

**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 18.811 acres and 1.065 acres (Parcel 18) described by metes and bounds in Exhibits "A&B" owned by **NANCY RYDELL HOLUBEC, INDIVIDUALLY AND AS TRUSTEE OF THE HENRY H. HOLUBEC FAMILY TRUST AND EDYTHE J. HOLUBEC** for the purpose of constructing, reconstructing, maintaining, and operating the County Road 404 Re-alignment Project 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 Exhibit "A" 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 Nov 15, 2022.

Valerie Covey

Bill Gravell, Jr.
Williamson County Judge

EXHIBIT "A"

County: Williamson
Tax ID: R019448
Highway: C.R. 404
Limits: From: F.M. 3349
To: C.R. 404

Page 1 of 8
October 5, 2022

PROPERTY DESCRIPTION FOR PARCEL R019448

DESCRIPTION OF A 18.811 ACRE (819,407 SQ. FT.) PARCEL OF LAND LOCATED IN THE WATKINS NOBLES SURVEY, SECTION NO. 30, ABSTRACT NO. 484, AND THE H.T. & B.R.R.C.O. SURVEY, SECTION NO. 1, ABSTRACT NO. 318, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 85.681 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HENRY H. HOLUBEC, JR. AND WIFE, NANCY RYDELL HOLUBEC (50% INTEREST) AND JAMES F. HOLUBEC (50% INTEREST DECEASED), RECORDED AUGUST 1, 1984 IN VOLUME 1051, PAGE 818, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.) WITH EDYTHE J. HOLUBEC (50% INTEREST) AS INDEPENDENT EXECUTOR OF ESTATE OF JAMES F. HOLUBEC, AS CITED SEPTEMBER 21, 2005 IN DOCUMENT NUMBER 2005075261, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 18.811 ACRE (819,407 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 concrete monument found 782.30 feet left of County Road (C.R.) 404 Engineer's Centerline Station (E.C.S.) 258+35.11 on the east line of a called 18.165 acre tract of land, described in a deed to Joel B. Carpenter, recorded in Document No. 2012073128, O.P.R.W.C.TX., for the northwest corner of said 85.681 acre tract;

THENCE S 07°39'17" W, with the common line of said 85.681 acre tract and said 18.165 acre tract, a distance of 623.14 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" on the proposed north right-of-way line of C.R. 404, for the northeast corner of a remainder of a called 1.137 acre tract of land, described in a deed to Henry H. Holubec and wife, Nancy Rydell Holubec (50% interest) and James F. Holubec (50% interest deceased), recorded in Volume 1051, Page 818, D.R.W.C.TX. with Edythe J. Holubec (50% interest) as independent executor of estate of James F. Holubec as cited in Document No. 2005075261, O.P.R.W.C.TX., same being the southeast corner of said 18.165 acre tract;

THENCE S 07°20'59" W, with the common line of said remainder of a called 1.137 acre tract and said 85.681 acre tract, passing at a distance of 20.00 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY", for the southeast corner of said remainder of a called 1.137 acre tract, same being the northeast corner of a remainder of a called 121.12 acre tract, described in a deed to 3349 Land Group LLC, recorded in Document No. 2007027439, O.P.R.W.C.TX., and continuing with the common line of said remainder of a called 121.12 acre tract and said 85.681 acre tract, a total distance of 55.34 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,169,610.93, E=3,195,507.22) set 118.33 feet left of C.R. 404 E.C.S. 259+51.81, said point being a beginning of a curve to the right, same being the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE departing the common line of said 85.681 acre tract and said remainder of a called 121.12 acre tract, with the proposed north right-of-way line of C.R. 404, over and across said 85.681 acre tract, the following seven (7) courses and distances numbered 1-7:

- 1) With said curve to the right, an arc distance of 618.11 feet, through a delta of 15°59'20", having a radius of 2,215.00 feet, and a chord which bears S 61°39'10" E, a distance of 616.11 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 133.34 feet left of C.R. 404 E.C.S. 265+33.48,

EXHIBIT "A"

County: Williamson
Tax ID: R019448
Highway: C.R. 404
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To: C.R. 404

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October 5, 2022

- 2) S 53°39'30" E, a distance of 561.44 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 151.17 feet left of C.R. 404 E.C.S. 270+97.37,
- 3) N 34°57'51" E, a distance of 169.08 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 320.14 feet left of C.R. 404 E.C.S. 270+90.21, said point being the beginning of a curve to the left,
- 4) With said curve to the left, an arc distance of 345.21 feet, through a delta of 11°39'44", having a radius of 1,696.00 feet, and a chord which bears S 59°51'12" E, a distance of 344.61 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 327.38 feet left of C.R. 404 E.C.S. 275+01.62,
- 5) S 25°19'45" W, a distance of 169.02 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 158.35 feet left of C.R. 404 E.C.S. 275+02.10, said point being the beginning of a curve to the left,
- 6) With said curve to the left, an arc distance of 540.78 feet, through a delta of 16°36'49", having a radius of 1,865.00 feet, and a chord which bears S 73°53'57" E, a distance of 538.88 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 167.66 feet left of C.R. 404 E.C.S. 280+90.56, and
- 7) S 82°12'22" E, a distance of 298.87 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 171.94 feet left of C.R. 404 E.C.S. 283+89.63 on the existing west right-of-way line of County Road (C.R.) 404, a variable width right-of-way, no record information found, for the northeast corner of the parcel described herein;

8) **THENCE** S 07°25'18" W, departing the proposed north right-of-way line of C.R. 404, with the existing west right-of-way line of C.R. 404, a distance of 240.11 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.11 feet right of C.R. 404 E.C.S. 283+94.62 on the proposed south right-of-way line of C.R. 404, for the northeast corner of a called 14.994 acre tract of land, described in a deed to Ernest L. Meadows, recorded in Document No. 2016090360, O.P.R.W.C.TX, same being the southeast corner of said 85.681 acre tract and the parcel described herein;

9) **THENCE** N 82°50'57" W, departing the existing west right-of-way line of said C.R. 404, with the proposed south right-of-way line of said C.R. 404, same being the common line of said 85.681 acre tract and said 14.994 acre tract, a distance of 955.84 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 191.95 feet right of C.R. 404 E.C.S. 274+86.97, said point being the beginning of a curve to the right;

THENCE departing the common line of said 85.681 acre tract and said 14.994 acre tract, continuing with the proposed south right-of-way line of C.R. 404, over and across said 85.681 acre tract, the following three (3) courses and distances numbered 10-12:

- 10) With said curve to the right, an arc distance of 438.32 feet, through a delta of 11°20'17", having a radius of 2,215.00 feet, and a chord which bears N 59°19'38" W, a distance of 437.60 feet, to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 199.00 feet right of C.R. 404 E.C.S. 270+87.55,

EXHIBIT "A"

County: Williamson
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October 5, 2022

- 11) N 53°39'30" W, a distance of 546.61 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 216.48 feet right of C.R. 404 E.C.S. 265+44.43, said point being the beginning of a curve to the left, and
 - 12) With said curve to the left, an arc distance of 439.18 feet, through a delta of 13°29'33", having a radius of 1,865.00 feet, and a chord which bears N 60°24'16" W, a distance of 438.17 feet, to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 229.67 feet right of C.R. 404 E.C.S. 260+51.08 on the common line of said remainder of a called 121.12 acre tract and said 85.681 acre tract, for the southwest corner of the parcel described herein;
- THENCE** N 07°20'59" E, departing the proposed south right-of-way line of C.R. 404, with the common line of d remainder of a called 121.12 acre tract and said 85.681 acre tract, a distance of 361.03 feet, to the **POINT BEGINNING**, and containing 18.811 acres (819,407 sq. ft.) of land.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinates shown hereon 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.

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



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

FN 49078

SAM Job No. 60291

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 (UNLESS NOTED)
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 80D NAIL FOUND
- MAGNAIL FOUND
- SPINDLE FOUND
- RAILROAD TIE
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX.
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

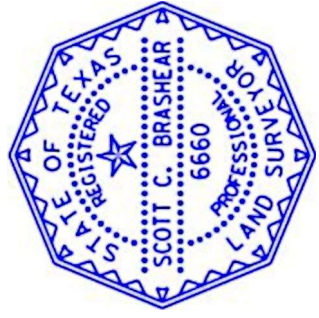
- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE, AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 - THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, GF NO. GT2201207, EFFECTIVE DATE SEPTEMBER 2, 2022 AND ISSUED DATE SEPTEMBER 13, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 - CR 404 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM RPS GROUP SCHEMATIC RECEIVED BY SAM, LLC. IN JUNE, 2022.
 - THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

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

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

10/5/2022

DATE



C.R. 404
EXISTING ROW

PARENT TRACT
NOT TO SCALE

HENRY H. HOLUBEC, JR. AND WIFE
NANCY RYDELL HOLUBEC (50% INTEREST)
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)
CALLED 85.681 AC.
RECORDED AUGUST 1, 1984
VOL. 1051, PG. 818
D.R.W.C.TX.

EDYTHE J. HOLUBEC (50% INTEREST)
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC
AS CITED IN DOC. NO. 2005075261
O.P.R.W.C.TX.

PROPOSED ROW

R019448 (18.811 AC.)

PROPOSED ROW

A

HENRY H. HOLUBEC, JR. AND WIFE,
NANCY RYDELL HOLUBEC (50% INTEREST)
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)
REMAINDER OF A CALLED 11.137 AC.
VOL. 1051, PG. 818
D.R.W.C.TX.

EDYTHE J. HOLUBEC (50% INTEREST)
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC
AS CITED IN DOC. NO. 2005075261
O.P.R.W.C.TX.

FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\XP-R019448 Holubec\Plat

EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC. LEFT
RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF HENRY H. HOLUBEC, JR. AND WIFE NANCY RYDELL HOLUBEC AND JAMES F. HOLUBEC (DECEASED) EDYTHE J. HOLUBEC AS INDEPENDENT EXECUTOR TAX ID: R019448 18.811 AC. (819,407 SQ. FT.)					

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



EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. GT2201207, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 2, 2022, AND ISSUED DATE SEPTEMBER 13, 2022.

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

A. AN OIL, GAS AND MINERAL LEASE DATED OCTOBER 13, 1938, BY AND BETWEEN CE RYDELL AND HULDA RYDELL AS LESSOR, AND TOM GORTON AS LESSEE, RECORDED IN VOLUME 294, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALL RIGHTS INCIDENT THERETO. TITLE TO SAID LEASE HAS NOT BEEN EXAMINED SUBSEQUENT TO THE DATE OF ITS EXECUTION.

B. RIGHT OF WAY EASEMENT DATED AUGUST 20, 1974, TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 597, PAGE 996, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

C. EASEMENT DATED FEBRUARY 6, 1981, TO JAMES V MOTSINGER AND CHARLOTTE E MOTSINGER, RECORDED IN VOLUME 832, PAGE 326, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

D. ANY EASEMENTS PRESENTLY IN USE BY THE CITY OF TAYLOR AND ANY PIPES OR PIPE LINES IN PLACE UNDER THE TRACT DESCRIBED HEREIN. (SUBJECT IF APPLICABLE)

E. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH FALLS WITHIN THE BOUNDARIES OF A STREET OR ALLEY. (SUBJECT IF APPLICABLE)

F. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS. (NOT A SURVEY MATTER)

G. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS, WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (SUBJECT IF APPLICABLE)

H. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT IF APPLICABLE)

I. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)

J. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY)

EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC.	LEFT
SAM 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 HENRY H. HOLUBEC, JR. AND WIFE NANCY RYDELL HOLUBEC AND JAMES F. HOLUBEC (DECEASED) EDYTHE J. HOLUBEC AS INDEPENDENT EXECUTOR TAX ID: R019448 18.811 AC. (819,407 SQ. FT.)				REMAINING	9.088 AC.	RIGHT

EXHIBIT "A"

MATCH LINE SHEET 7 OF 8

HENRY H. HOLUBEC, JR. AND WIFE,
NANCY RYDELL HOLUBEC (50% INTEREST)
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)
CALLED 85.681 AC.
RECORDED AUGUST 1, 1984
VOL. 1051, PG. 818
D.R.W.C.TX.

EDYTHE J. HOLUBEC (50% INTEREST)
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC
AS CITED IN DOC. NO. 2005075261
O.P.R.W.C.TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI STA 260.15+07
N = 10,169,476.51
E = 3,195,523.06
A = 30° 40' 46.51" (RT)
D = 2° 51' 01.93"
L = 1,076.27'
T = 551.37'
R = 2,010.00'
PC STA 254+63.70
PT STA 265+59.97

JOEL B. CARPENTER
CALLED 18.165 AC.
DOC. NO. 2012073128
O.P.R.W.C.TX.

P.O.C.
CONCRETE
MONUMENT
FOUND
258+35.11
782.30' LT

259+39.40
172.05' LT

P.O.B.
N=10,169,610.93
E=3,195,507.22
259+51.81
118.33' LT

R019448 (18.811 AC.)

C1

PROPOSED ROW

265+33.48
133.34' LT

S53° 39' 30" E 561.44'

S 51° 47' 43.85" E

PT 265+00

265+39.97

C.R. 404
ENGINEER'S CENTERLINE

260+00

N7° 20' 59" E 361.03'
N10° 01' 05" E 1,024.66'

3349 LAND GROUP LLC
REMAINDER OF A
CALLED 121.12 AC.
DOC. NO. 2007027439
O.P.R.W.C.TX.

LINE NO.	BEARING	DISTANCE
L1	S07° 39' 17" W	623.14'
(L1)	(N10° 05' 50" E)	624.17'
L2	N07° 20' 59" E	55.34'
(L2)	(N10° 01' 05" E)	1,024.66'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	15° 59' 20" RT	2,215.00'	618.11'	616.11'	S61° 39' 10" E
C5	13° 29' 33" LT	1,865.00'	439.18'	438.17'	N60° 24' 16" W

265+44.43
216.48 RT

PROPOSED ROW

N53° 39' 30" W 546.61'

C5

260+51.08
229.67 RT

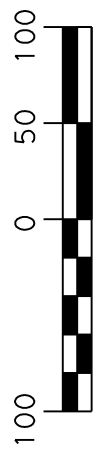
PAGE 6 OF 8
REF. FIELD NOTE NO. 49078
FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\XP-R019448 Holubec.Plot

EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC. LEFT
				REMAINING	9.088 AC. RIGHT

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF
HENRY H. HOLUBEC, JR. AND WIFE NANCY
RYDELL HOLUBEC AND JAMES F. HOLUBEC
(DECEASED)
EDYTHE J. HOLUBEC AS INDEPENDENT
EXECUTOR
TAX ID: R019448
18.811 AC. (819,407 SQ. FT.)

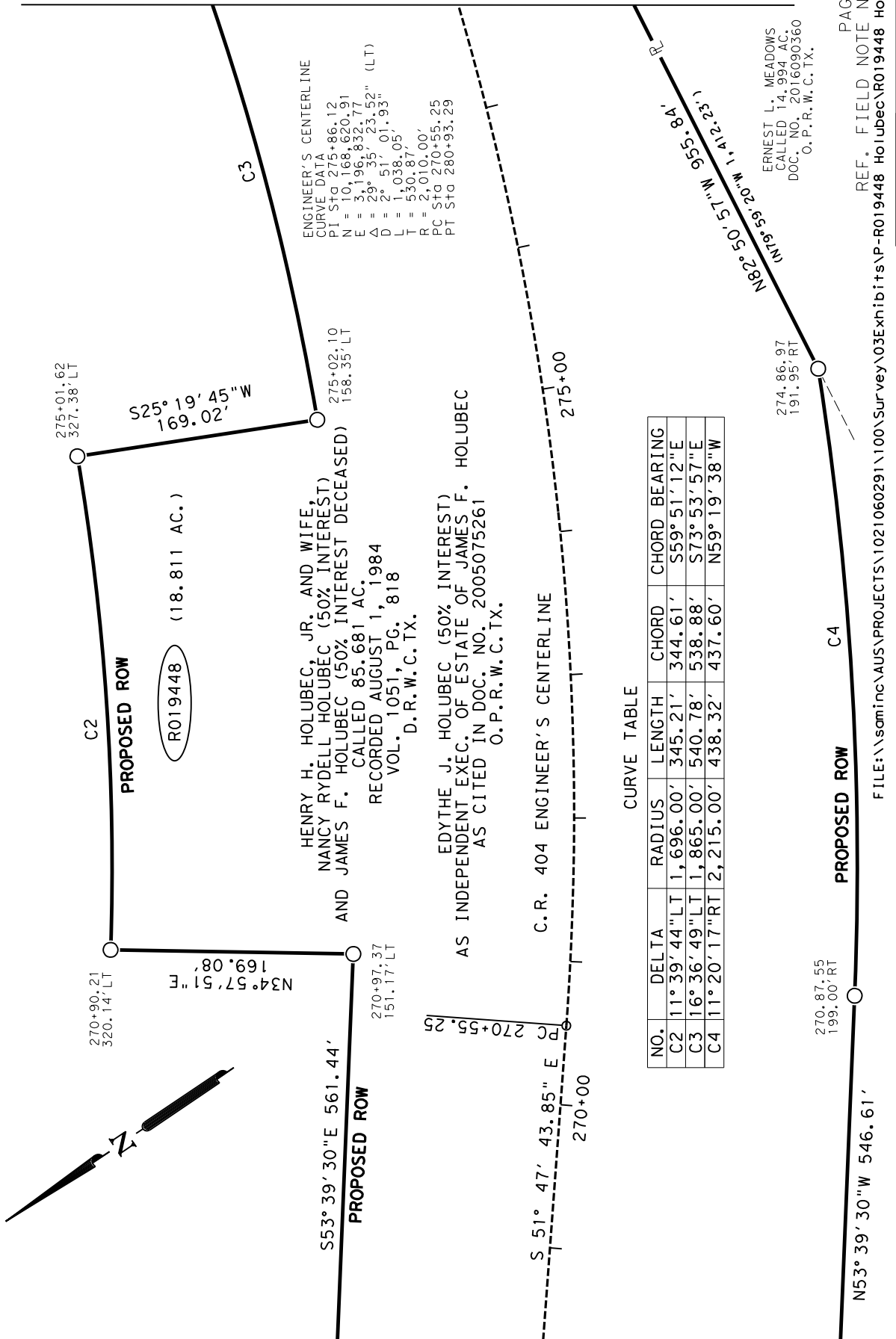


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GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

EXHIBIT "A"



MATCH LINE SHEET 8 OF 8

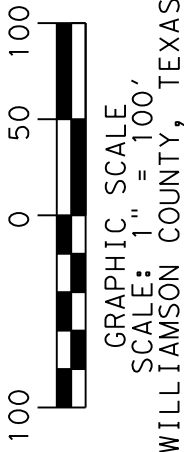
MATCH LINE SHEET 6 OF 8

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	11° 39' 44" LT	1,696.00'	345.21'	344.61'	S59° 51' 12" E
C3	16° 36' 49" LT	1,865.00'	540.78'	538.88'	S73° 53' 57" E
C4	11° 20' 17" RT	2,215.00'	438.32'	437.60'	N59° 19' 38" W

ERNEST L. MEADOWS
CALLED 14.994 AC.
DOC. NO. 2016090360
O.P.R.W. C. TX.

PAGE 7 OF 8
REF. FIELD NOTE NO. 49078
FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\XP-R019448 Holubec.Plot



EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC. LEFT
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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
HENRY H. HOLUBEC, JR. AND WIFE NANCY
RYDELL HOLUBEC AND JAMES F. HOLUBEC
(DECEASED)
EDYTHE J. HOLUBEC AS INDEPENDENT
EXECUTOR
TAX ID: R019448
18.811 AC. (819,407 SQ. FT.)

EXHIBIT "A"

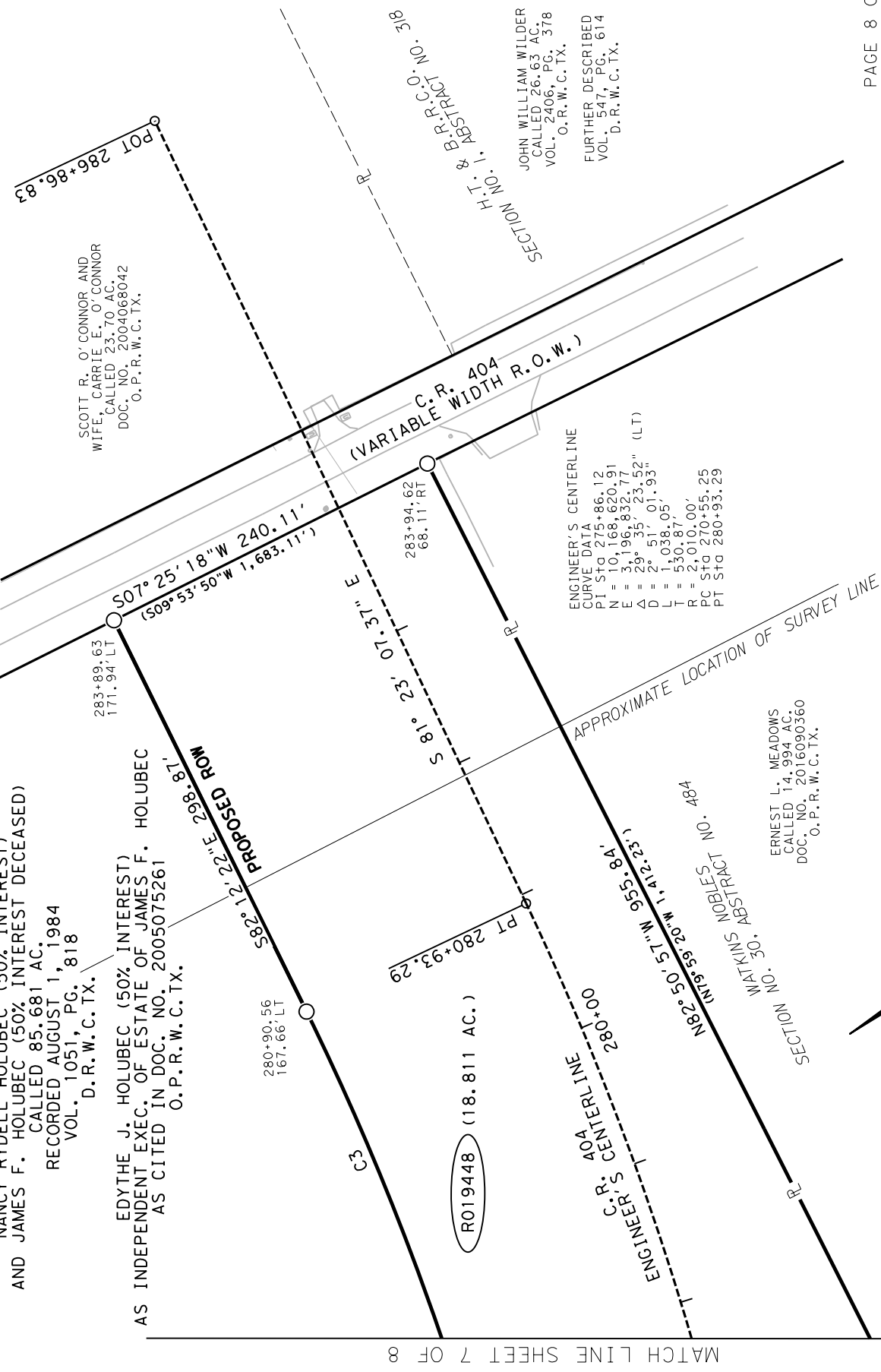
HENRY H. HOLUBEC, JR. AND WIFE,
NANCY RYDELL HOLUBEC (50% INTEREST)
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)
CALLED 85.681 AC.
RECORDED AUGUST 1, 1984
VOL. 1051, PG. 818
D.R.W.C. TX.

EDYTHE J. HOLUBEC (50% INTEREST)
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC
AS CITED IN DOC. NO. 2005075261
O.P.R.W.C. TX.

SCOTT R. O'CONNOR AND
WIFE, CARRIE E. O'CONNOR
CALLED 23.70 AC.
DOC. NO. 2004068042
O.P.R.W.C. TX.

JOHN WILLIAM WILDER
CALLED 26.63 AC.
VOL. 2406, PG. 378
O.R.W.C. TX.
FURTHER DESCRIBED
VOL. 547, PG. 614
D.R.W.C. TX.

ERNEST L. MEADOWS
CALLED 14.994 AC.
DOC. NO. 2016090360
O.P.R.W.C. TX.



FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\XP-R019448 Holubec\Plot
REF. FIELD NOTE NO. 49078
PAGE 8 OF 8

EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC. LEFT
RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF HENRY H. HOLUBEC, JR. AND WIFE NANCY RYDELL HOLUBEC AND JAMES F. HOLUBEC (DECEASED) EDYTHE J. HOLUBEC AS INDEPENDENT EXECUTOR TAX ID: R019448 18.811 AC. (819,407 SQ. FT.)					



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



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

EXHIBIT "B"

County: Williamson
Tax ID: R019447
Highway: C.R. 404
Limits: From: F.M. 3349
To: C.R. 404

Page 1 of 7
October 5, 2022

PROPERTY DESCRIPTION FOR PARCEL R019447

DESCRIPTION OF A 1.065 ACRE (46,411 SQ. FT.) PARCEL OF LAND LOCATED IN THE WATKINS NOBLES SURVEY, SECTION NO. 30, ABSTRACT NO. 484, WILLIAMSON COUNTY, TEXAS BEING ALL OF THE REMAINDER OF A CALLED 1.137 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HENRY H. HOLUBEC, JR. AND WIFE, NANCY RYDELL HOLUBEC (50% INTEREST) AND JAMES F. HOLUBEC (50% INTEREST DECEASED), RECORDED JULY 19, 1984 IN VOLUME 1051, PAGE 818, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.) WITH EDYTHE J. HOLUBEC (50% INTEREST) AS INDEPENDENT EXECUTOR OF ESTATE OF JAMES F. HOLUBEC, AS CITED SEPTEMBER 21, 2005 IN DOCUMENT NO. 2005075261, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 1.065 ACRE (46,411 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 concrete monument found 734.76 feet left of County Road (C.R.) 404 Engineer's Centerline Station (E.C.S.) 259+76.73 on the east line of a called 18.165 acre tract of land, described in a deed to Joel B. Carpenter, recorded in Document No. 2012073128, O.P.R.W.C.TX., for the southwest corner of a called 105.275 acre tract of land, described as Tract 1 in a deed to RCP Taylor Rail, L.P., recorded in Document No. 2020166309, O.P.R.W.C.TX., same being the northwest corner of a called 85.681 acre tract of land described in said deed to Henry H. Holubec and wife, Nancy Rydell Holubec (50% interest) and James F. Holubec (50% interest deceased), recorded in Volume 1051, Page 818, D.R.W.C.TX. with Edythe J. Holubec (50% interest) as independent executor of estate of James F. Holubec as cited in Document No. 2005075261, O.P.R.W.C.TX.;

THENCE S 07°39'17" W, with the common line of said 85.681 acre tract and said 18.165 acre tract, a distance of 623.54 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,169,665.83, E=3,195,514.30) set 111.22 feet left of C.R. 404 E.C.S. 259+75.31 (1/2-inch iron rod found but replaced with 5/8-inch iron rod with Williamson County aluminum cap) on the proposed north right-of-way line of C.R. 404, for the southeast corner of said 18.165 acre tract, same being the northeast corner of said remainder of a called 1.137 acre tract and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 07°20'59" W, departing the proposed north right-of-way line of said C.R. 404, with the common line of said 85.681 acre tract and said remainder of a called 1.137 acre tract, a distance of 20.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 152.62 feet left of C.R. 404 E.C.S. 259+43.82, for the northeast corner of the remainder of a called 121.12 acre tract of land, described in a deed to 3349 Land Group, L.L.C., recorded in Document No. 2007027439, O.P.R.W.C.TX., same being the southeast corner of said remainder of a called 1.137 acre tract and of the parcel described herein;

2) **THENCE** N 82°28'22" W, departing the common line of said 85.681 acre tract and said remainder of a called 1.137 acre tract, with the common line of said remainder of a called 121.12 acre tract and said remainder of a called 1.137 acre tract, a distance of 2,320.60 feet to a calculated point on the existing east right-of-way line of Farm to Market (F.M.) 3349, a variable width right-of-way, as conveyed to Williamson County in Document No. 2021097796, O.P.R.W.C.TX., and in Document No. 2021148167, O.P.R.W.C.TX., for the northwest corner of said remainder of a called 121.12 acre tract, same being the southwest corner of said remainder of a called 1.137 acre tract and the parcel described herein;

EXHIBIT "A"

County: Williamson
Tax ID: R019447
Highway: C.R. 404
Limits: From: F.M. 3349
To: C.R. 404

Page 2 of 7
October 5, 2022

3) **THENCE** N 07°39'59" E, departing the common line of said remainder of a called 121.12 acre tract and said remainder of a called 1.137 acre tract, with the existing east right-of-way line of said F.M. 3349 and the west line of said remainder of a called 1.137 acre tract, a distance of 20.00 feet to a 1/2-inch iron rod with an aluminum R.O.W. cap found 134.32 feet left of C.R. 404 E.C.S. 236+54.16, for the southwest corner of the remainder of a called 2.496 acre tract of land described in a deed to Brian N. Brown, and recorded in Document No. 2015065368, O.P.R.W.C.TX., same being the northwest corner of said remainder of a called 1.137 acre tract and the parcel described herein;

4) **THENCE** S 82°28'22" E, departing the east right-of-way line of said F.M. 3349, with the north line of said remainder of a called 1.137 acre tract, passing at a distance of 548.06 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 131.87 feet left of C.R. 404 E.C.S. 242+10.45 on the proposed north right-of-way line of said C.R. 404, continuing with the proposed north right-of-way line of said C.R. 404, same being the north line of said remainder of a called 1.137 acre tract, passing at a distance of 1,859.46 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 111.81 feet left of C.R. 404 E.C.S. 255+11.64, departing the proposed north right-of-way line of said C.R. 404, continuing with the north line of said remainder of a called 1.137 acre tract, and continuing for a total distance of 2,320.48 feet to the **POINT OF BEGINNING**, and containing 1.065 acres (46,411 sq. ft.) of land.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinates shown hereon 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.

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



Sent C. Re 10/5/2022

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

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 (UNLESS NOTED)

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:

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 WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, OF NO. GT2201207, EFFECTIVE DATE SEPTEMBER 2, 2022, AND ISSUED DATE SEPTEMBER 13, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. CR 404 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM RPS GROUP SCHEMATIC RECEIVED BY SAM, LLC. IN JUNE, 2022.

4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

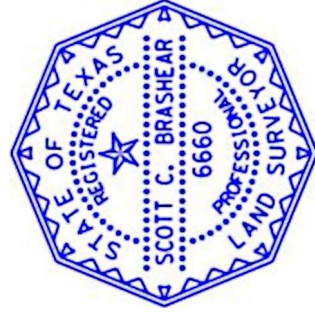
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

10/5/2022

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

DATE



PROPOSED ROW (1.065 AC.)

PROPOSED ROW



HENRY H. HOLUBEC, JR. AND WIFE,
NANCY RYDELL HOLUBEC (50% INTEREST)
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)
REMAINDER OF A CALLED 1.137 AC.
VOL. 1051, PG. 818
D.R.W.C.TX.

EDYTHE J. HOLUBEC (50% INTEREST)
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC
AS CITED IN DOC. NO. 2005075261
O.P.R.W.C.TX.

PARENT TRACT
NOT TO SCALE

A

HENRY H. HOLUBEC, JR. AND WIFE,
NANCY RYDELL HOLUBEC (50% INTEREST)
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)
REMAINDER OF A CALLED 1.137 AC.
VOL. 1051, PG. 818
D.R.W.C.TX.

EDYTHE J. HOLUBEC (50% INTEREST)
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC
AS CITED IN DOC. NO. 2005075261
O.P.R.W.C.TX.

PAGE 3 OF 7
REF. FIELD NOTE NO. 49077
FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\XP-R019447 Holubec\Plot

EXISTING *1.065 AC. ACQUIRE 1.065 AC. REMAINING 0.000 AC. LEFT

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF
HENRY H. HOLUBEC, JR. AND WIFE NANCY
RYDELL HOLUBEC AND JAMES F. HOLUBEC
(DECEASED)
EDYTHE J. HOLUBEC AS INDEPENDENT
EXECUTOR
TAX ID: R019447
1.065 AC. (46,411 SQ. FT.)

SAI

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

EXHIBIT "A"

SCHEDULE B:

- THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. GT201207, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 2, 2022, AND ISSUED DATE SEPTEMBER 13, 2022.
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSET MATTERS OR DELETE THIS EXCEPTION.):
- A. AN OIL, GAS AND MINERAL LEASE DATED OCTOBER 13, 1938, BY AND BETWEEN CE RYDELL AND HULDA RYDELL AS LESSOR, AND TOM GORTON AS LESSEE, RECORDED IN VOLUME 294, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALL RIGHTS INCIDENT THERETO. TITLE TO SAID LEASE HAS NOT BEEN EXAMINED SUBSEQUENT TO THE DATE OF ITS EXECUTION.
- B. RIGHT OF WAY EASEMENT DATED AUGUST 20, 1974, TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 597, PAGE 996, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
- C. EASEMENT DATED FEBRUARY 6, 1981, TO JAMES V MOTSINGER AND CHARLOTTE E MOTSINGER, RECORDED IN VOLUME 832, PAGE 326, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
- D. ANY EASEMENTS PRESENTLY IN USE BY THE CITY OF TAYLOR AND ANY PIPES OR PIPE LINES IN PLACE UNDER THE TRACT DESCRIBED HEREIN. (SUBJECT IF APPLICABLE)
- E. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH FALLS WITHIN THE BOUNDARIES OF A STREET OR ALLEY. (SUBJECT IF APPLICABLE)
- F. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS. (NOT A SURVEY MATTER)
- G. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS THAT ARE NOT LISTED. (SUBJECT IF APPLICABLE)
- H. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT IF APPLICABLE)
- I. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)
- J. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY)

EXHIBIT "A"

WATKINS NOBLES NO. 484
SECTION NO. 30, ABSTRACT

HENRY H. HOLUBEC, JR. AND WIFE,
NANCY RYDELL HOLUBEC (50% INTEREST)
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)
REMAINDER OF A CALLED 1.137 AC.
VOL. 1051, PG. 818
D.R.W. C. TX.

EDYTHE J. HOLUBEC (50% INTEREST)
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC
AS CITED IN DOC. NO. 2005075261
O.P.R.W. C. TX.

JOEL B. CARPENTER
CALLED 18.165 AC.
DOC. NO. 2012073128
O.P.R.W. C. TX.

P.O.B.
N=10,169,665.83
E=3,195,514.30
259+75.31
111.22' LT

(1/2-INCH IRON ROD FOUND BUT
REPLACED WITH 5/8-INCH IRON ROD WITH
WILLIAMSON COUNTY ALUMINUM CAP)

P.O.C.
CONCRETE
MONUMENT
FOUND
259+76.73
734.76' LT

(N10°05'50"E 624.17')

A

S82°28'22"E 2,320.48'

PROPOSED ROW

1,311.40'

255+11.64
111.81' LT

N82°28'22"W 2,320.60'

461.02'

259+43.82
152.62' RT

S07°20'59"W
20.00'
(S10°01'05"W
20.00')

R019447 (1.065 AC.)

S82°28'30"E 891.00'

C.R. 404 ENGINEER'S CENTERLINE

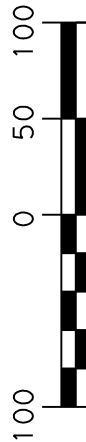
255+00

PC 254+63.70

3349 LAND GROUP LLC
REMAINDER OF A
CALLED 121.12 AC.
DOC. NO. 2007027439
O.P.R.W. C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI STA 260+15.07
N = 10,169,476.76
E = 3,195,522.47
Δ = 30°40'46.51" (RT)
D = 02°51'01.93"
L = 1,076.27'
T = 551.37'
R = 2,010.00'
PC STA 254+63.70
PT STA 265+39.97

260+00



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



FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\XP-R019447 Holubec\Plot
EXISTING *1.065 AC. ACQUIRE 1.065 AC. REMAINING 0.000 AC. LEFT
PAGE 5 OF 7
REF. FIELD NOTE NO. 49077
Holubec\R019447

4801 Southwest Parkway
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FAX: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF
HENRY H. HOLUBEC, JR. AND WIFE NANCY
RYDELL HOLUBEC AND JAMES F. HOLUBEC
(DECEASED)
EDYTHE J. HOLUBEC AS INDEPENDENT
EXECUTOR
TAX ID: R019447
1.065 AC. (46,411 SQ. FT.)

EXHIBIT "A"

CHARLES BARR AND WIFE, ROSA BARR
REMAINDER OF A
CALLED 15.00 AC.
VOL. 832, PAGE 303
D.R.W.C.TX.

GARLAND BRUCE CLARK
AND CYNTHIA A. CLARK
CALLED 5.289 AC.
DOC. NO. 2003061287
O.P.R.W.C.TX.

REINA R. ALVAREZ
AND JESUS G. SARINANA
CALLED 5.289 AC.
DOC. NO. 2021070616
O.P.R.W.C.TX.

HENRY H. HOLUBEC, JR. AND WIFE,
NANCY RYDELL HOLUBEC (50% INTEREST)
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)
REMAINDER OF A CALLED 1.137 AC.
VOL. 1051, PG. 818
D.R.W.C.TX.

EDYTHE J. HOLUBEC (50% INTEREST)
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F.
AS CITED IN DOC. NO. 2005075261
O.P.R.W.C.TX.

JOEL B. CARPENTER
CALLED 18.165 AC.
DOC. NO. 2012073128
O.P.R.W.C.TX.

WATKINS ABSTRACT NO. 484
SECTION NO. 30.

548.06'

242+10.45
131.87' LT

PROPOSED ROW

N82° 28' 22" W 2,320.60'

R019447 (1.065 AC.)

PT 242+01.26
S86° 01' 30" E 307.07'

PT 245+72.70

PT 245+72.70

S82° 28' 30" E 1,860.35'

245+00

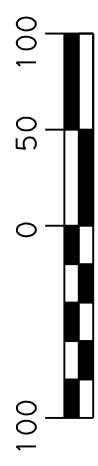
250+00

C.R. 404 ENGINEER'S CENTERLINE

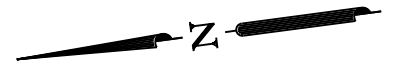
3349 LAND GROUP LLC
REMAINDER OF A
CALLED 121.12 AC.
DOC. NO. 2007027439
O.P.R.W.C.TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI STA 241+69.08
N = 10.169, 769.21
E = 3,193, 706.71
Δ = 03° 33' 00" (LT)
D = 05° 30' 52"
L = 64.37'
T = 32.20'
R = 1,039.00'
PC STA 241+36.88
PT STA 242+01.26

ENGINEER'S CENTERLINE
CURVE DATA
PI STA 245+40.53
N = 10.169, 743.46
E = 3,194, 077.28
Δ = 03° 33' 00" (RT)
D = 05° 30' 52"
L = 64.37'
T = 32.20'
R = 1,039.00'
PC STA 245+08.33
PT STA 245+72.70



WILLIAMSON COUNTY, TEXAS



FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\XP-R019447 Holubec\Plot

EXISTING	*1.065 AC.	ACQUIRE	1.065 AC.	REMAINING	0.000 AC. LEFT
----------	------------	---------	-----------	-----------	----------------



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

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF
HENRY H. HOLUBEC, JR. AND WIFE NANCY
RYDELL HOLUBEC AND JAMES F. HOLUBEC
(DECEASED)
EDYTHE J. HOLUBEC AS INDEPENDENT
EXECUTOR
TAX ID: R019447
1.065 AC. (46,411 SQ. FT.)

ENGINEER'S CENTERLINE

CURVE DATA
PI STA 241+69.08
N = 10,169,769.21
E = 3,193,706.71
Δ = 03°33'00" (LT)
D = 05°30'52"
L = 64.37'
T = 32.20'
R = 1,039.00'
PC STA 241+36.88
PT STA 242+01.26

NO. 484

WATKINS ABSTRACT
SECTION NO. 30

HENRY H. HOLUBEC, JR. AND WIFE,
NANCY RYDELL HOLUBEC (50% INTEREST)
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)
REMAINDER OF A CALLED 1.137 AC.
VOL. 1051, PG. 818
D.R.W.C.TX.

EDYTHE J. HOLUBEC (50% INTEREST)
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC
AS CITED IN DOC. NO. 2005075261
O.P.R.W.C.TX.

1/2-INCH W/ALUM
R.O.W CAP
236+54.16
134.32' LT

N07°39'59"E
20.00'
(N10°E 20.00')

WILLIAMSON COUNTY, TEXAS
CALLED 7.512 AC.
DOC. NO. 2021148167
O.P.R.W.C.TX.

F.M. 3349
(VARIABLE WIDTH R.O.W.)

235+00

S82°28'30"E 979.84'

C.R. 404 ENGINEER'S CENTERLINE

240+00

PC 241+36.88

EXHIBIT "A"

DIANE, CLYDE, AND CHARLES R. BARR
DOC. NO. 2003061286
O.P.R.W.C.TX.

FURTHER DESCRIBED IN
CALLED 2.500 AC.
VOL. 848, PAGE 697
D.R.W.C.TX.

CHARLES BARR AND
WIFE, ROSA BARR
REMAINDER OF
A CALLED 15.00 AC.
VOL. 832, PAGE 303
D.R.W.C.TX.

BRIAN N. BROWN
REMAINDER OF A
CALLED 2.496 AC.
DOC. NO. 2015065368
O.P.R.W.C.TX.

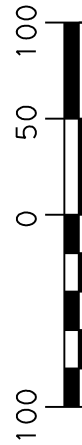
S82°28'22"E 2,320.48'
548.06'

N82°28'22"W 2,320.60'
(N80°00'10"W 2,476.34')

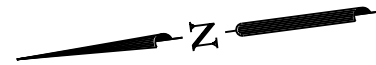
WILLIAMSON COUNTY, TEXAS
CALLED 0.072 AC.
DOC. NO. 2021097796
O.P.R.W.C.TX.

R019447 (1.065 AC.)

MATCH LINE SHEET 6 OF 7



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



FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\XP-R019447 Holubec.Plot

REF. FIELD NOTE NO. 49077

PAGE 7 OF 7

EXISTING	*1.065 AC.	ACQUIRE	1.065 AC.	REMAINING	0.000 AC. LEFT
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RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF
HENRY H. HOLUBEC, JR. AND WIFE NANCY
RYDELL HOLUBEC AND JAMES F. HOLUBEC
(DECEASED)
EDYTHE J. HOLUBEC AS INDEPENDENT
EXECUTOR
TAX ID: R019447
1.065 AC. (46,411 SQ. FT.)

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