF A
CALLED 100 AC.
RECORDED
DECEMBER 19, 2016
DOC. NO. 2016118539
O. P. R. W. C. TX.

(VARIABLE WIDTH R.O.W.)
CSJ 1566-002 JULY 1960
VOL. 384, PG. 610
D. R. W. C. TX.

ANDRIA K. COPELAND AND
BRANDON N. COPELAND
DOC. NO. 2018092034
O. P. R. W. C. TX.

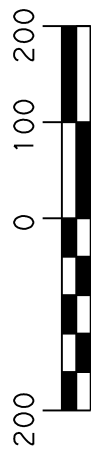
BRUSHY POINT ESTATES
CALLED 5.000 ACRES
CAB. O. SLIDE 73
P. R. W. C. TX.

DONALD G. LEE AND
KATHERINE S. LEE
CALLED 5.000 AC.
DOC. NO. 2000027086
O. P. R. W. C. TX.

BRUSHY POINT ESTATES
CAB. O. SLIDES 73
P. R. W. C. TX.

BRUSHY POINT ESTATES
CAB. O. SLIDE 73
P. R. W. C. TX.

YURY TIER AND MARCELO TIER
DOC. NO. 2016122635
O. P. R. W. C. TX.



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

PAGE 5 OF 7
REF. FIELD NOTE NO. 49120
FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\36\PLAT\X00XP-36_1.dgn

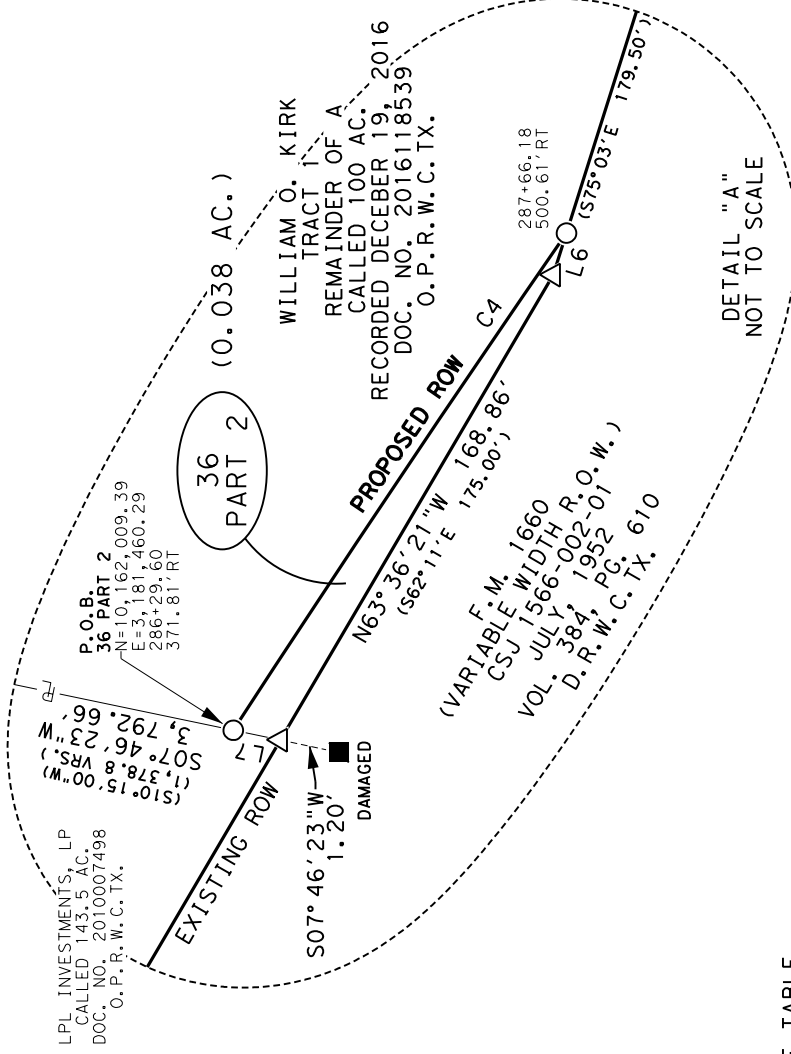
EXISTING	*85.196 AC.	ACQUIRE	11.406 AC.	REMAINING	62.564 AC. LEFT
				REMAINING	11.226 AC. RIGHT

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
WILLIAM O. KIRK
TAX ID: R020606
PARCEL 36, PARTS 1 & 2
11.406 AC. (496,850 SQ. FT.)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01°24'20"RT	9,443.50'	231.67'	231.66'	N77°10'35"E
C2	00°30'46"RT	9,440.00'	84.51'	84.51'	N79°21'12"E
C3	01°33'44"RT	9,443.50'	257.49'	257.48'	S75°41'33"W
C4	01°39'03"RT	6,516.00'	187.73'	187.73'	S60°12'15"E



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N79°29'14"E	200.70'
L2	N08°17'04"E	147.66'
L3	N80°09'02"E	65.71'
L4	N82°15'58"W	142.03'
L5	N07°55'32"E	194.55'
L6	N76°27'34"W	14.08'
L7	N07°46'23"E	15.06'

EXISTING	*85.196 AC.	ACQUIRE	11.406 AC.	REMAINING	62.564 AC.	LEFT
				REMAINING	11.226 AC.	RIGHT
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 WILLIAM O. KIRK TAX ID: R020606 PARCEL 36, PARTS 1 & 2 11.406 AC. (496,850 SQ. FT.)		

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
- 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 WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRAMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * ACREAGE CALCULATED BY SAM, LLC.

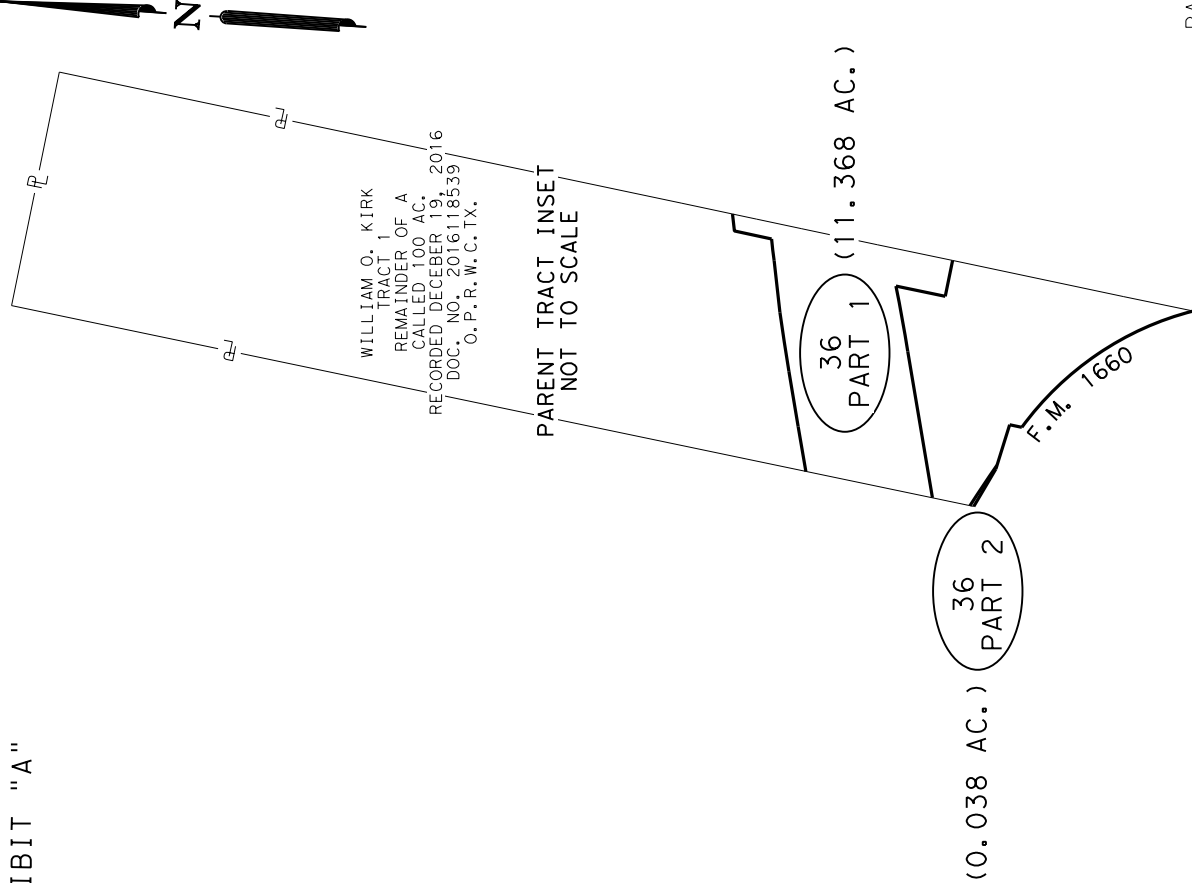
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Preliminary

12/17/2021 9:32:10 AM

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

DATE



EXISTING	*85.196 AC.	ACQUIRE	11.406 AC.	REMAINING	62.564 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	11.226 AC.	RIGHT
RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF WILLIAM O. KIRK TAX ID: R020606 PARCEL 36, PARTS 1 & 2 11.406 AC. (496,850 SQ. FT.)						

EXHIBIT "B"

County: Williamson
Parcel No.: DE-36
Tax ID: R020606
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 1 of 5
December 17, 2021

PROPERTY DESCRIPTION FOR DRAINAGE EASEMENT 36

DESCRIPTION OF A 1.235 ACRE (53,779 SQ. FT.) EASEMENT LOCATED IN THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A REMAINDER OF A CALLED 100 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO WILLIAM O. KIRK, RECORDED DECEMBER 19, 2016 IN DOCUMENT NO. 2016118539, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 1.235 ACRE (53,779 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 found 3,161.78 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 300+07.27 on the west line of a remainder of a called 143.5 acre tract of land, described in a deed to LPL Investments, LP, recorded in Document No. 2010007498, O.P.R.W.C.TX., for the northwest corner of said remainder of a called 100 acre tract, same being the southwest corner of a called 25.000 acre tract of land described, in a deed to Arnold Thomas Schnell and Patricia N. Schnell, recorded in Document No. 2016052268, O.P.R.W.C.TX.;

THENCE S 82°28'37" E, continuing with the common line of said 25.000 acre tract and said remainder of a called 100 acre tract, a distance of 923.49 feet to a calculated point on the west line of Brushy Point Estates, recorded in Cabinet O, Slides 73-74, Plat Records Williamson County, Texas (P.R.W.C.TX.), for the northeast corner of said remainder of a called 100 acre tract;

THENCE S 07°53'30" W, departing the common line of said 25.000 acre tract and said remainder of a called 100 acre tract, with the common line of said remainder of a called 100 acre tract and said west line of Brushy Point Estates, a distance of 3,536.91 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,162,142.88, E=3,182,403.16) set 462.56 feet right of Southeast Loop E.C.S 295+77.54, for the northeast corner and the **POINT OF BEGINNING** of the easement described herein;

THENCE, continuing with the common line of said remainder of a called 100 acre tract and said west line of Brushy Point Estates, the following two (2) courses and distances numbered 1-2:

- 1) S 07°53'30" W, a distance of 677.91 feet to a calculated point 1,093.65 feet right of Southeast Loop E.C.S. 293+29.99, and
- 2) S 07°40'35" W, passing at a distance of 200.89 feet a calculated point, and continuing for a total distance of 274.64 feet to a calculated point 1,349.70 feet right of Southeast Loop E.C.S. 292+30.66 on the existing north right-of-way line of Farm to Market (F.M.) 1660, a variable width right-of-way, as depicted on Texas Department of Transportation (TXDOT) strip map CSJ Number 1566-002-01, for the southwest corner of Lot 2, of said Brushy Point Estates, described in a deed to Lindell Fair (1/2 interest), recorded in Document No. 9712600, Real Property Records of Williamson County, (R.P.R.W.TX.) and Pat J. Fair (1/2 interest), recorded in Document No. 2007045543, O.P.R.W.C.TX., same being the southeast corner of said remainder of a called 100 acre tract and the easement described herein, said point being the beginning of a curve to the left;

EXHIBIT "A"

County: Williamson
Parcel No.: DE-36
Tax ID: R020606
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

Page 2 of 5
December 17, 2021

3) **THENCE** departing the common line of said Lot 2 and said remainder of a called 100 acre tract, with the existing north right-of-way line of said F.M. 1660 and said curve to the left, having a radius of 1,185.64 feet, through a delta of 06°02'19", an arc length of 125.07 feet, and a chord which bears N 21°27'34" W, a distance of 125.01 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 1,225.89 feet right of Southeast Loop E.C.S. 292+13.41, for the southwest corner of the easement described herein;

4) **THENCE** N 07°56'05" E, departing the existing north right-of-way line of said F.M. 1660, over and across said remainder of a called 100 acre tract, a distance of 843.42 feet to a calculated point 411.06 feet right of Southeast Loop E.C.S. 294+45.18 on the proposed south right-of-way line of Southeast Loop, for the northwest corner of the easement described herein;

5) **THENCE** S 82°15'58" E, with the proposed south right-of-way line of Southeast Loop, over and across said remainder of a called 100 acre tract, a distance of 59.61 feet to the **POINT OF BEGINNING**, and containing 11.368 acres (495,166 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 §
 §
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.

Preliminary

12/17/2021 1:46:58 PM

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

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 277+01.59
N = 10,162,147.81
E = 3,180,446.01
Δ = 24°56'35" (RT)
D = 01°33'33"
L = 1,598.87'
T = 812.81'
R = 3,675.00'
PC Sta 268+88.78
PT Sta 284+88.65

LPL INVESTMENTS, LP
REMAINDER OF A CALLED 143.5 AC.
DOC. NO. 2010007498
O.P.R.W.C.TX.

JAMES HICKMAN SURVEY
ABSTRACT NO. 291

EXHIBIT "A"

P.O.C.
300+07.27
3,161.78' LT
S82°28'37"E
923.49'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S82°15'58"E	59.61'

PROPOSED ROW

LOT 10
BRUSHY POINT ESTATES
CAB. O, SLIDES 73-74
P.R.W.C.TX.

300+00

LOT 9
BRUSHY POINT ESTATES
CAB. O, SLIDE 73
P.R.W.C.TX.

295+00

SOUTHEAST LOOP
ENGINEER'S CENTERLINE

290+00

N76°28'25"E
7,758.10'

285+00

PT 284+88.65

PROPOSED ROW

EXISTING ROW
F.M. 1660
CSJ 1566-002-01 W.)

WILLIAM O. KIRK
RECORDED DECEMBER 19, 2016
TRACT 1
REMAINDER OF A
CALLED 100 AC.
DOC. NO. 2016118539
O.P.R.W.C.TX.

(1.235 AC.)

DE-36

P.O.B.
N=10,162,142.88
E=3,182,403.16
295+77.54
462.56' RT

507°53'30"W
677.91'

N07°56'05"E
843.42'

DRAINAGE EASEMENT

MATCH LINE 4 OF 5

PAGE 3 OF 5
REF. FIELD NOTE NO. 49120

FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\36_DE\PLAT\00P-36_DE.dgn

200 0 100 200



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

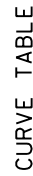
EXISTING	*85.192 AC.	ACQUIRE	1.235 AC.	REMAINING	83.957 AC. RIGHT
----------	-------------	---------	-----------	-----------	------------------

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

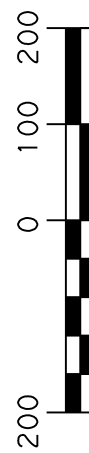
SAM

DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAM O. KIRK
TAX ID: R020606
DE-36
1.235 AC. (53,779 SQ. FT.)

MATCH LINE 3 OF 5



NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	06° 02' 19" I	T 1 185 64'	125 07'	125 01'	N21° 27' 34" W



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

PAGE 4 OF 5
REF. FIELD NOTE NO. 49120
PLAT\00\p-36-DE.2.dgn

EXISTING	*85.192 AC.	ACQUIRE	1.235 AC.	REMAINING	83.957 AC. RIGHT
----------	-------------	---------	-----------	-----------	------------------

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

SALETM

DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAM O. KIRK
TAX ID: R020606
DE-36
1.235 AC. (53,779 SQ. FT.)

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

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

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 1.00012352. 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.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, 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.

5. * ACREAGE 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.

Preliminary

12/17/2021 1:47:05 PM

DATE

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

A ARNOLD THOMAS SCHNELL AND PATRICIA N. SCHNELL
CALLED 25.000 AC.
DOC. NO. 2016052268
O.P.R.W.C.TX.

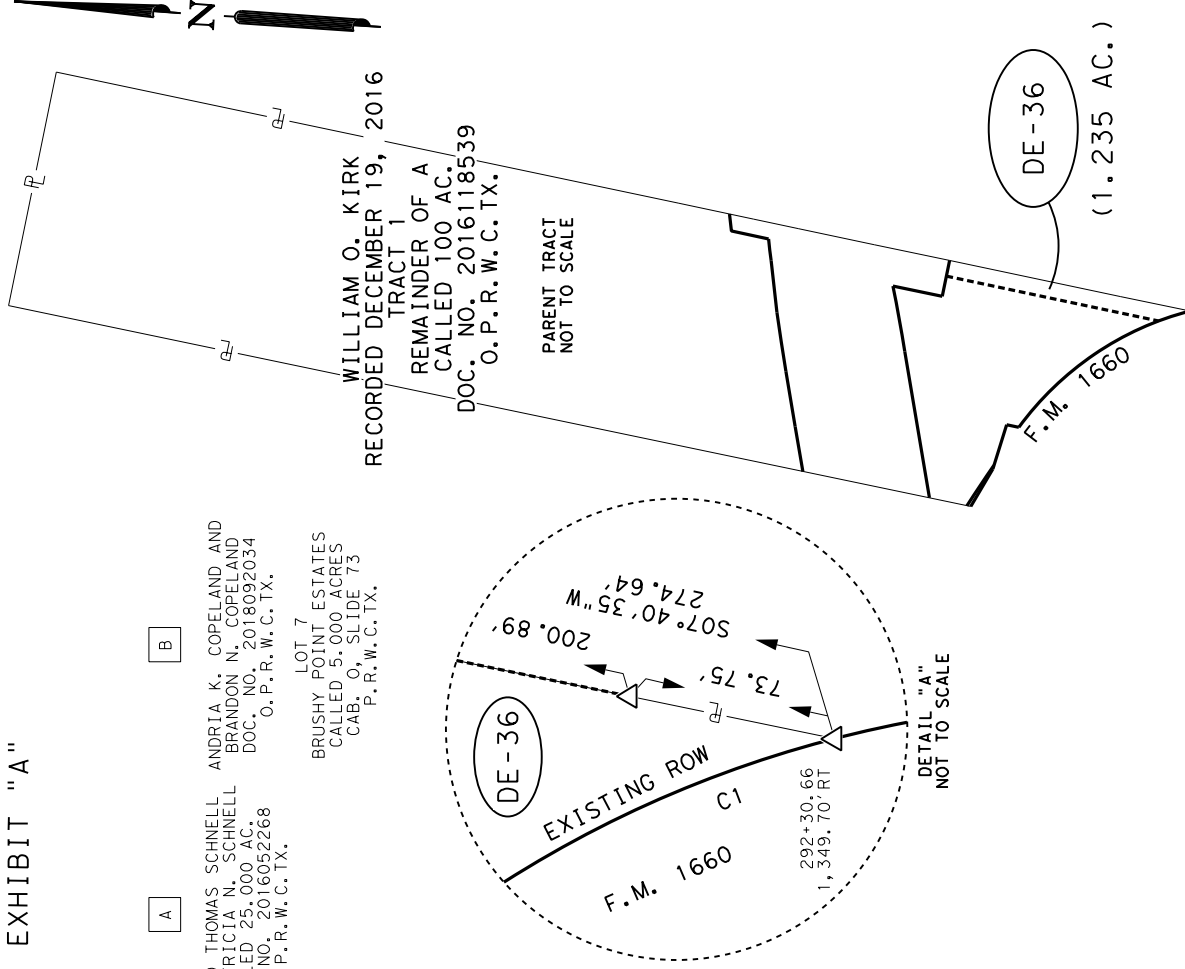
B ANDRIA K. COPELAND AND BRANDON N. COPELAND
CALLED 25.000 AC.
DOC. NO. 2018092034
O.P.R.W.C.TX.

LOT 7
BRUSHY POINT ESTATES
CALLED 5.000 ACRES
CAB. O, SLIDE 73
P.R.W.C.TX.

C LINDELL FAIR (1/2 INTEREST)
DOC. NO. 9712600
O.R.W.C.TX.

PAT J. FAIR (1/2 INTEREST)
DOC. NO. 2007045543
O.P.R.W.C.TX.

LOT 2
BRUSHY POINT ESTATES
CAB. O, SLIDE 73
P.R.W.C.TX.



PAGE 5 OF 5
REF. FIELD NOTE NO. 49120
FILE: \\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\36_DE\PLAT\00P-36_DE.2.dgn

EXISTING	*85.192 AC.	ACQUIRE	1.235 AC.	REMAINING	83.957 AC.	RIGHT
----------	-------------	---------	-----------	-----------	------------	-------

SAM
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
WILLIAM O. KIRK
TAX ID: R020606
DE-36
1.235 AC. (53,779 SQ. FT.)