

POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES

STATE OF TEXAS	§	
	§	Parcel No.: 47
COUNTY OF WILLIAMSON	§	Project: Liberty Hill Bypass

This Possession and Use Agreement For Transportation Purposes (the "Agreement") between **WILLIAMSON COUNTY, TEXAS** ("County" or "Grantee"), and **J. PATRICK HARLOW AND LISA M. HARLOW**(the "Grantor" whether one or more), grants to the County, its contractors, agents, and all others deemed necessary by the County, an irrevocable right to possession and use of the Grantor's property for the purpose of constructing a portion of the proposed Liberty Hill Bypass roadway project and related appurtenances, drainage, and utility relocations (the "Roadway Construction Project"). The property subject to this Agreement is described more fully in field notes, plat map, or other description attached as Exhibit "A" and made a part of this Agreement by reference (the "Property").

1. For the consideration paid by the County which is set forth in Paragraph 2 below, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells, and conveys to the County the right of entry and exclusive possession and use of the Property for the purpose of constructing a roadway, utility adjustments, and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Roadway Construction Project. This Possession and Use Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others deemed necessary by the County for the purpose of the Roadway Construction Project. This grant will allow the construction, relocation, replacement, repair, improvement, operation, and maintenance of utilities on the Property.
2. In full consideration for this irrevocable grant of possession and use and other Grantor covenants, warranties, and obligations under this Agreement, the County will tender to the Grantor the sum of ONE MILLION SIX HUNDRED FIFTY-ONE THOUSAND FIVE HUNDRED SEVENTY-FIVE and 00/100 Dollars (\$1,651,575.00). The Grantor agrees that this sum represents adequate and full compensation for the possession and use of the Property. The County will be entitled to take possession and use of the Property upon tender of payment as set out herein, subject to the conditions in paragraph 14 below, if any. Grantee will place this Agreement on County's agenda within two business days of County's receipt of an executed copy of this Agreement. Grantee will tender payment of this amount to Grantor or the title company within 14 days of County's approval of this Agreement.

The parties agree that the sum tendered represents 100% of the County's approved value, which assumes no adverse environmental conditions affecting the value of the Property. The approved value is the County's determination of the just compensation owed to the Grantor for the real property interest to be acquired by the County in the Property, encumbered with the improvements thereon, if any, and damages to the remainder, if any, save and except all oil, gas and sulphur. The parties agree that the sum tendered to Grantor will be deducted from any final settlement amount, Special Commissioners' award, or court judgment. In the event the amount of the final settlement or judgment

NPUA

for acquisition of the Property is less than the amount the County has paid for the possession and use of the Property, then the Grantor agrees that the original amount tendered represents an overpayment for the difference and, upon written notice from the County, the Grantor will promptly refund the overpayment to the County within 45 days of the notice.

3. The effective date of this Agreement will be the date on which payment pursuant to Paragraph 2 above is paid to grantor by the County or the title company (the "Effective Date").
4. The Grantor warrants and represents that the title to the Property is free and clear of all liens and encumbrances except as disclosed to Grantee in that certain title commitment numbered T-152480, issued September 3, 2021 by Texas National Title (and any subsequent updates prior to the Effective Date), and that proper releases, if any, will be executed for the Property prior to funds being disbursed under this Agreement. The Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all unreleased or undisclosed liens, claims or encumbrances affecting the Property.

The above made warranties are made by Grantor and accepted by County subject the following:

- A. Visible and apparent easements not appearing of record.
 - B. Any discrepancies, conflicts or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and,
 - C. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time.
5. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the County in the Property, for negotiation or eminent domain proceeding purposes, will be the Effective Date. The parties agree to schedule the special commissioners hearing on a mutually agreeable date during the first Quarter of 2023. The parties further agree that the amount of compensation set forth in this agreement will not be admitted into evidence to the fact finder determining just compensation (the Special Commissioners or thereafter a jury.)
 6. This Agreement is made with the understanding that the County will continue to proceed with acquisition of a real property interest in the Property. The Grantor reserves all rights of compensation for the title and other interest in and to the Property which the Grantor holds as of the time immediately prior to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as allowed by law for all of the Grantor's interests in and to the Property to be acquired by the County, encumbered with the improvements thereon, if any, and damages, if any, to the remainder of the Grantor's interest in any larger tract of which the Property is a part (the "Remainder"), all as the Property exists on the Effective Date of this Agreement. The County's removal or construction of improvements on the Property shall in no way affect the fair market value of the Property in determining compensation due to the Grantor in the eminent domain proceedings. No beneficial project influence will impact the appraised value of the Property to be

acquired. This grant will not prejudice the Grantor's rights to any relocation benefits for which Grantor may be eligible.

7. In the event the County institutes or has instituted eminent domain proceedings, the County will not be liable to the Grantor for interest upon any award or judgment as a result of such proceedings for any period of time prior to the Effective Date. Otherwise, prejudgment and post judgment interest, if any, will be computed and paid as provided by law.
8. The purpose of this Agreement is to allow the County to proceed with its Roadway Construction Project without delay and to allow the Grantor to have the use at this time of a percentage of the estimated compensation for the County's acquisition of a real property interest in the Property. The Grantor expressly acknowledges that the proposed Roadway Construction Project is for a valid public use and voluntarily waives any right the Grantor has or may have, known or unknown, to contest the jurisdiction of the court in any condemnation proceeding for acquisition of the Property related to the Roadway Construction Project, based upon claims that the condemning authority has no authority to acquire the Property through eminent domain, has no valid public use for the Property, or that acquisition of the Property is not necessary for the public use.
9. The Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waives all right of ingress and egress to the surface for the purpose of exploring, developing, mining, or drilling. The extraction of oil, gas, and minerals may not affect the geological stability of the surface. Nothing in this reservation will affect the title and rights of the County to take and use all other minerals and materials thereon, and thereunder.
10. The undersigned Grantor agrees to pay as they become due, all ad valorem property taxes and special assessments assessed against Property until the Effective Date, including prorated taxes until the Effective Date for the year in which the County takes title to the Property.
11. Notwithstanding the acquisition of right of possession to the Property by the County in a condemnation proceeding by depositing the Special Commissioners' award into the registry of the court within forty-five (45) days after filing of said Award, less any amounts tendered to the Grantor pursuant to Paragraph 2 above, this Agreement shall continue to remain in effect until the County acquires title to the Property either by negotiation, settlement, or final court judgment. County agrees to deposit the amount of the award, less the payment made pursuant to paragraph 2, within 45 days of the special commissioners hearing. County agrees to maintain at least one point of access for Grantor's use during the entire duration of County's Roadway Construction Project, unless otherwise agreed to in writing by Grantor. County acknowledges livestock exist from time to time on the subject property and that Grantor maintains a fence at the subject property's boundaries to contain livestock and prevent their meandering off the subject property. As such, County agrees to notify Grantor 14 days before cutting or removing any portion of Grantor's fence. County agrees to stake the proposed right-of-way line within 14 days of Grantor's request.
12. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest, and assigns of the parties.
13. It is agreed the County will record this document.

GRANTOR:

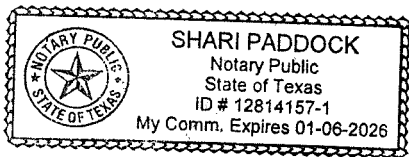
Lisa M. Harlow
Lisa M. Harlow

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on this the 28 day of November, 2022 by Lisa M. Harlow in the capacity and for the purposes and consideration recited herein.



Shari Paddock
Notary Public, State of Texas
Printed Name: Shari Paddock
My Commission Expires: 01/06/2026

COUNTY:

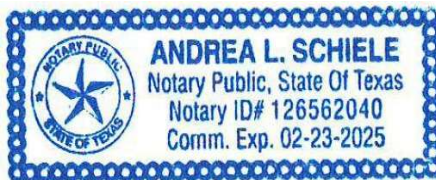
WILLIAMSON COUNTY, TEXAS

By: Bill Gravell Jr.
Bill Gravell (Dec 14, 2022 14:41 CST)
Bill Gravell, Jr.
County Judge

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 14th day of December, 2022 by Bill Gravell, Jr., County Judge of Williamson County, Texas, in the capacity and for the purposes and consideration recited herein.



Andrea L. Schiele

Notary Public, State of Texas
Printed Name: Andrea Schiele
My Commission Expires

Exhibit "A"

County: Williamson
Parcel No.: 47ROW
Tax ID: R356776
Highway: SH 29 Liberty Hill Bypass
Limits: From: CR 279
To: R.M. 1869

METES AND BOUNDS DESCRIPTION FOR PARCEL 47ROW

FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 54.068 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO J. PATRICK HARLOW AND LISA M. HARLOW, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 9639594 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 16.010 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF JULY 2021, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with cap marked "RPLS 5784" (Surface Coordinates: N=10211311.46, E=3055913.39) monumenting the northeast corner of the called 2.362 acre tract of land (Tract 1) conveyed to Fidel G. Loza, recorded in Document No. 2016039911 of the Official Public Records of Williamson County, Texas and the southeast corner of the called 1.828 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2016038954 of the Official Public Records of Williamson County, Texas, same being on the west boundary line of said 54.068 acre Harlow tract, from which a 1/2" iron rod found monumenting the southwest corner of said 54.068 acre Harlow tract and the southeast corner of said 2.362 acre Loza tract, same being on the north boundary line of the called 13.929 acre tract of land (Tract 1) conveyed to Murray K. Choate and Pamela R. Choate, recorded in Document No. 2016107912 of the Official Public Records of Williamson County, Texas, bears S 34°59'12" E for a distance of 363.63 feet;

THENCE, N 35°18'56" W with the west boundary line of said 54.068 acre Harlow tract and the east boundary line of said 1.828 acre Williamson County, Texas tract, for a distance of 59.66 feet to an iron rod set with aluminum cap marked "Williamson County" (Surface Coordinates: N=10211360.14, E=3055878.90), being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 449+05.38, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, with the west boundary line of said 54.068 acre Harlow tract and the east boundary line of said 1.828 acre Williamson County, Texas tract, the following two (2) courses and distances:

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1. **N 35°18'56" W** for a distance of **24.87 feet** to a fence post found (leaning), being 132.57 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 448+88.59;
2. **N 50°59'33" W** for a distance of **99.63 feet** to an iron rod found with cap (non-legible) monumenting the northeast corner of said 1.828 acre Williamson County, Texas tract and the southeast corner of the called 1.224 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2016043602 of the Official Public Records of Williamson County, Texas, being 86.31 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 448+04.04, from which an iron rod found with cap marked "RPLS 5784" monumenting the northwest corner of said 1.828 acre Williamson County, Texas tract and the southwest corner of said 1.224 acre Williamson County, Texas tract, same being on the east right-of-way of Stubblefield Lane, bears S 55°09'52" W for a distance of 315.88 feet;

THENCE, **N 51°08'08" W** with the west boundary line of said 54.068 acre Harlow tract and the east boundary line of said 1.224 acre Williamson County, Texas tract, for a distance of **184.55 feet** to a 1/2" iron rod found monumenting the northeast corner of said 1.224 acre Williamson County, Texas tract and the southeast corner of the called 1.414 acre tract of land (Parcel 45ROW) conveyed to Williamson County, Texas, recorded in Document No. 2021029944 of the Official Public Records of Williamson County, Texas, being 9.27 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 446+39.44, from which a 1/2" iron rod found monumenting the northwest corner of said 1.224 acre Williamson County, Texas tract and the southwest corner of said 1.414 acre Williamson County, Texas tract, same being on said east right-of-way line of said Stubblefield Lane, bears S 71°02'56" W for a distance of 208.99 feet;

THENCE, **N 21°03'34" W** with the west boundary line of said 54.068 acre Harlow tract and the east boundary line of said 1.414 acre Williamson County, Texas tract, for a distance of **203.87 feet** to an iron rod set with aluminum cap marked "Williamson County" for the northeast corner of said 1.414 acre Williamson County, Texas tract and the southeast corner of the called 0.576 acre tract of land (Parcel 45REM) conveyed to Williamson County, Texas, recorded in said Document No. 2021029944, being 150.00

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feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 445+08.41, for the most westerly northwest corner hereof, same being on the proposed north right-of-way line of the State Highway 29 Liberty Hill Bypass Control of Access (COA), from which an iron rod found with cap marked "Land Dev" monumenting the northeast corner of said 0.576 acre Williamson County, Texas tract and the southeast corner of the called 1.06 acre tract of land conveyed to Liberty Hill Water Supply Corp., recorded in Document No. 2000053600 of the Official Public Records of Williamson County, Texas, same being on the west boundary line of the called 6.50 acre tract of land conveyed to James Wayne Mather, recorded in Document No. 2006068763 of the Official Public Records of Williamson County, Texas, bears N 21°03'34" W for a distance of 213.62 feet;

THENCE, through the interior of said 54.068 acre Harlow tract the following eight (8) courses and distances:

1. With a curve to left passing at an arc length of 886.54 feet a calculated point 150.00 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 454+51.53, for the end of said Control of Access, in all a total arc length of **1095.64 feet**, said curve having a radius of **2350.00 feet**, a delta angle of **26°42'47"** and a chord which bears **S 84°15'49" E** for a distance of **1085.75 feet** to an iron rod set with aluminum cap marked "Williamson County", being 150.00 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's PT Station 456+73.98, for the end of this curve;
2. **N 82°22'48" E** for a distance of **828.95 feet** to an iron rod set with aluminum cap marked "Williamson County", being 150.00 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's PC Station 465+02.93, on the beginning of a curve to the left;
3. With said curve to the left an arc length of **147.43 feet**, said curve having a radius of **10850.00 feet**, a delta angle of **0°46'43"** and a chord which bears **N 81°59'26" E** for a distance of **147.43 feet** to an iron rod set with aluminum cap marked "Williamson County", being 150.00 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 466+52.40, for the end of this curve;

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4. **N 28°33'44" E** for a distance of **49.27 feet** to an iron rod set with aluminum cap marked "Williamson County", being 189.33 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 466+82.54;
5. With a curve to the left an arc length of **316.75 feet**, said curve having a radius of **2097.19 feet**, a delta angle of **8°39'13"** and a chord which bears **N 27°47'43" W** for a distance of **316.45 feet** to an iron rod set with aluminum cap marked "Williamson County", being 487.58 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 465+73.42, for the end of this curve;
6. **N 30°46'10" W** for a distance of **286.37 feet** to an iron rod set with aluminum cap marked "Williamson County", being 751.11 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 464+57.72, for the beginning of a curve to the left;
7. With said curve to the left an arc length of **552.84 feet**, said curve having a radius of **4000.00 feet**, a delta angle of **7°55'08"** and a chord which bears **N 34°43'44" W** for a distance of **552.40 feet** to an iron rod set with aluminum cap marked "Williamson County", being 1242.82 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 462+06.00, for the end of this curve;
8. **N 38°41'18" W** for a distance of **134.36 feet** to an iron rod set with aluminum cap marked "Williamson County" on the north boundary line of said 54.068 acre Harlow tract and the south boundary line of the called 1.00 acre tract of land conveyed to Laura Moscatelli, recorded in Document No. 2016095223 of the Official Public Records of Williamson County, Texas, being 1357.91 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 461+36.67, for the most northerly northwest corner hereof, from which a fence post found on the southwest corner of said 1.00 acre Moscatelli tract and an exterior ell corner of the called 10.00 acre tract of land conveyed to Becky Faurie, recorded in Volume 1453, Page 908 of the Official Records of Williamson County, Texas, same being

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on said north boundary line of the 54.068 acre Harlow tract, bears S 70°42'27" W for a distance of 148.66 feet and S 71°05'57" W for a distance of 100.66 feet;

THENCE, **N 70°42'27" E** with said north boundary line of the 54.068 acre Harlow tract and said south boundary of the 1.00 acre Moscatelli tract, for a distance of **72.96 feet** to a fence post found on the northeast corner of said 54.068 acre Harlow tract and the southeast corner of said 1.00 acre Moscatelli tract, same being on the west right-of-way line of County Road 279, being 1372.67 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 462+08.12, for the northeast corner hereof, from which a 1/2" iron rod found monumenting an angle point on the east boundary line of said 1.00 acre Moscatelli tract and said west right-of-way line of County Road 279, bears N 42°42'33" W for a distance of 52.78 feet;

THENCE, with the fenced east boundary line of said 54.068 acre Harlow tract and said west right-of-way line of County Road 279, the following two (2) courses and distances:

1. **S 38°09'19" E** for a distance of **230.48 feet** to a calculated point, being 1174.15 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 463+25.22;
2. **S 33°50'18" E** for a distance of **1068.62 feet** to a 1/2" iron rod found monumenting the north corner of the called 0.015 acre tract of land conveyed to Williamson County, Texas, recorded in Volume 1987, Page 644 of the Official Records of Williamson County, Texas, being 211.46 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 468+03.14, from which a 1/2" iron rod found monumenting the northwest corner of the called 8.02 acre tract of land (Tract One) conveyed to Timothy P. Harlow, recorded in Volume 1572, Page 362 of the Official Records of Williamson County, Texas, same being on the west boundary line of the called 162.899 acre tract of land (Tract 1) conveyed to J. Patrick Harlow and Lisa M. Harlow, husband and wife, recorded in said Document No. 9639594, same being on the east right-of-way line of said County Road 279, bears N 89°19'56" E for a distance of 105.99 feet;

THENCE, **S 22°24'21" E** with the east boundary line of said 54.068 acre Harlow tract, the west boundary line of said 0.015 acre Williamson County, Texas tract and said west right-

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of-way line of County Road 279, for a distance of **79.83 feet** to an iron rod set with aluminum cap marked "Williamson County" for the southeast corner of said 54.068 acre Harlow tract, the southwest corner of said 0.015 acre Williamson County, Texas tract, the northwest corner of the called 0.06 acre tract of land conveyed to Williamson County, Texas, recorded in Volume 1988, Page 638 of the Official Records of Williamson County, Texas and the northeast corner of the called 23.017 acre tract of land conveyed to Scott Lee Ira Helms, recorded in Document No. 2014043759 of the Official Public Records of Williamson County, Texas, being 133.73 feet left of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 468+21.62, for the southeast corner hereof, from which a 1/2" iron rod found monumenting an angle point on the east boundary line of said 23.017 acre Helms tract and said west right-of-way line of County Road 279, bears S 22°24'21" E for a distance of 331.01 feet;

THENCE, with the south boundary line of said 54.068 acre Harlow tract and the north boundary line of said 23.017 acre Helms tract, the following two (2) courses and distances:

1. **S 42°35'15" W** for a distance of **428.27 feet** to a 60D nail found, being 135.81 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 464+88.64;
2. **S 42°06'16" W** for a distance of **21.95 feet** to an iron rod set with aluminum cap marked "Williamson County", being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Baseline Station 464+71.89, from which a 60D nail found monumenting an angle point in said south boundary line of the 54.068 acre Harlow tract and said north boundary line of the 23.017 acre Helms tract, bears S 42°06'16" W for a distance of 151.32 feet;

THENCE, through the interior of said 54.068 acre Harlow tract, the following two (2) courses and distances:


1. **S 82°22'48" W** for a distance of **797.90 feet** to an iron rod set with aluminum cap marked "Williamson County", being 150.00 feet right of the proposed State Highway 29 Liberty Hill Bypass Engineer's PT and End of Control of Access Station 456+73.98, on the beginning of a curve to the right;

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2. With said curve to the right passing at an arc length of 598.79 feet a calculated point being 150.00 feet right of the Proposed State Highway 29 Liberty Hill Bypass Engineer's Begin Control of Access Station 451+09.08, in all a total arc length of **814.72 feet**, said curve having a radius of **2650.00 feet**, a delta angle of **17°36'54"** and a chord which bears **N 88°48'45" W** for a distance of **811.52 feet** to the **POINT OF BEGINNING** hereof and containing 16.010 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Coordinates and Distances shown hereon are surface based on a combined surface adjustment factor of 1.00014.

A drawing has been prepared to accompany this metes and bounds description.

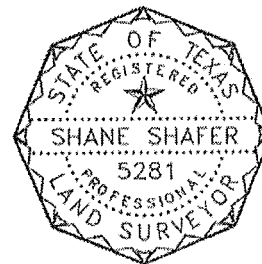
 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



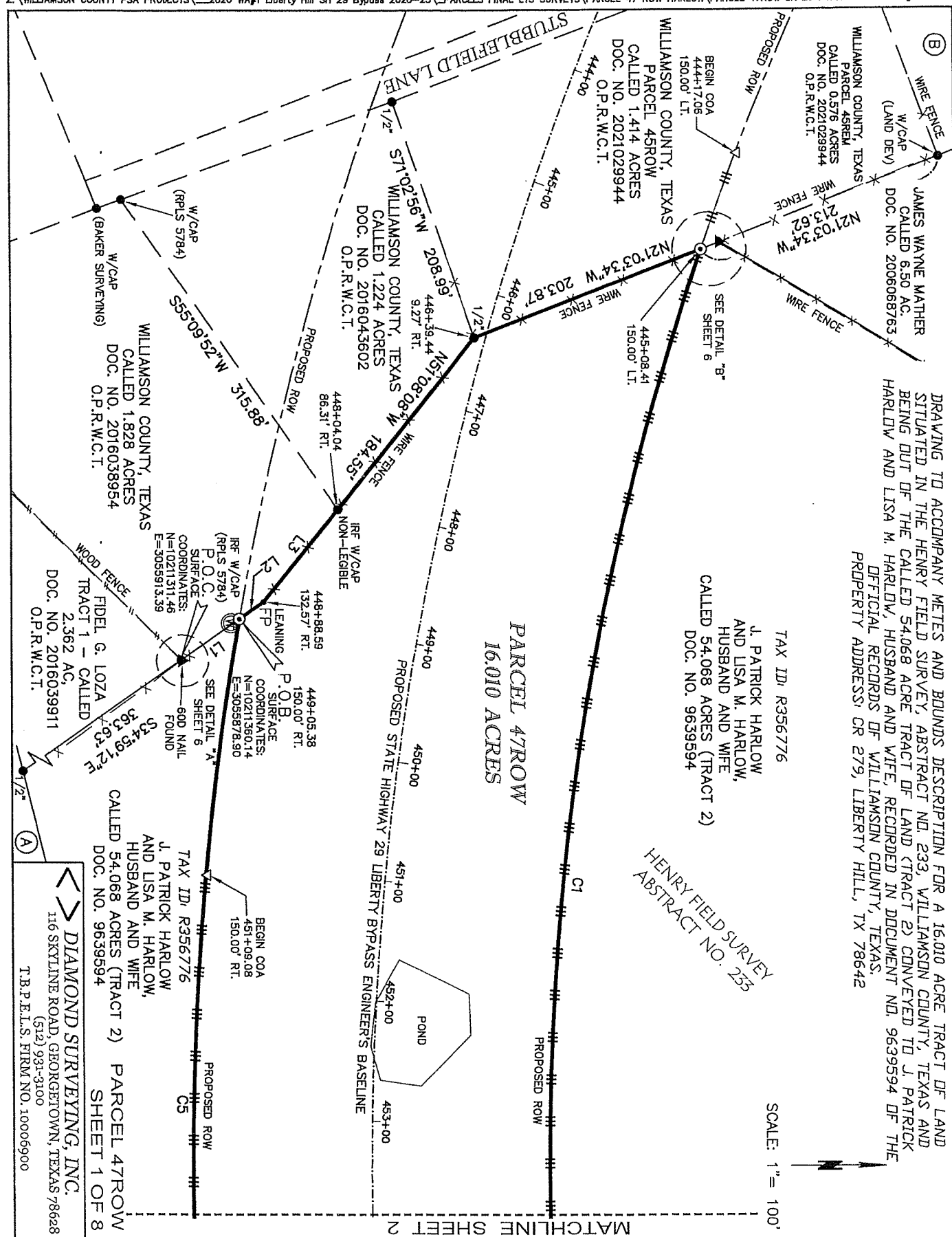
AUGUST 2, 2021

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\WILLIAMSON COUNTY PSA PROJECTS\ 2020 WA#1 Liberty Hill SH 29 Bypass 2020-23\ PARCELS FINAL
LTS SURVEYS\PARCEL 47 ROW HARLOW\PARCEL 47ROW N SH 29 BYPASS LH LTS M&B.doc



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 54.068 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO J. PATRICK HARLOW AND LISA M. HARLOW, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 9639594 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642

HENRY FIELD SURVEY
ABSTRACT NO. 233

TAX ID: R356776
J. PATRICK HARLOW
AND LISA M. HARLOW,
HUSBAND AND WIFE
CALLED 54.068 ACRES (TRACT 2)
DOC. NO. 9639594

SCALE: 1" = 100'



MATCHLINE SHEET 1

MATCHLINE SHEET 3

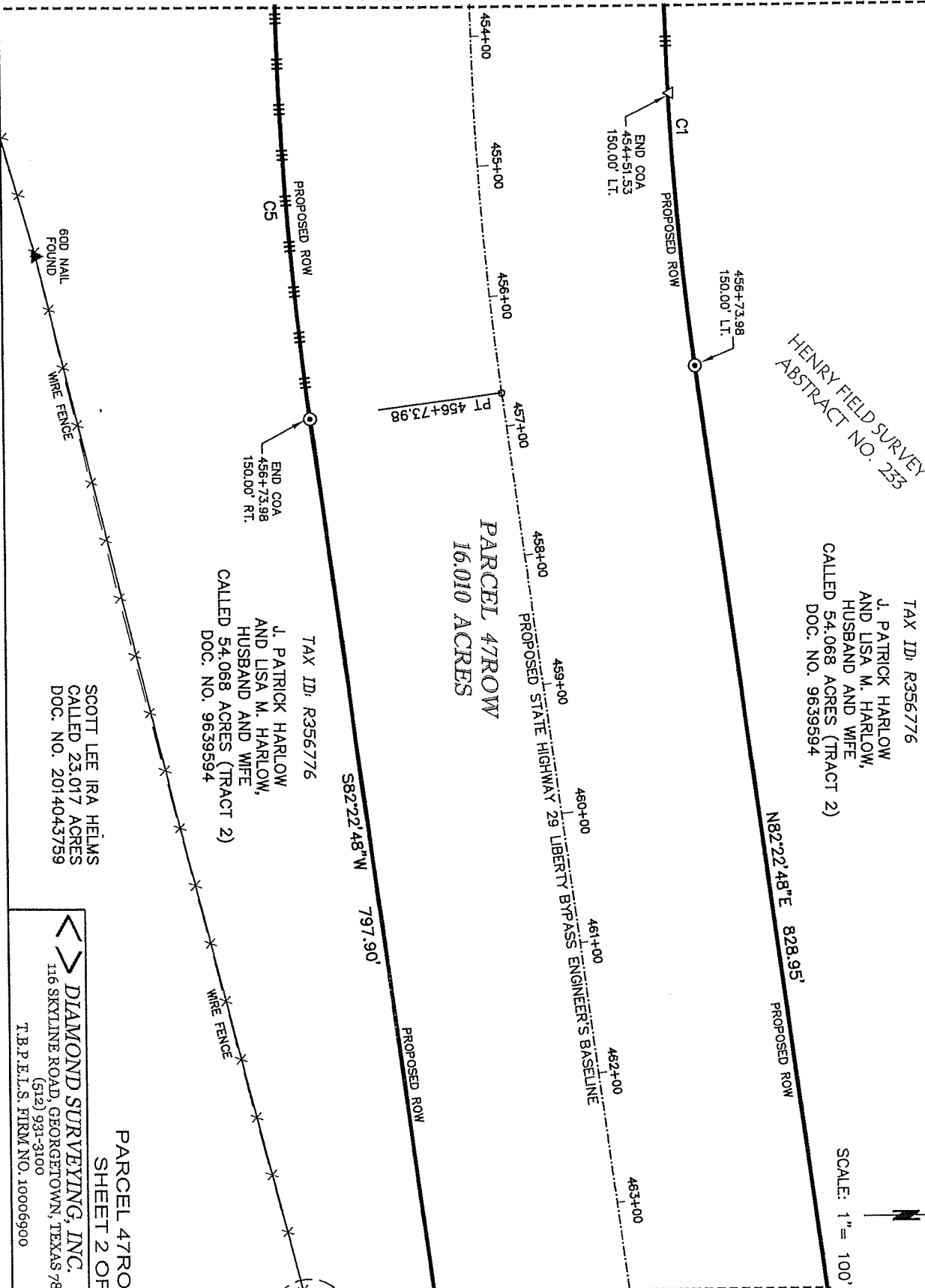
PARCEL 47ROW
16.010 ACRES

TAX ID: R356776
J. PATRICK HARLOW
AND LISA M. HARLOW,
HUSBAND AND WIFE
CALLED 54.068 ACRES (TRACT 2)
DOC. NO. 9639594

SCOTT LEE IRA HELMS
CALLED 23.017 ACRES
DOC. NO. 2014043759

PARCEL 47ROW
SHEET 2 OF 8

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900



MATCHLINE SHEET 4

J. PATRICK HARLOW
AND LISA M. HARLOW,
HUSBAND AND WIFE
CALLED 162.899 ACRES (TRACT 1)
DOC. NO. 9639594

PARCEL 47ROW
16.010 ACRES

HENRY FIELD SURVEY
ABSTRACT NO. 233

TIMOTHY P. HARLOW
 TRACT ONE CALLED 8.02 AC.
 VOL. 1572, PG. 362

SCOTT LEE IRA HELMS
CALLED 23.017 ACRES
DOC NO 2014043759

PARCEL 47ROW
SHEET 3 OF 8

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.F.E.I.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 54.068 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO J. PATRICK HARLOW AND LISA M. HARLOW, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 9639594 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642

MATCHLINE SHEET 5

SCALE: 1" = 100'

HENRY FIELD SURVEY
ABSTRACT NO. 233

TAX ID: R356776
J. PATRICK HARLOW
AND LISA M. HARLOW,
HUSBAND AND WIFE
CALLED 54.068 ACRES (TRACT 2)
DOC. NO. 9639594

PARCEL 47ROW
16.010 ACRES
1068.62

J. PATRICK HARLOW
AND LISA M. HARLOW,
HUSBAND AND WIFE
CALLED 162.899 ACRES (TRACT 1)
DOC. NO. 9639594

MATCHLINE SHEET 2

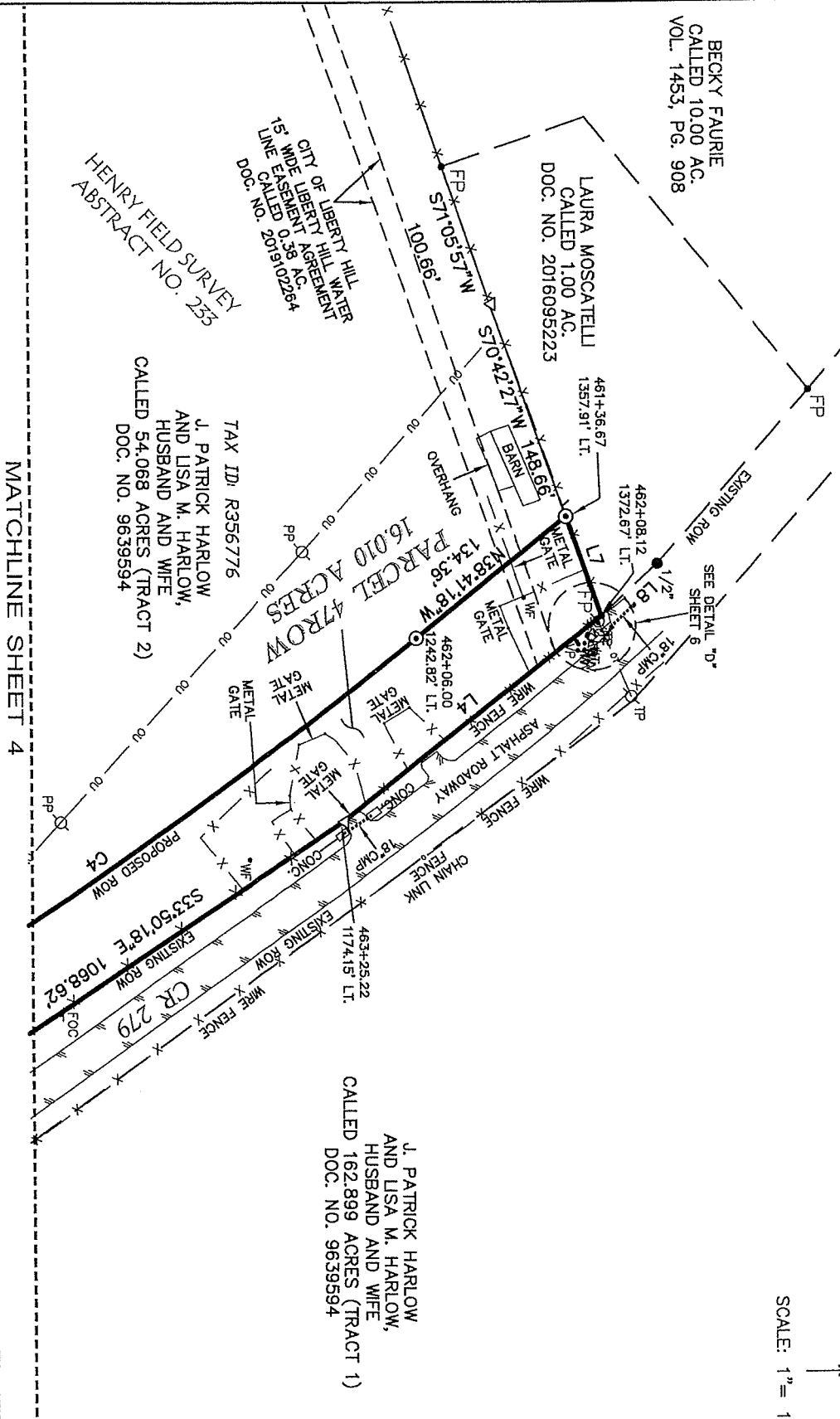
MATCHLINE SHEET 3

PARCEL 47ROW
SHEET 4 OF 8

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.F.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 54.068 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO J. PATRICK HARLOW AND LISA M. HARLOW, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 9639594 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642

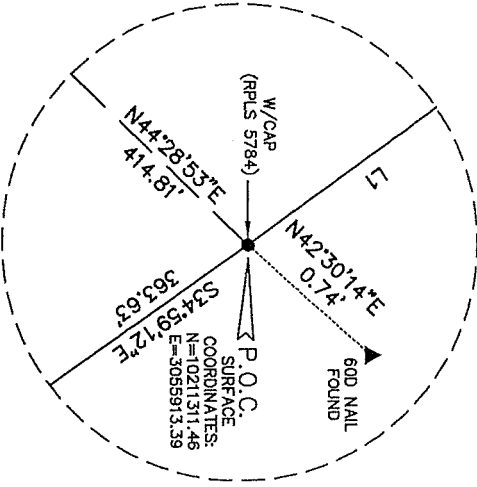
SCALE: 1" = 100'



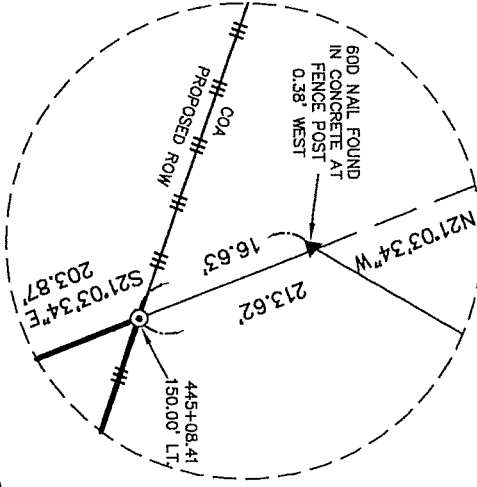
PARCEL 47ROW
SHEET 5 OF 8

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

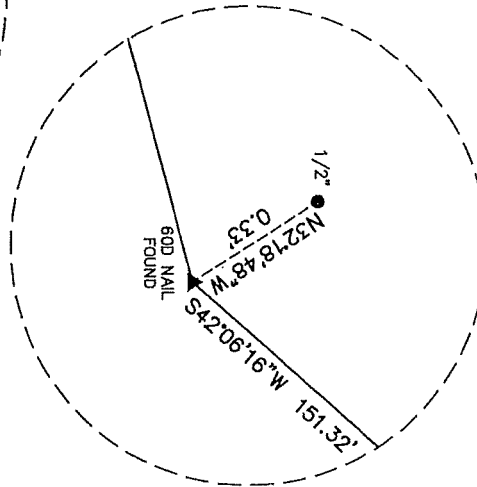
DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 54.068 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO J. PATRICK HARLOW AND LISA M. HARLOW, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 9639594 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642



DETAIL 'A'
(NOT TO SCALE)



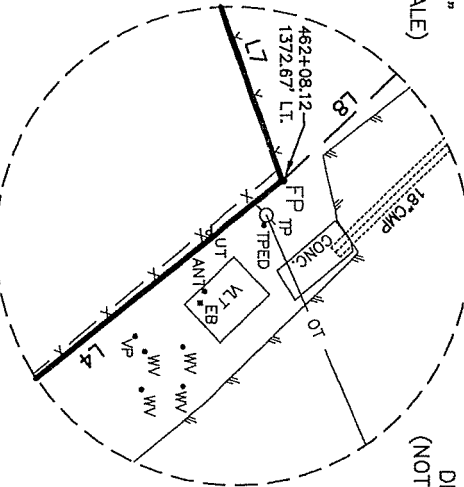
DETAIL 'B'
(NOT TO SCALE)



DETAIL 'C'
(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	N35°18'56"W	59.66'
L2	N35°18'56"W	24.87'
L3	N50°59'33"W	99.63'
L4	S38°09'19"E	230.48'
L5	S22°24'21"E	79.83'
L6	S42°06'16"W	21.95'
L7	N70°42'27"E	72.96'
L8	N42°42'33"W	52.78'
L9	N89°19'56"E	105.99'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2350.00'	1095.64'	26°42'47"	S84°15'49"E	1085.75'
C2	10850.00'	147.43'	0°46'43"	N81°59'26"E	147.43'
C3	2097.19'	839.13'	8°39'13"	N27°47'43"W	316.45'
C4	4000.00'	552.84'	7°55'08"	N34°43'44"W	552.40'
C5	2650.00'	814.72'	17°36'54"	N88°48'45"W	811.52'



DETAIL 'D'
(1" = 20')

PARCEL 47ROW
SHEET 6 OF 8

<> DIAMOND SURVEYING, INC.
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DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 54.068 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO J. PATRICK HARLOW AND LISA M. HARLOW, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 9639594 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642

LEGEND

●	IRON ROD FOUND
▲	60D NAIL FOUND
⊙	IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
△	PK NAIL SET IN BASE OF TREE
▽	CALCULATED POINT
•FP	FENCE POST
•ANT	ANTENNA
•VP	VENT PIPE
•WF	WATER FAUCET
⊙	WELL
•WV	WATER VALVE
•FH	FIRE HYDRANT
⊙PP	POWER POLE
⊙	DOWN GUY
⊙TP	TELEPHONE POLE
•UT	UNDERGROUND TELEPHONE MARKER
•TPED	TELEPHONE PEDESTAL
—X—X—X—	WIRE FENCE
—OT—	OVERHEAD TELEPHONE LINE
—OU—	OVERHEAD UTILITY LINE
—A—A—A—	EDGE OF PAVEMENT
—□—□—□—	GUARD RAIL
—	RIGHT-OF-WAY DEED LINE
—	ENGINEER'S BASELINE
—H—H—H—	CONTROL OF ACCESS
—H—H—H—	CONCRETE
—H—H—H—	HEADWALL
—H—H—H—	CORRUGATED METAL PIPE
—H—H—H—	RIGHT-OF-WAY
—H—H—H—	CONTROL OF ACCESS
—H—H—H—	COA
—H—H—H—	P.O.B.
—H—H—H—	POINT OF BEGINNING
—H—H—H—	POINT OF COMMENCEMENT

RECORD DEED INFORMATION

SEE SHEET 1

- (A) MURRAY K. CHOATE AND PAMELA R. CHOATE CALLED 13.929 AC. (TRACT 1) DOC. NO. 2016107912
- (B) LIBERTY HILL WATER SUPPLY CORP. CALLED 1.06 AC. DOC. NO. 2000053600

RECORD DEED INFORMATION

WILLIAMSON COUNTY, TEXAS
RIGHT-OF-WAY DEEDS
SEE SHEET 3

- (C) WILLIAMSON COUNTY, TEXAS CALLED 0.06 AC. VOL. 1988, PG. 638
- (D) WILLIAMSON COUNTY, TEXAS CALLED 0.015 AC. VOL. 1987, PG. 644

GENERAL NOTES:

- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.
- 3) THE TRACT SHOWN HEREON LIES WITHIN ZONE X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0245F, EFFECTIVE DATE OF DECEMBER 20, 2019.

PARCEL 47ROW
SHEET 7 OF 8

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.I.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 16.010 ACRE TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 54.068 ACRE TRACT OF LAND TRACT 23 CONVEYED TO J. PATRICK HARLOW AND LISA M. HARLOW, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 9639594 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

TITLE COMMITMENT NOTES:

PROPERTY ADDRESS: CR 279, LIBERTY HILL, TX 78642

Only those easements and restrictions listed in Schedule B of Westcor Land Title Insurance Company, Commitment for Title Insurance T-7, GF No. T-149576, issued by Texas National Title, Inc., which bears an Effective Date June 18, 2021 and an Issued Date of July 1, 2021 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

101. Electric transmission line easement granted to Texas Power & Light as described in Volume 235, Page 52, Deed Records, Williamson County, Texas. Not a part of the subject tract.

102. Electric transmission and/or distribution line easement granted to Texas Power & Light Company as described in Volume 235, Page 89, Deed Records, Williamson County, Texas. Not a part of the subject tract.

103. Electric transmission and/or distribution line easement granted to Texas Power & Light Company as described in Volume 235, Page 91, Deed Records, Williamson County, Texas. Maybe a part of the subject tract. Unable to determine exact location of said easement due to a vague description contained in said instrument.

104. Electric transmission and/or distribution line easement granted to Texas Power & Light Company as described in Volume 296, Page 28, Deed Records, Williamson County, Texas. Not a part of the subject tract.

105. Water distribution and appurtenances easement granted to Liberty Hill Water Supply Corporation as described in Volume 151i, Page 314, Official Records, Williamson County, Texas. Not a part of the subject tract.

106. Water distribution and appurtenances easement granted to Liberty Hill Water Supply Corporation as described in Document No. 9618021, Official Records, Williamson County, Texas. May be a part of the subject tract. Unable to determine exact location of said easement due to a vague description contained in said instrument. Said instrument states: "The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width the centerline thereof being the pipe line as installed." Attachment A of said instrument further states: "This easement to follow the entire length of property line bordering CR 279. The LHWSC will attempt to stay as close to property line as possible. We will only move away from the fence at the Grantor's instructions, (such as going around a large tree, etc.). A 6" PVC potable water line will be installed in this easement." However said instrument does not state as to which side of CR 279 the pipeline will be installed.

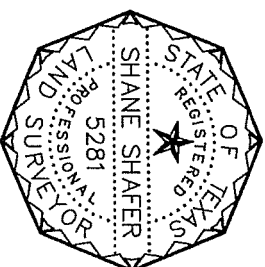
107. All terms, conditions and provisions of that certain Liberty Hill Water Line Easement of record in Document No. 2019102264, Official Public Records of Williamson County, Texas. Is a part of the subject tract as shown hereon.

108. Terms, Conditions, and Stipulations in DII, Gas and Mineral Lease Recorded Volume 494, Page 114, Deed Records, Williamson County, Texas. Not a survey matter.

109. Terms, Conditions, and Stipulations in DII, Gas and Mineral Lease Recorded Volume 829, Page 467, Deed Records, Williamson County, Texas. Not a survey matter.

To: Williamson County, Texas, Westcor Land Title Insurance Company and Texas National Title, Inc., exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on July 29, 2021. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground. EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



PARCEL 47ROW
SHEET 8 OF 8

Shane Shafer
SHANE SHAFER, R.P.L.S. NO. 5281

AUGUST 2, 2021
DATE

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.I.S. FIRM NO. 10006900