

**FIRST AMENDED DEVELOPMENT AGREEMENT BETWEEN WILLIAMSON  
COUNTY AND 600 WESTINGHOUSE INVESTMENTS, LLC REGARDING THE  
DESIGN AND CONSTRUCTION COSTS RELATED TO THE WESTINGHOUSE  
ROAD PROJECT**

STATE OF TEXAS	§ FIRST AMENDED DEVELOPMENT
	§ AGREEMENT REGARDING THE DESIGN
	§ AND CONSTRUCTION COSTS RELATED
COUNTY OF WILLIAMSON	§ TO THE WESTINGHOUSE ROAD PROJECT

This FIRST AMENDED DEVELOPMENT AGREEMENT (the “Amended Agreement”) is entered into by and between WILLIAMSON COUNTY, a political subdivision of the State of Texas, (“County”) and 600 Westinghouse Investments, LLC (“Developer” and collectively, the “Parties”). The Effective Date of this Amended Agreement is the date approved by the Williamson County Commissioners Court.

WHEREAS, Developer owns approximately 128.37 acres (referred to as the “Property”) located at the southeast corner of CR 110 and CR 111 and as described in **Exhibit “A”**, attached hereto.

WHEREAS, on the 31<sup>st</sup> day of March, 2020, Developer and County entered into a Development Agreement (the “Agreement”) regarding the engineering, design and construction of Westinghouse Road, a roadway connecting CR 111 to CR 110, through the Property (the “Project”), the approximate location of which is shown on **Exhibit “B”**, attached hereto.

WHEREAS, since the approval of the Agreement, the County is and has been in the process of designing proposed casings for the stormwater utility adjustments or improvements associated with the Project, and Developer has requested that the Agreement be amended to add additional stormwater pipe and casing facilities scope to the project (the “Developer Project”), the location, scope, specifications and plan design of which is identified in Exhibit **“A-1”** attached hereto and incorporated herein.

WHEREAS, the Developer and County desire to design, engineer and construct the Project pursuant to the terms and conditions stated herein.

NOW, THEREFORE, for and in consideration of the promises and the mutual agreements set forth herein, the County and Developer hereby agree to the following amendment to the Agreement:

**A.**

That **Section C, DEVELOPER OBLIGATIONS**, of the Agreement is hereby amended as follows:

**C. DEVELOPER OBLIGATIONS**

3. To effectuate the Developer Project described herein by this Amended Agreement, Developer shall deliver \$276,200 to County for the materials installation of casing and reinforced concrete pipe (“Developer Project Payment”) set forth in the plans and specifications identified in **Exhibit “A-1”** attached hereto. The Developer Project Payment shall be made prior to the County’s obligation to construct the Developer Project, as set forth in Section B below.

**B.**

That **Section D, COUNTY OBLIGATIONS**, of the Agreement is hereby amended as follows:

**D. COUNTY OBLIGATIONS**

7. In exchange for the Developer Project Payment, County shall acquire the materials and construct the improvements set forth in the plans and specifications identified in **Exhibit “A-1”** attached hereto.

**C.**

All other terms and conditions of the Agreement shall remain in full force and effect.

*-- The remainder of this page is intentionally blank --*

SIGNED as of this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

WILLIAMSON COUNTY

By: Bill Gravell Jr.  
Bill Gravell (Nov 1, 2022 15:11 CDT)

Bill Gravell Jr., County Judge

ATTEST:

Nancy E. Rister  
Nancy Rister, County Clerk

600 Westinghouse Investments, LLC

By: Matthew Hiles  
Matthew Hiles, Executive Vice President

**EXHIBIT A**  
**PROPERTY**





**EXHIBIT A-1**  
**DEVELOPER PROJECT PLANS AND SPECIFICATIONS**



MACINA BOSE  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1030 Central Expressway, Suite 200, San Antonio, Texas 78202  
FIRM REGISTRATION NUMBER: L.S.P.E. F-734 & T.B.L.S. 10017700  
(210) 545-1122 Fax (210) 545-0202 www.mbc-engineers.com

MACINA BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1030 Central Expressway, Suite 200, San Antonio, Texas 78202  
FIRM REGISTRATION NUMBER: L.S.P.E. F-734 & T.B.L.S. 10017700  
(210) 545-1122 Fax (210) 545-0202 www.mbc-engineers.com

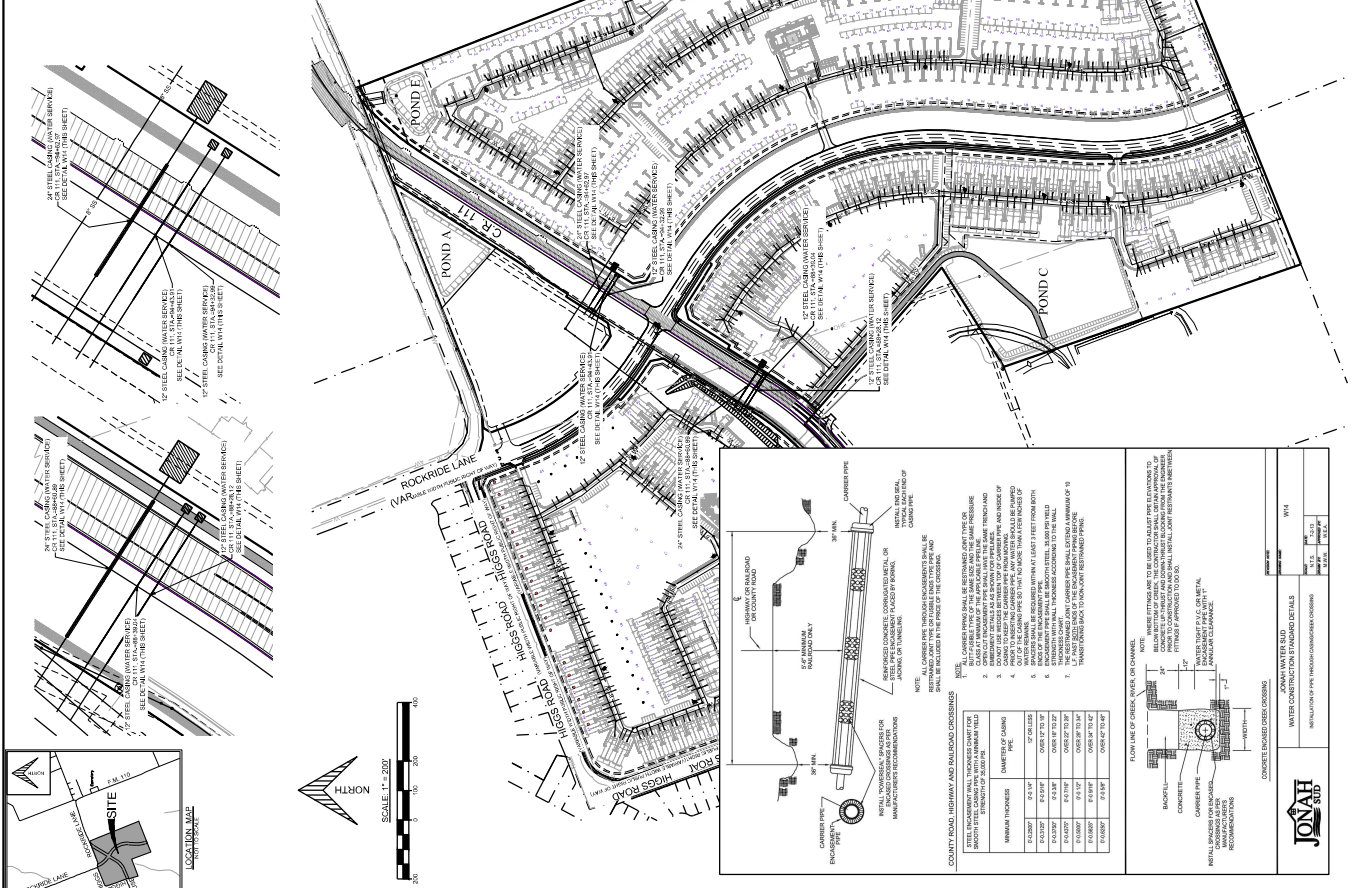
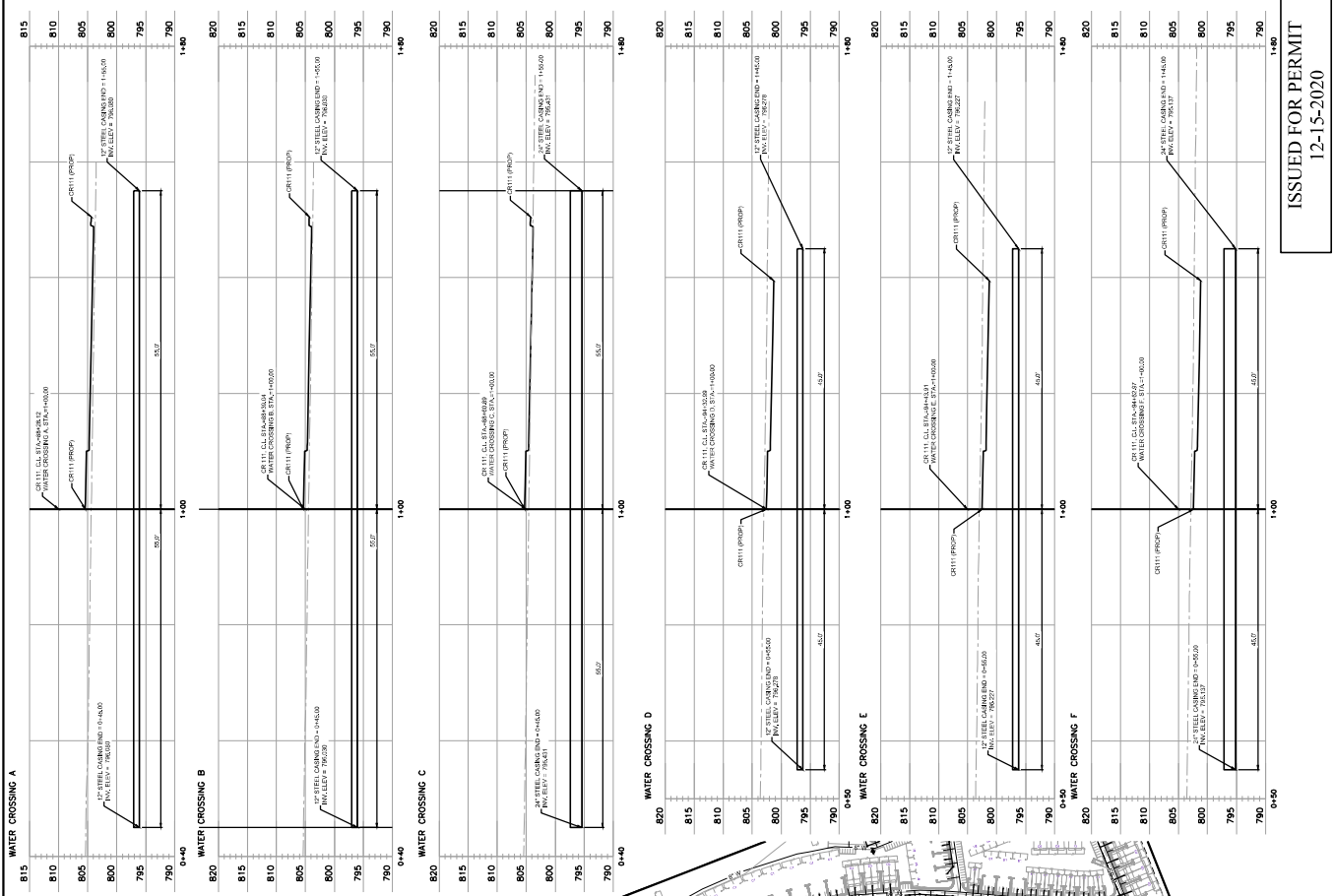


MANSIONS AT GEORGETOWN  
GEORGETOWN, TEXAS 78626  
WATER SLEEVE PLAN

NO.	DATE	BY	CHKD.
1	05-15-2020	JW	JB

NO.	DATE	BY	CHKD.
1	05-15-2020	JW	JB

ISSUED FOR PERMIT  
12-15-2020  
52413-WILLIAMSON  
49



NOTES:

1. WATER CROSSING PIPES SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM COVER DEPTHS:
2. WATER CROSSING PIPES SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM COVER DEPTHS:
3. WATER CROSSING PIPES SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM COVER DEPTHS:
4. WATER CROSSING PIPES SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM COVER DEPTHS:
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8. WATER CROSSING PIPES SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM COVER DEPTHS:
9. WATER CROSSING PIPES SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM COVER DEPTHS:
10. WATER CROSSING PIPES SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM COVER DEPTHS:

CONCRETE ENCASED CREEK CROSSING

WATER CONSTRUCTION STANDARD DETAILS

INSTALLATION OF PIPE THROUGH CREEK CROSSING

CONCRETE ENCASED CREEK CROSSING

WATER CONSTRUCTION STANDARD DETAILS

INSTALLATION OF PIPE THROUGH CREEK CROSSING



MACINA ROSE COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1030 Central Parkway South, San Antonio, Texas 78232  
FIRM REGISTRATION NUMBER: T&E, F-734 & T&E, S, 1001700  
(710) 545-1122 Fax (710) 545-0302 www.mroengineering.com



MANSIONS ADDITION  
WILLAMSON COUNTY, TEXAS 78626  
POND A DRAIN LINE B STA. 6+80-STA. 13+00

DATE	BY	DESCRIPTION

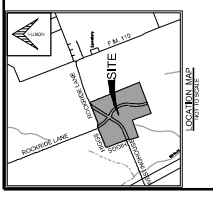
PROJECT NO.	224-13-WILLIAMSON
DATE	12-15-2020
CHECKED	
DESIGNED	
DRAWN	
PLotted BY	

ISSUED FOR PERMIT  
12-15-2020

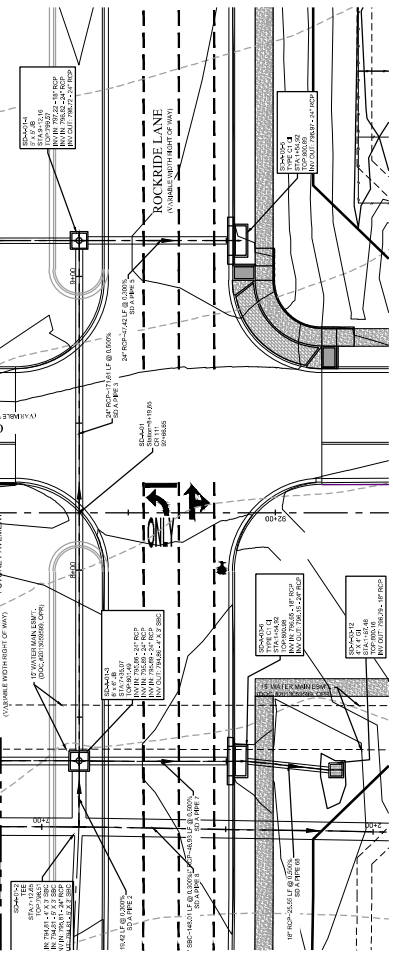
REFERENCE PRIVATE  
DEVELOPMENT PLANS  
FOR DETAILS.

SCALE 1" = 20'

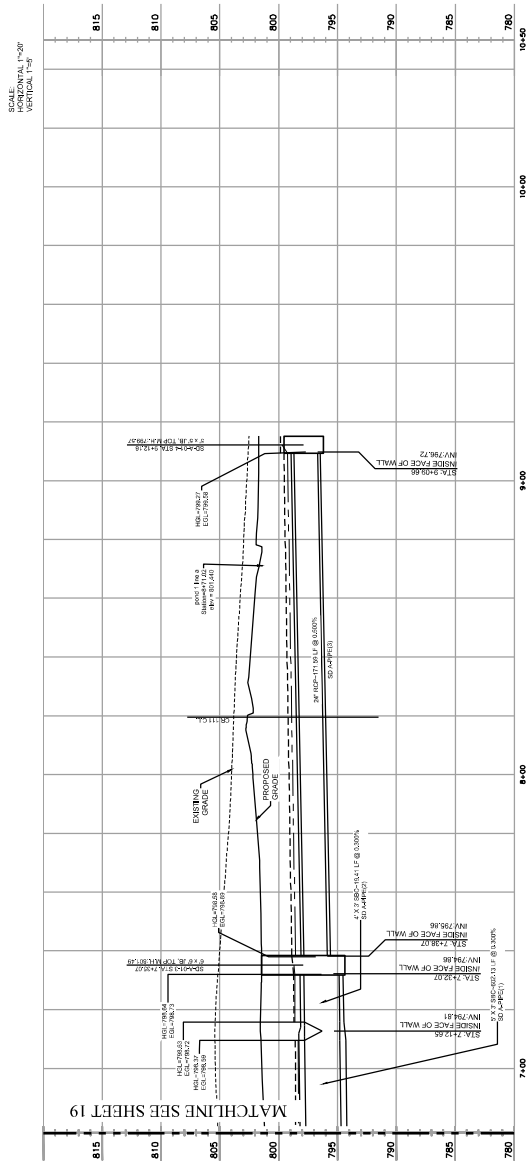
NORTH



MATCHLINE SEE SHEET 19



POND A STORM DRAIN LINE B  
SCALE 1" = 20'



**EXHIBIT B**  
**PROJECT PROPERTY DESCRIPTION**

**EXHIBIT B**

**County:** Williamson  
**Parcel:** 13  
**Highway:** County Road 111 (Westinghouse Road)

**PROPERTY DESCRIPTION FOR PARCEL 13**

BEING a 7.345 acre parcel (319,955 Square Feet) of land, situated in the C. Bell Survey, Abstract No. 112, in Williamson County, Texas, being a part of the remainder portion of a called 145.13 acre tract of land described in a Warranty Deed to Woodmiller, LP., et al, recorded in Document No. 2007084259 of the Official Public Records of Williamson County, Texas. Said 7.345 acre parcel being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rebar found (Surface Coordinates = N: 10,192,156.74, E: 3,144,842.23) for an angle point in the west line of said remainder portion of the 145.13 acre tract and being in the existing easterly right-of-way line of County Road No. 111, commonly known as Westinghouse Road (being a variable width right-of-way at this point), said 1/2-inch iron rebar found being 659.14 feet left of and at a right angle to Engineers Centerline Station 77+17.86, from which a 1/2-inch iron rebar found for an angle point in said west line of the remainder portion of the 145.13 acre tract and said existing easterly right-of-way line of County Road No. 111, bears North 20°09'00" West, a distance of 465.81 feet;

THENCE, South 20°26'30" East, along said west line of the remainder portion of the 145.13 acre tract and said existing easterly right-of-way line of County Road No. 111, a distance of 567.02 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the **POINT OF BEGINNING** (Surface Coordinates = N: 10,191,625.43, E: 3,145,040.28) of the herein described tract, said 1/2-inch iron rebar with cap set being 92.96 feet left of and at a right angle to Engineers Centerline Station 76+87.12;

THENCE, departing said existing easterly right-of-way line of County Road No. 111, over and across said remainder portion of the 145.13 acre tract and along the proposed northwesterly right-of-way line of County Road No. 111, the following nine (9) courses and distances:

1. **South 72°32'45" East**, a distance of **38.03 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
2. **North 66°27'00" East**, a distance of **492.19 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the point of curvature of a curve to the left;
3. Northeasterly along the arc of said curve to the left having a radius of **932.00 feet**, an arc length of **551.19 feet**, a delta angle of **33°53'30"**, and a chord which bears **North 49°30'15" East**, a distance of **543.19 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the point of tangency;



1978 S. Austin Ave  
Georgetown, TX 78626



4. **North 32°33'45" East**, a distance of **200.28 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
5. **North 57°26'15" West**, a distance of **11.50 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
6. **North 32°33'45" East**, a distance of **535.00 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
7. **South 57°26'15" East**, a distance of **11.50 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
8. **North 32°33'45" East**, a distance of **691.55 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the point of curvature of a curve to the right; and
9. Northeasterly along the arc of said curve to the right having a radius of **1068.00 feet**, an arc length of **31.12 feet**, a delta angle of **01°40'15"**, and a chord which bears **North 33°24'00" East** a distance of **31.12 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the north line of said remainder portion of the 145.13 acre tract and the existing southeasterly right-of-way line of County Road No. 110 (being a variable width right-of-way at this point), from which a cotton spindle found for an angle point in said north line of the remainder portion of the 145.13 acre tract and said existing southeasterly right-of-way line of County Road No. 110, bears South 68°50'00" West, a distance of 847.38 feet;

THENCE along said north line of the remainder portion of the 145.13 acre tract and said existing southeasterly right-of-way line of County Road No. 110, the following two (2) courses and distances:

1. **North 68°50'00" East**, a distance of **186.92 feet** to a 1/2-inch iron rebar found; and
2. **North 68°17'00" East**, a distance of **113.14 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the proposed southeasterly right-of-way line of said County Road No. 111, from which a 1/2-inch iron rebar found for the northeast corner of said remainder portion of the 145.13 acre tract and the northwest corner of a called 223.20 acre tract of land described in a General Warranty Deed to Bernard S. Anderson and Gladys R. Anderson, recorded in Document No. 2010022971, of said Official Public Records, also being in said existing southeasterly right-of-way line of County Road No. 110, bears North 68°17'00" East a distance of 38.87 feet;

THENCE departing said existing southeasterly right-of-way line of County Road No. 110, over and across said remainder portion of the 145.13 acre tract and along said proposed southeasterly right-of-way line of County Road No. 111, the following seven (7) courses and distances:

1. Southwesterly along the arc of a curve to the left having a radius of **932.00 feet**, an arc length of **277.77 feet**, a delta angle of **17°04'30"**, and a chord which bears **South 41°06'00" West** a distance of **276.74 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the point of tangency;

2. **South 32°33'45" West**, a distance of **691.55 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set a corner;
3. **South 57°26'15" East**, a distance of **11.50 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
4. **South 32°33'45" West**, a distance of **535.00 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
5. **North 57°26'15" West**, a distance of **11.50 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a corner;
6. **South 32°33'45" West**, a distance of **200.28 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the point of curvature of a curve to the right; and
7. Southwesterly along the arc of said curve to the right having a radius of **1068.00 feet**, an arc length of **181.00 feet**, a delta angle of **09°42'30"**, and a chord which bears **South 37°25'00" West**, a distance of **180.77 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the west line of said remainder portion of the 145.13 acre tract and the east line of Lot 1, Block D, BELL GIN PARK, a subdivision recorded in Document No. 2013101018, of said Official Public Records;

THENCE along the west line of the remainder portion of the 145.13 acre tract and said east line of said BELL GIN PARK subdivision, the following two (2) courses and distances:

1. **North 48°49'45" West**, a distance of **9.47 feet** to a mag nail with washer stamped "RPLS 5784" set for the Northeast corner of said Lot 1 and the southeast corner of a 1.28 acre right-of-way dedication as shown on the subdivision plat of said BELL GIN PARK; and
2. **North 48°51'30" West**, a distance of **56.00 feet** to the northeast corner of said 1.28 acre right-of-way dedication and said BELL GIN PARK, also being an interior corner of said remainder portion of the 145.13 acre tract;

THENCE along a south line of said remainder portion of the 145.13 acre tract and along the north line of said 1.28 acre right-of-way dedication and BELL GIN PARK, the following two (2) courses and distances:

1. Southwesterly along the arc of a curve to the right having a radius of **1000.00 feet**, an arc length of **436.42 feet**, a delta angle of **25°00'15"**, and a chord which bears **South 53°57'15" West**, a distance of **432.96 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the point of tangency; and
2. **South 66°27'30" West**, a distance of **532.40 feet** to a mag nail with washer stamped "RPLS 5784" set the northwest corner of said 1.28 acre right-of-way dedication and BELL GIN PARK, being the western most southwest corner of said remainder portion of the 145.13 acre tract, and being in said existing easterly right-of-way line of County Road No. 111;

THENCE along said west line of the remainder portion of the 145.13 acre tract and said existing easterly right-of-way line of County Road No. 111, the following two (2) courses and distances:



1. **North 01°05'15" East**, a distance of **52.55 feet** to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set; and
2. **North 20°26'30" West** a distance of **53.99 feet** to the **POINT OF BEGINNING** and containing 7.345 acres of land, more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (2011 Adjustment), referenced to the Leica Smartnet Network. Coordinates and distances shown hereon are surface values represented in U.S. Survey Feet. The project grid-to-surface combined adjustment factor is 1.00013.

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

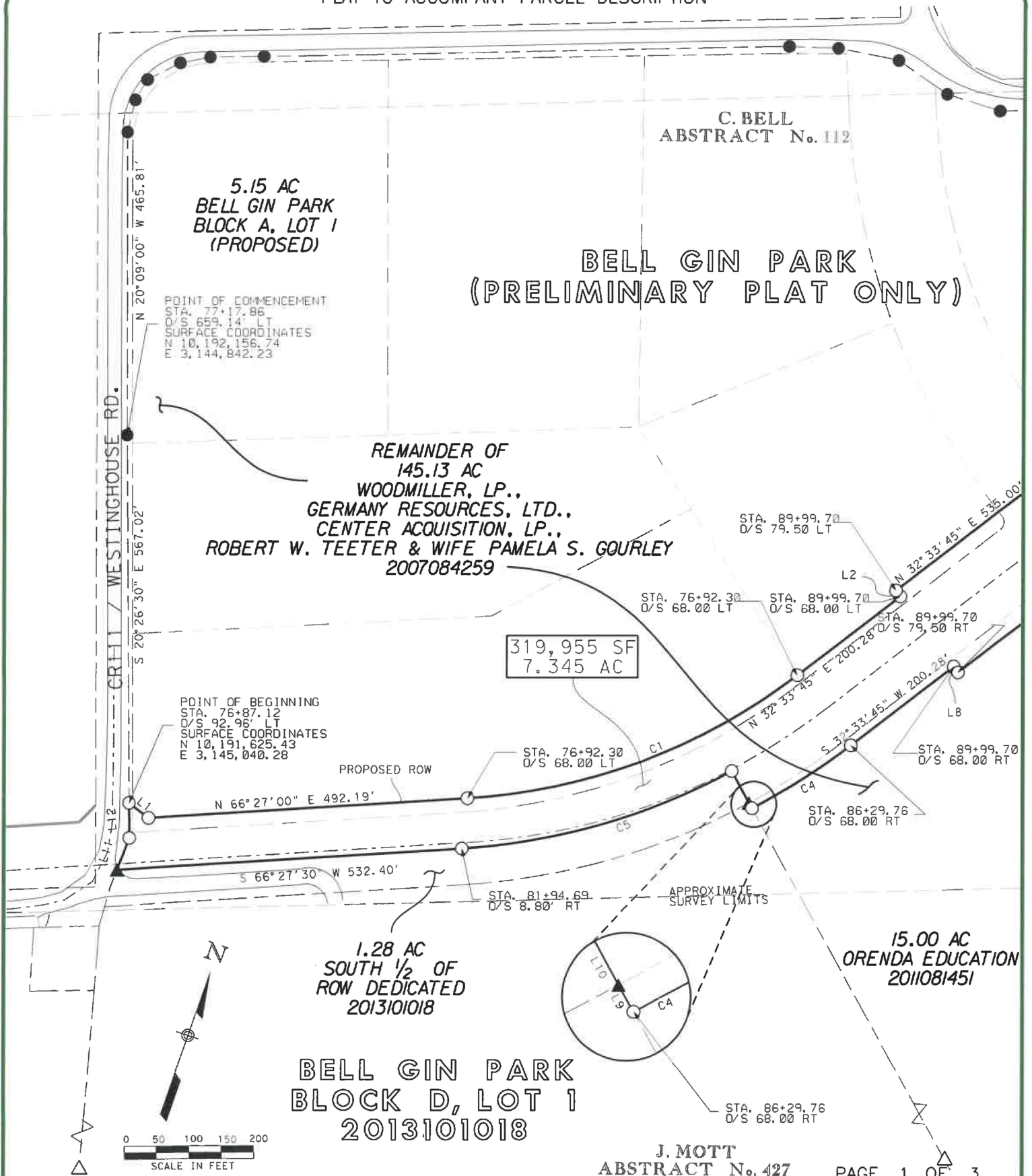
I certify that this survey was made on the ground under the direction and supervision of Brian F. Peterson, RPLS (now retired) of the property legally described herein and is correct, to the best of my knowledge and belief.

StegerBizzell, Inc.

  
Patrick J. Stevens  
Registered Professional Land Surveyor, No. 5784  
1978 S. Austin Ave, Georgetown, Texas  
TBPELS No. 100037000  
State of Texas



P:\22000-22999\22009 Wilco CR111 Route Study\Parcel Descriptions\Legal Description for Parcel 13.docx



J. MOTT  
ABSTRACT No. 427

PAGE 1 OF 3

**STEGE BIZZELL**

ADDRESS 1078 S. AUSTIN AVENUE GEORGETOWN, TX 78626  
METRO 512.930.9412 TITLE FIELD ASST TOLB FROM NO. 1000730 WEB STEGERBIZZELL.COM  
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:  
WOODMILLER, LP., GERMANY RESOURCES, LTD.,  
CENTER ACQUISITION, LP., ROBERT W. TEETER &  
WIFE PAMELA S. GOURLEY

SCALE:  
1"=200'

PARCEL:  
13

PROJECT:  
CR 111

COUNTY:  
WILLIAMSON

**W**  
**WILLIAMSON COUNTY**  
1848

# PLAT TO ACCOMPANY PARCEL DESCRIPTION

124.91 AC  
MARVIN G. PATTERSON &  
BARBARA KAY PATTERSON  
510/557

PROPOSED DRAINAGE  
EASEMENT

0 50 100 150 200  
SCALE IN FEET

STA. 102+55.38  
O/S 68.00 LT

STA. 102+26.24  
O/S 68.00 LT

STA. 105+24.28  
O/S 68.00 RT

319,955 SF  
7.345 AC

PROPOSED DRAINAGE  
EASEMENT

STA. 102+26.24  
O/S 68.00 RT

STA. 95+34.70  
O/S 79.50 LT

STA. 95+34.70  
O/S 68.00 LT

STA. 95+34.70  
O/S 68.00 RT

STA. 95+34.70  
O/S 79.50 RT

CR110

145.13 AC

CR111 / WESTINGHOUSE RD.

223.20 AC  
TRACT TWO  
BERNARD S. & GLADYS R. ANDERSON  
AS TRUSTEE OF THE BERNARD S. AND  
GLADYS R. ANDERSON TRUST  
2010022971

REMAINDER OF  
145.13 AC  
WOODMILLER, LP.,  
GERMANY RESOURCES, LTD.,  
CENTER ACQUISITION, LP.,  
ROBERT W. TEETER & WIFE PAMELA S. GOURLEY  
2007084259

BELL GIN PARK  
(PRELIMINARY PLAT ONLY)

C. BELL  
ABSTRACT No. 112

J. MOTT  
ABSTRACT No. 427

PAGE 2 OF 3

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78628  
METRO 512.930.8412 TELEPHONE 512.930.8412 FAX 512.930.8412  
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:  
WOODMILLER, LP., GERMANY RESOURCES, LTD.,  
CENTER ACQUISITION, LP., ROBERT W. TEETER &  
WIFE PAMELA S. GOURLEY

SCALE:  
1"=200'

PARCEL:  
13

PROJECT:  
CR 111

COUNTY:  
WILLIAMSON

W  
WILLIAMSON  
COUNTY  
1848



## LEGEND

- TYPE I CONCRETE MONUMENT FOUND  
 ■ TYPE II MONUMENT FOUND  
 ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED  
 ○ 1/2" IRON REBAR SET W/ CAP STAMPED "RPLS 5784"  
 ● 1/2" IRON REBAR FOUND UNLESS NOTED  
 △ CALCULATED POINT  
 ⊕ NAIL FOUND  
 ⊕ CENTER LINE  
 ( ) RECORD INFORMATION  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 — LINE BREAK  
 X FENCE CORNER  
 ⊙ SPINDLE FOUND  
 ▲ MAG NAIL SET WITH WASHER STAMPED "STEGER BIZZELL"

CODE	BEARING	DISTANCE
L1	S 72°32'45" E	38.03'
L2	N 57°26'15" W	11.50'
L3	S 57°26'15" E	11.50'
L4	N 68°50'00" E	186.92'
L5	N 68°17'00" E	113.14'
L6	N 68°17'00" E	38.87'
L7	S 57°26'15" E	11.50'
L8	N 57°26'15" W	11.50'
L9	N 48°49'45" W	9.47'
L10	N 48°51'30" W	56.00'
L11	N 01°05'15" E	52.55'
L12	N 20°26'30" W	53.99'

CODE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	932.00'	551.19'	N 49°30'15" E	543.19'	33°53'30"
C2	1068.00'	31.12'	N 33°24'00" E	31.12'	1°40'15"
C3	932.00'	277.77'	S 41°06'00" W	276.74'	17°04'30"
C4	1,068.00'	181.00'	S 37°25'00" W	180.77'	9°42'30"
C5	1,000.00'	436.42'	S 53°57'15" W	432.96'	25°00'15"

## NOTES:

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (2011 ADJUSTMENT), REFERENCED TO THE LEICA SMARTNET NETWORK. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR IS 1.00013.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY AFFECT THE PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY PLAT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND IN JUNE 2015, UNDER THE DIRECTION AND SUPERVISION OF BRIAN F. PETERSON, RPLS (NOW RETIRED).


  
 PATRICK J. STEVENS  
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784  
 STATE OF TEXAS



PAGE 3 OF 3



PARCEL PLAT SHOWING PROPERTY OF:  
 WOODMILLER, LP., GERMANY RESOURCES, LTD.,  
 CENTER ACQUISITION, LP., ROBERT W. TEETER &  
 WIFE PAMELA S. GOURLEY

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1"=200'

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13

PROJECT:  
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WILLIAMSON

