

**ACCEPTANCE OF RIGHT-OF-WAY FOR FUTURE ARTERIAL ROAD AND
ABANDONMENT OF PRESCRIPTIVE RIGHTS FOR PORTION OF OLD COUNTY
ROAD 214**

This Agreement (“Agreement”) to accept future arterial road right-of-way and abandoning old CR 214 is made by and between RIVER OAKS PARTNERS II, LLC (“Developer”) and Williamson County, Texas (“County”).

RECITALS

WHEREAS, on July 27, 2021, the Parties entered into a Development Agreement (July 27, 2021 Agreement) which, among other considerations, required the Developer to dedicate approximately 21.63 acres to the County, free and clear of any liens, to be utilized as right-of-way for new CR 214 and for the County to abandon approximately 3.19 acres, which is a portion of old CR 214; and

WHEREAS, the Developer has previously dedicated by final plat 16.95 acres to the County as right-of-way for the new CR 214, and

WHEREAS, the Parties have completed the surveys for the dedication of approximately 5.95 acres, which is attached hereto as Exhibit “A”, and for the abandonment of a portion of CR 214, which is attached hereto as Exhibit “B”; and

NOW THEREFORE, for and in consideration of the promises and considerations previously made, the County and the Developer agree as follows:

I.

1. The Developer hereby agrees to convey to the County and the County accepts approximately 5.95 acres to be utilized as future arterial road right-of-way, said conveyance being described in Exhibit “A”, attached hereto.
2. The County hereby abandons all prescriptive rights and any other interests held by the County to that portion of CR 214, being approximately 4.15 acres described in Exhibit “B”, attached hereto. The County Judge is authorized to execute a Release of Prescriptive Easement at a later date.

3. All other provisions of the July 21, 2021 Agreement remain in full force and effect.

SIGNED this ____ day of _____, 2023 (“Effective Date”).

(Signatures on following pages)

WILLIAMSON COUNTY

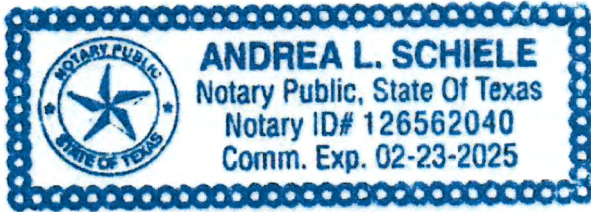
By: Bill Gravell
Bill Gravell (May 25, 2023 07:56 CDT)

Bill Gravell, Jr. County Judge

Date: May 25, 2023

THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on the 25th day of May, 2023,
by Bill Gravell, Jr, County Judge.



Andrea L. Schiele

Notary Public Signature

Attest:

Nancy E. Rister
Nancy Rister, County Clerk

RIVER OAKS PARTNERS II, LLC

By: _____

Its: _____

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

 This instrument was acknowledged before me on _____,
_____, by _____, as _____ and on behalf of River Oaks
Partners, II, LLC.

(SEAL)

Notary Public Signature



10090 W Highway 29 | Liberty Hill, Texas 78642

TBPLS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " A "
METES AND BOUNDS DESCRIPTION

BEING 5.95 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, THE WILLIAM H. MCCULLOUGH SURVEY, ABSTRACT NO. 465, AND THE J.H. LEE SURVEY, ABSTRACT NO. 835, ALL IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 678.09 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO RIVER OAKS LAND PARTNERS II, LLC, RECORDED IN DOCUMENT NO. 2021137550 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Calculated Point in the existing Easterly right-of-way line of County Road No. 214 (R.O.W. Varies), for the Westerly common corner of the remainder of said 678.09 acre tract and of Lot 51, Block E, ESTATES AT NORTHGATE PHASE 1 SECTION 3, a subdivision of record in Document No. 2022031088 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "FOREST RPLS 1847" found bears North 65°27'38" West a distance of 2.25 feet, also from which a 1/2-inch rebar found in the existing Easterly right-of-way line of said County Road No. 214 and the common Westerly line of Lot 53, said Block E, bears along a curve to the Left having a radius of 1372.36 feet, an arc length of 31.58 feet, a delta angle of 01°19'06", and a chord which bears South 26°55'42" West a distance of 31.58 feet;

THENCE with the existing Easterly right-of-way line of said County Road No. 214 and the common Westerly line of the remainder of said 678.09 acre tract, along a curve to the Right having a radius of 1372.36 feet, an arc length of 59.11 feet, a delta angle of 02°28'04", and a chord which bears North 28°49'17" East a distance of 59.10 feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set, for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing with the existing Easterly right-of-way line of said County Road No. 214 and the common Westerly line of the remainder of said 678.09 acre tract, the following two (2) courses and distances:

1. Along a curve to the **Right** having a radius of **1372.36** feet, an arc length of **226.75** feet, a delta angle of **09°28'00"**, and a chord which bears **North 34°47'19" East** a distance of **226.49** feet to a 60D nail found; and
2. **North 39°23'11" East** a distance of **66.81** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set, from which a 60D nail found in the existing Easterly right-of-way line of said County Road No. 214 and the common Westerly line of the remainder of said 678.09 acre tract, bears **North 39°23'11" East** a distance of 211.52 feet;

THENCE **South 07°40'00" East** over and across the remainder of said 678.09 acre tract a distance of **178.97** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

THENCE **South 65°28'04" East** continuing over and across the remainder of said 678.09 acre tract, at a distance of 45.09 feet pass a corner of a called 57.98 acre tract of land described in a Special Warranty Deed to Tri Pointe Homes Texas, Inc., recorded in Document No. 2021138739 of said O.P.R.W.C.T. and continuing with the South line of said 57.98 acre tract for a total distance of **194.51** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

South 67°32'14" East continuing with the South line of said 57.98 acre tract a distance of **51.61** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Southeast corner of said 57.98 acre tract;

THENCE over and across the remainder of said 678.09 acre tract, the following five (5) courses and distances:

1. **South 24°31'50" West** a distance of **0.59** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
2. **South 65°13'01" East** a distance of **342.73** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
3. **South 65°19'30" East** a distance of **338.85** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
4. **South 65°25'48" East** a distance of **701.53** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
5. **South 56°04'42" East** a distance of **79.59** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the South line of the remainder of said 678.09 acre tract and the common North line of a called 95.34 acre tract of land described in a General Warranty Deed to Watson Ranch, LTD, recorded in Document No. 2009017881 of said O.P.R.W.C.T.;

THENCE **South 69°14'58" West** with the South line of the remainder of said 678.09 acre tract and the common North line of a called 95.34 acre tract, a distance of **201.12** feet to a 1/2-inch rebar found for a corner of the remainder of said 678.09 acre tract and the common Northwest corner of said 95.34 acre tract;

THENCE over and across the remainder of said 678.09 acre tract, the following eight (8) courses and distances:

1. **North 63°01'21" West** a distance of **238.42** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
2. **North 63°24'29" West** a distance of **245.91** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
3. **North 64°35'43" West** a distance of **85.80** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;



4. **North 65°25'48" West** a distance of **69.00** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
5. **North 65°19'30" West** a distance of **339.10** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
6. **North 65°13'00" West** a distance of **342.53** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
7. **North 66°53'13" West** a distance of **51.31** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
8. **North 65°28'04" West** a distance of **347.33** feet to the **POINT OF BEGINNING** and containing 5.95 acres of land more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203).

Distances and Areas shown hereon are surface values represented in U.S. Survey Feet based on site calibration, holding the following points:

1. A 1/2-inch rebar for the common corner of Lot 57, Block A, The Hidden Creek Estates and the 846.46 acre tract.
2. A 1/2-inch rebar with capped marked "FOREST 1847" on the North line of the 846.46 acre tract and the South line of a 232.61 acre tract described in Vol. 845, Pg. 441, D.R.W.C.T.
3. A 1/2-inch rebar with capped marked "FOREST 1847" on the West line of the 846.46 acre tract and the intersection of County Road no. 214 with San Gabriel Ranch Road.
4. A 1/2-inch rebar with capped marked "CS LTD" for the Northwest corner of Lot 2, Block B, Estates of Northgate, Phase I, Section I and in the West row line of County Road No 214.
5. A nail found in a 30" live oak for the Southeast corner of the 846.46 acre tract and in the North line of a part of a called 8.255 acre tract described in Doc. No. 9721391, O.P.R.W.C.T.
6. A 1/2-inch rebar on the East line of the 846.46 acre tract and in the West line of a called 40.13 acre tract described in Vol. 2541, Pg. 236 of the D.R.W.C.T.

As shown on ALTA/NSPS land title survey of 846.46 acres prepared by Forest Surveying and Mapping Company, dated July 19, 2016.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in April, 2023.

 05/18/2023
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 18-032

Attachments: CAD Drawing: K:\18032 - Northgate Ranch\CADD\DWG\NG Future Arterial.dwg

SUNDANCE RANCH NORTH
PHASE 2
CAB. R, SLIDE 7
O.R.W.C.T.

LOT 144

LOT 145

COUNTY ROAD NO. 214
(R.O.W. VARIES)

POINT OF
BEGINNING

C2

C1

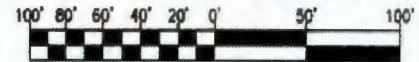
LOT 53

ESTATES AT NORTHGATE
PHASE 1, SECTION 3
DOC. NO. 2022031088
O.P.R.W.C.T.

LOT 52
BLOCK E

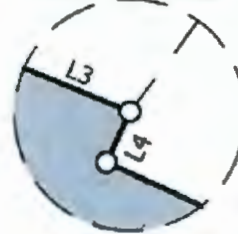
LOT 51

LOT 50



GRAPHIC SCALE

DETAIL "B"
NOT TO SCALE



TRI POINTE HOMES TEXAS, INC.
(57.98 ACRES)
DOC. NO. 2021138739
O.P.R.W.C.T.

RIVER OAKS LAND
PARTNERS II, LLC
TRACT 1
REMAINDER (678.09 ACRES)
DOC. NO. 2021137550
O.P.R.W.C.T.

SEMINOLE PIPELINE
EASEMENT
VOL. 826, PG. 325
VOL. 833, PG. 618
D.R.W.C.T.

MATCH LINE
SHEET 5
SHEET 4

5.95 ACRES

342.73'
S65°13'01"E

N65°13'00"W 342.53'

JAMES HACKETT SURVEY
ABSTRACT NO. 312

WILLIAM H. McCULLOUGH SURVEY
ABSTRACT NO. 465

*SEE SHEET 6 FOR NOTES AND LEGEND
*SEE SHEET 5 FOR LINE AND CURVE TABLES

JOB NUMBER: 18-032		DATE: 05/18/23	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NG FUTURE ARTERIAL			
DRAWING FILE PATH:			
K:\18032 - NORTHGATE RANCH\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\18032 - NORTHGATE RANCH\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 04 of 06	FIELDBOOKS N/A		SCALE: 1" = 100'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

MATCH LINE
SHEET 5
SHEET 4

JAMES HACKETT SURVEY
ABSTRACT NO. 312

WILLIAM H. McCULLOUGH SURVEY
ABSTRACT NO. 465



GRAPHIC SCALE

RIVER OAKS LAND
PARTNERS II, LLC
TRACT 1
REMAINDER (678.09 ACRES)
DOC. NO. 2021137550
O.P.R.W.C.T.

SEMINOLE PIPELINE
EASEMENT
VOL. 826, PG. 327
VOL. 833, PG. 618
D.R.W.C.T.

SEMINOLE PIPELINE
EASEMENT
VOL. 826, PG. 327
VOL. 833, PG. 618
D.R.W.C.T.

5.95 ACRES

LOT 49

ESTATES AT NORTHGATE
PHASE 1, SECTION 3
DOC. NO. 2022031088
O.P.R.W.C.T.

LOT 48

LOT 47
BLOCK E

LOT 46

MATCH LINE
SHEET 6
SHEET 5

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	1372.36'	31.58'	1°19'08"	S26°55'42"W	31.58'
C2	1372.36'	59.11'	2°28'04"	N28°49'17"E	59.10'
C3	1372.36'	226.75'	9°28'00"	N34°47'19"E	226.49'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N65°27'38"W	2.25'
L2	N39°23'11"E	66.81'
L3	S67°32'14"E	51.61'
L4	S24°31'50"W	0.59'

LINE TABLE

LINE #	BEARING	DISTANCE
L5	S56°04'42"E	79.59'
L6	N64°35'43"W	85.80'
L7	N65°25'48"W	69.00'
L8	N66°53'13"W	51.31'

*SEE SHEET 6 FOR NOTES AND LEGEND

JOB NUMBER: 18-032

DATE: 05/18/23

PROJECT NAME: NORTHGATE RANCH

DRAWING NAME: NG FUTURE ARTERIAL

DRAWING FILE PATH:

K:\18032 - NORTHGATE RANCH\CAD\DWGS

METES AND BOUNDS FILE PATH:

K:\18032 - NORTHGATE RANCH\DESCRIPTIONS

RPLS: FWF

TECH: JRM

PARTY CHIEF: N/A

CHK BY: HAS

SHEET 05 of 06

FIELDBOOKS N/A

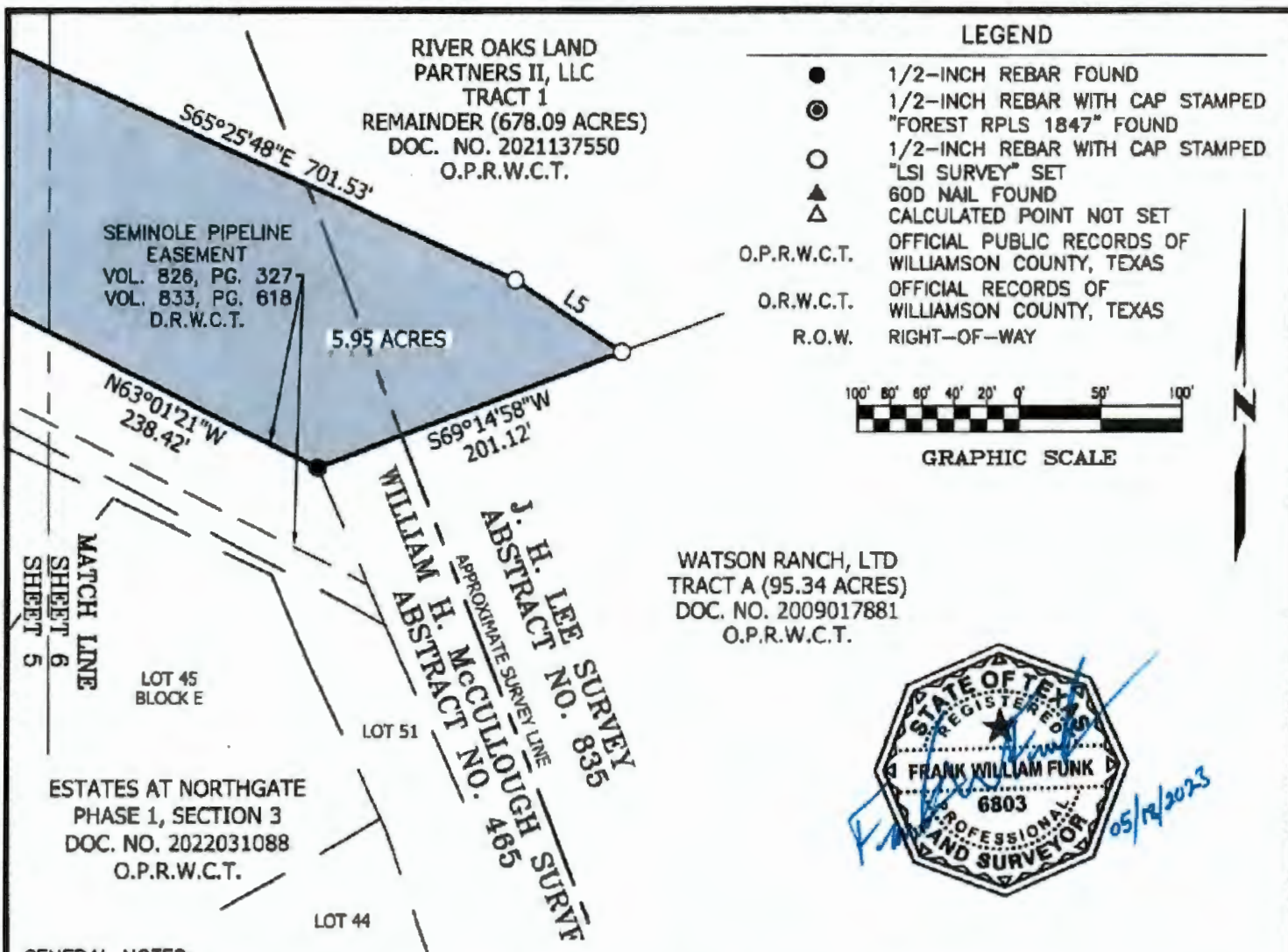
SCALE: 1" = 100'

LSI LANDESIGN 
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642

TBPELS FIRM NO. 10001800

512-238-7901



GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON SITE CALIBRATION, HOLDING THE FOLLOWING POINTS:

1. A 1/2-INCH REBAR FOR THE COMMON CORNER OF LOT 57, BLOCK A, THE HIDDEN CREEK ESTATES AND THE 846.46 ACRE TRACT.
2. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE NORTH LINE OF THE 846.46 ACRE TRACT AND THE SOUTH LINE OF A 232.61 ACRE TRACT DESCRIBED IN VOL. 845, PG. 441, D.R.W.C.T.
3. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE WEST LINE OF THE 846.46 ACRE TRACT AND THE INTERSECTION OF COUNTY ROAD NO. 214 WITH SAN GABRIEL RANCH ROAD.
4. A 1/2-INCH REBAR WITH CAPPED MARKED "CS LTD" FOR THE NORTHWEST CORNER OF LOT 2, BLOCK B, ESTATES OF NORTHGATE, PHASE 1, SECTION 1 AND IN THE WEST ROW LINE OF COUNTY ROAD NO 214.
5. A NAIL FOUND IN A 30" LIVE OAK FOR THE SOUTHEAST CORNER OF THE 846.46 ACRE TRACT AND IN THE NORTH LINE OF A PART OF A CALLED 8.255 ACRE TRACT DESCRIBED IN DOC. NO. 9721391, O.P.R.W.C.T.
6. A 1/2-INCH REBAR ON THE EAST LINE OF THE 846.46 ACRE TRACT AND IN THE WEST LINE OF A CALLED 40.13 ACRE TRACT DESCRIBED IN VOL. 2541, PG. 236 OF THE D.R.W.C.T.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF 846.46 ACRES PREPARED BY FOREST SURVEYING AND MAPPING COMPANY, DATED JULY 19, 2016.

JOB NUMBER: 18-032		DATE: 05/18/23	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NG FUTURE ARTERIAL			
DRAWING FILE PATH:			
K:\18032 - NORTHGATE RANCH\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\18032 - NORTHGATE RANCH\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 06 of 06		FIELDBOOKS N/A	
		SCALE: 1" = 100'	

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPES FIRM NO. 10001800
 512-238-7901



1220 McNeil Road, Suite 200 | Round Rock, Texas 78681

TBPLS Firm No. 10001800 | 512-238-7901 office

EXHIBIT "B"
METES AND BOUNDS DESCRIPTION

BEING 4.15 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, AND THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, BOTH IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 846.46 ACRE TRACT OF LAND REFERENCED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO TEXAS LAND FUND NO. 6, L.P., RECORDED IN DOCUMENT NO. 2008064005 AND DESCRIBED IN DOCUMENT NO. 2008076591 BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "CS LTD" found for a corner of the remainder of said 846.46 acre tract and the common North corner of a called 0.45 of one acre tract of land described as PARCEL 6C in a Special Warranty Deed to Williamson County, Texas, recorded in Document No. 2009093312 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "CS LTD" found for the East corner of said PARCEL 6C and a common corner of the remainder of said 846.46 acre tract. bears South 50°35'36" East a distance of 66.05 feet;

THENCE with the Northwest line of said PARCEL 6C and a common line of the remainder of said 846.46 acre tract, the following four (4) courses and distances:

1. **South 46°09'31" West** a distance of **49.06** feet to a 1/2-inch rebar with cap stamped "CS LTD" found;
2. **South 44°21'51" West** a distance of **53.53** feet to a Calculated Point;
3. **South 43°27'42" West** a distance of **91.32** feet to a Calculated Point; and
4. **South 41°50'37" West** a distance of **31.53** feet to a Calculated Point for the Northwest corner of said PARCEL 6C and the common North corner of a called 3.43 acre tract of land described as PARCEL 3E in said Document No. 2009093312, also being in the West line of the remainder of said 846.46 acre tract and the common existing East right-of-way line of San Gabriel Ranch Road (R.O.W. Varies);

THENCE with the West line of the remainder of said 846.46 acre tract and the common existing East right-of-way line of said San Gabriel Ranch Road, the following two (2) courses and distances:

1. **North 05°55'55" West** a distance of **81.36** feet to a 1/2-inch rebar with cap stamped "FOREST 1847" found; and
2. **North 05°40'37" West** a distance of **12.90** feet to a Calculated Point;

THENCE over and across the remainder of said 846.46 acre tract, the following thirty (30) courses and distances:

1. **North 48°45'06" East** at a distance of 301.58 feet passing a 1/2-inch rebar found for the South corner of LOT 1, LONGHORN SUBDIVISION, a subdivision of record in Cab. G, Slide 96 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), at a distance of 450.55 feet passing a 1/2-inch rebar with cap stamped "FOREST 1847" found for the East corner of said LOT 1, continuing over and across the remainder of said 846.46 acre tract for a total distance of **563.57** feet to a Calculated Point;
2. **North 27°30'52" East** a distance of **126.94** feet to a Calculated Point;
3. **North 17°01'38" East** a distance of **38.71** feet to a Calculated Point;
4. **North 19°47'30" East** a distance of **240.67** feet to a Calculated Point;
5. **North 16°12'52" East** a distance of **511.24** feet to a Calculated Point;
6. **North 23°33'37" East** a distance of **278.47** feet to a Calculated Point;
7. **North 32°04'09" East** a distance of **201.53** feet to a Calculated Point;
8. **North 37°46'13" East** a distance of **200.99** feet to a Calculated Point;
9. **North 49°07'55" East** a distance of **280.78** feet to a Calculated Point;
10. **North 59°25'33" East** a distance of **115.31** feet to a Calculated Point;
11. **North 65°53'47" East** a distance of **357.13** feet to a Calculated Point;
12. **North 67°10'31" East** a distance of **319.26** feet to a Calculated Point;
13. Along a curve to the **Right** having a radius of **804.94** feet, an arc length of **128.90** feet, a delta angle of **09°10'30"**, and a chord which bears **North 71°48'43" East** a distance of **128.76** feet to a Calculated Point;
14. **North 76°23'58" East** a distance of **128.64** feet to a Calculated Point;

15. **North 82°51'01" East** a distance of **496.61** feet to a Calculated Point;
16. **South 07°33'40" East** a distance of **59.75** feet to a Calculated Point;
17. **South 84°06'22" West** a distance of **186.32** feet to a Calculated Point;
18. **South 86°12'36" West** a distance of **273.35** feet to a Calculated Point;
19. **South 78°48'37" West** a distance of **105.43** feet to a Calculated Point;
20. **South 74°23'41" West** a distance of **135.91** feet to a Calculated Point;
21. **South 66°25'14" West** a distance of **718.34** feet to a Calculated Point;
22. **South 60°08'38" West** a distance of **101.76** feet to a Calculated Point;
23. **South 49°38'29" West** a distance of **212.36** feet to a Calculated Point;
24. **South 42°35'37" West** a distance of **139.61** feet to a Calculated Point;
25. **South 33°45'38" West** a distance of **324.32** feet to a Calculated Point;
26. **South 25°30'44" West** a distance of **207.76** feet to a Calculated Point;
27. **South 15°40'09" West** a distance of **314.14** feet to a Calculated Point;
28. **South 17°49'41" West** a distance of **252.33** feet to a Calculated Point;
29. **South 20°21'37" West** a distance of **398.91** feet to a Calculated Point; and

30. **South 46°14'11" West** a distance of **424.97** feet to the **POINT OF BEGINNING** and containing 4.15 acres of land more or less.

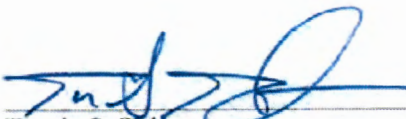
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Distances and Areas shown hereon are surface values represented in U.S. Survey Feet based on site calibration, holding the following points:

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2. A 1/2-inch rebar with capped marked "FOREST 1847" on the North line of the 846.46 acre tract and the South line of a 232.61 acre tract described in Vol. 845, Pg. 441, D.R.W.C.T.
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4. A 1/2-inch rebar with capped marked "CS LTD" for the Northwest corner of Lot 2, Block B, Estates of Northgate, Phase I, Section 1 and in the West row line of County Road No 214.
5. A nail found in a 30" live oak for the Southeast corner of the 846.46 acre tract and in the North line of a part of a called 8.255 acre tract described in Doc. No. 9721391, O.P.R.W.C.T.
6. A 1/2-inch rebar on the East line of the 846.46 acre tract and in the West line of a called 40.13 acre tract described in Vol. 2541, Pg. 236 of the D.R.W.C.T.

As shown on ALTA/NSPS land title survey of 846.46 acres prepared by Forest Surveying and Mapping Company, dated July 19, 2016.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in June, 2021.


Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428



Job Number: 18-032

Attachments: CAD Drawing: L:\18032 - Northgate Ranch\CADD\DWGs\Northgate EX CR 124.dwg



GRAPHIC SCALE

OVERALL SKETCH, SEE SHEETS 06-11
FOR DETAILED INFORMATION.

THE HIDDEN CREEK ESTATES
DOC. NO. 2016032981
O.P.R.W.C.T.

BLOCK A

LOT 57 LOT 56 LOT 55 LOT 54 LOT 53 LOT 52 LOT 51 LOT 50 LOT 49 LOT 48

APPROXIMATE SURVEY LINE

TEXAS LAND FUND NO. 6, L.P.
REMAINDER TRACT 1 - 846.46 ACRES
DOC. NO. 2008076591
DESCRIBED IN DOC. NO. 2008064005
O.P.R.W.C.T.

SAN GABRIEL RANCH ROAD
(ROW VARIES)

4.15 ACRES

JOHN McDEVITT SURVEY
ABSTRACT NO. 415
JAMES HACKETT SURVEY
ABSTRACT NO. 312

SUNDANCE
RANCH NORTH
PHASE 2
CAB. R, SLIDE 7
P.R.W.C.T.

LOT 140

LOT 141

LOT 142 LOT 143
COUNTY ROAD
NO. 214
(ROW VARIES)

TEXAS LAND FUND NO. 6, L.P.
REMAINDER TRACT 1 - 846.46 ACRES
DOC. NO. 2008076591
DESCRIBED IN DOC. NO. 2008064005
O.P.R.W.C.T.

P.O.B.

OWNERSHIP TABLE

(A)	LOT 1 LONGHORN SUBDIVISION CAB. G, SLIDE 96 P.R.W.C.T.
(B)	WILLIAMSON COUNTY, TEXAS PARCEL 6C (0.45 OF ONE ACRE) DOC. NO. 2009093312 O.P.R.W.C.T.
(C)	WILLIAMSON COUNTY, TEXAS PARCEL 6E (3.43 ACRES) DOC. NO. 2009093312 O.P.R.W.C.T.

JOB NUMBER: 18-032	DATE: 06/30/2021
PROJECT NAME: NORTHGATE RANCH	
DRAWING NAME: NORTHGATE EX CR 214	
DRAWING FILE PATH: K:\18032 - NORTHGATE RANCH\CAD\DWGS	
METES AND BOUNDS FILE PATH: K:\18032 - NORTHGATE RANCH\DESCRIPTIONS	
RPLS: TST	TECH: JRM
PARTY CHIEF: N/A	CHK BY: HAS
SHEET 05 of 11	SCALE: 1" = 500'

LSI LANDESIGN 
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



GRAPHIC SCALE

JAMES HACKETT SURVEY
ABSTRACT NO. 312

SAN GABRIEL RANCH ROAD
(ROW VARIES)

LOT 1
LONGHORN SUBDIVISION
CAB. G, SLIDE 96
P.R.W.C.T.

TEXAS LAND FUND NO. 6, L.P.
REMAINDER TRACT 1 - 846.46 ACRES
DOC. NO. 2008076591
DESCRIBED IN DOC. NO. 2008064005
O.P.R.W.C.T.

LOT 140
SUNDANCE RANCH NORTH
PHASE 2
CAB. R, SLIDE 7
P.R.W.C.T.

LOT 141

COUNTY ROAD NO. 214
(ROW VARIES)

WILLIAMSON COUNTY, TEXAS
PARCEL 8E (3.43 ACRES)
DOC. NO. 2008093312
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
PARCEL 8C (0.45 OF ONE ACRE)
DOC. NO. 2009093312
O.P.R.W.C.T.

TEXAS LAND FUND NO. 6, L.P.
REMAINDER TRACT 1 - 846.46 ACRES
DOC. NO. 2008076591
DESCRIBED IN DOC. NO. 2008064005
O.P.R.W.C.T.

*SEE SHEET 07 FOR LINE/CURVE TABLES & LEGEND
*SEE SHEET 11 FOR NOTES

MATCHLINE SHEET 7
MATCHLINE SHEET 6

JOB NUMBER: 18-032		DATE: 06/30/2021	
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METES AND BOUNDS FILE PATH: K:\18032 - NORTHGATE RANCH\DESCRIPTIONS			
RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 06 of 11		FIELDBOOKS N/A	SCALE: 1" = 100'

LSI LANDESIGN SERVICES, INC. ★

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

MATCHLINE SHEET 8
MATCHLINE SHEET 7

JAMES HACKETT SURVEY
ABSTRACT NO. 312

TEXAS LAND FUND NO. 6, L.P.
REMAINDER TRACT 1 - 846.46 ACRES
DOC. NO. 2008076591
DESCRIBED IN DOC. NO. 2008064005
O.P.R.W.C.T.

Line Table		
Line #	Direction	Length
L1	S46° 09' 31"W	49.06'
L2	S44° 21' 51"W	53.53'
L3	S43° 27' 42"W	91.32'
L4	S41° 50' 37"W	31.53'
L5	N05° 55' 55"W	81.36'
L6	N05° 40' 37"W	12.90'
L7	S50° 35' 36"E	66.05'
L8	N17° 01' 38"E	38.71'
L9	S07° 33' 40"E	59.75'
L10	S78° 48' 37"W	105.43'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	804.94'	128.90'	9°10'30"	N71° 48' 43"E	128.76'

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" REBAR WITH CAP FOUND WITH CAP MARKED "CSLTD" (OR AS NOTED)
- ▲ 60D NAIL FOUND (OR AS NOTED)
- △ CALCULATED POINT NOT SET
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- X — WIRE FENCE

*SEE SHEET 11 FOR NOTES

MATCHLINE SHEET 7
MATCHLINE SHEET 6

JOB NUMBER: 18-032	DATE: 06/30/2021
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RPLS: TST	TECH: JRM
PARTY CHIEF: N/A	CHK BY: HAS
SHEET 07 of 11	SCALE: 1" = 100'

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10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

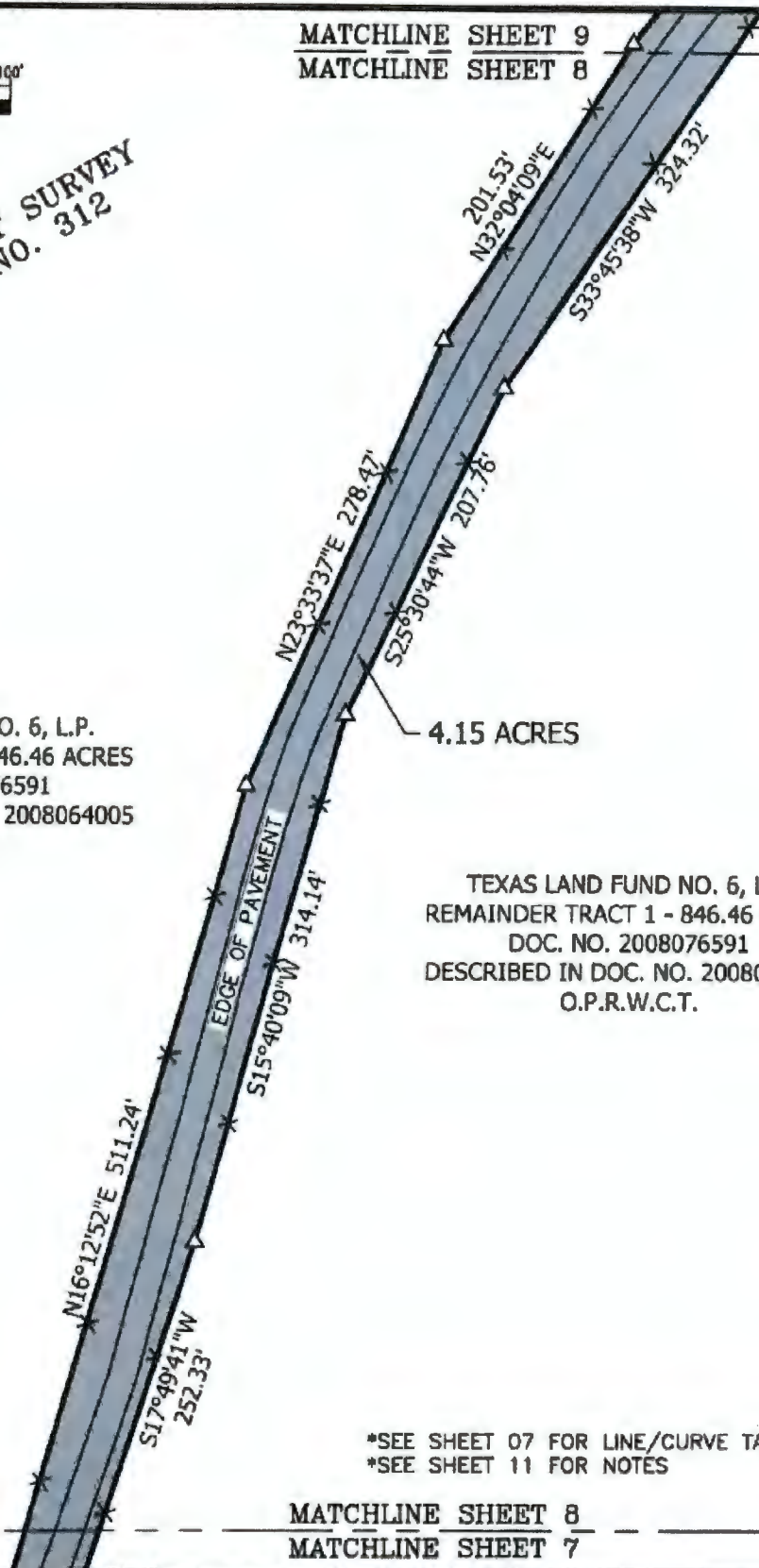


GRAPHIC SCALE

JAMES HACKETT SURVEY
ABSTRACT NO. 312

TEXAS LAND FUND NO. 6, L.P.
REMAINDER TRACT 1 - 846.46 ACRES
DOC. NO. 2008076591
DESCRIBED IN DOC. NO. 2008064005
O.P.R.W.C.T.

MATCHLINE SHEET 9
MATCHLINE SHEET 8



4.15 ACRES

TEXAS LAND FUND NO. 6, L.P.
REMAINDER TRACT 1 - 846.46 ACRES
DOC. NO. 2008076591
DESCRIBED IN DOC. NO. 2008064005
O.P.R.W.C.T.

*SEE SHEET 07 FOR LINE/CURVE TABLES & LEGEND
*SEE SHEET 11 FOR NOTES

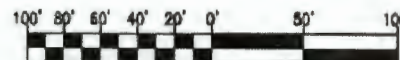
MATCHLINE SHEET 8
MATCHLINE SHEET 7

JOB NUMBER: 18-032		DATE: 06/30/2021	
PROJECT NAME: NORTHGATE RANCH			
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RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 08 of 11	FIELDBOOKS N/A		SCALE: 1" = 100'

LSI LANDESIGN 
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBP&S FIRM NO. 10001800
512-238-7901

*SEE SHEET 07 FOR LINE/CURVE TABLES & LEGEND
*SEE SHEET 11 FOR NOTES



GRAPHIC SCALE

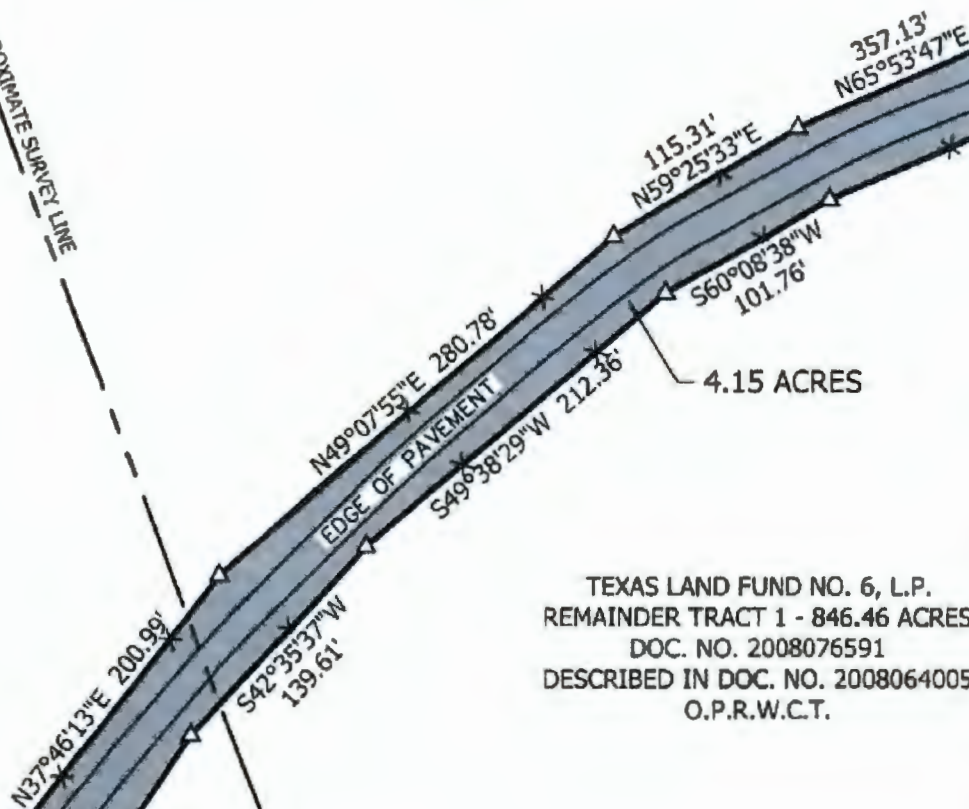
JOHN McDEVITT SURVEY
ABSTRACT NO. 415

TEXAS LAND FUND NO. 6, L.P.
REMAINDER TRACT 1 - 846.46 ACRES
DOC. NO. 2008076591
DESCRIBED IN DOC. NO. 2008064005
O.P.R.W.C.T.

JAMES HACKETT SURVEY
ABSTRACT NO. 312

APPROXIMATE SURVEY LINE

MATCHLINE SHEET 9
MATCHLINE SHEET 8



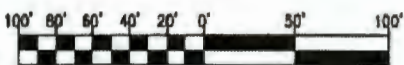
MATCHLINE SHEET 10
MATCHLINE SHEET 9

TEXAS LAND FUND NO. 6, L.P.
REMAINDER TRACT 1 - 846.46 ACRES
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RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 09 of 11		FIELDBOOKS N/A	SCALE: 1" = 100'

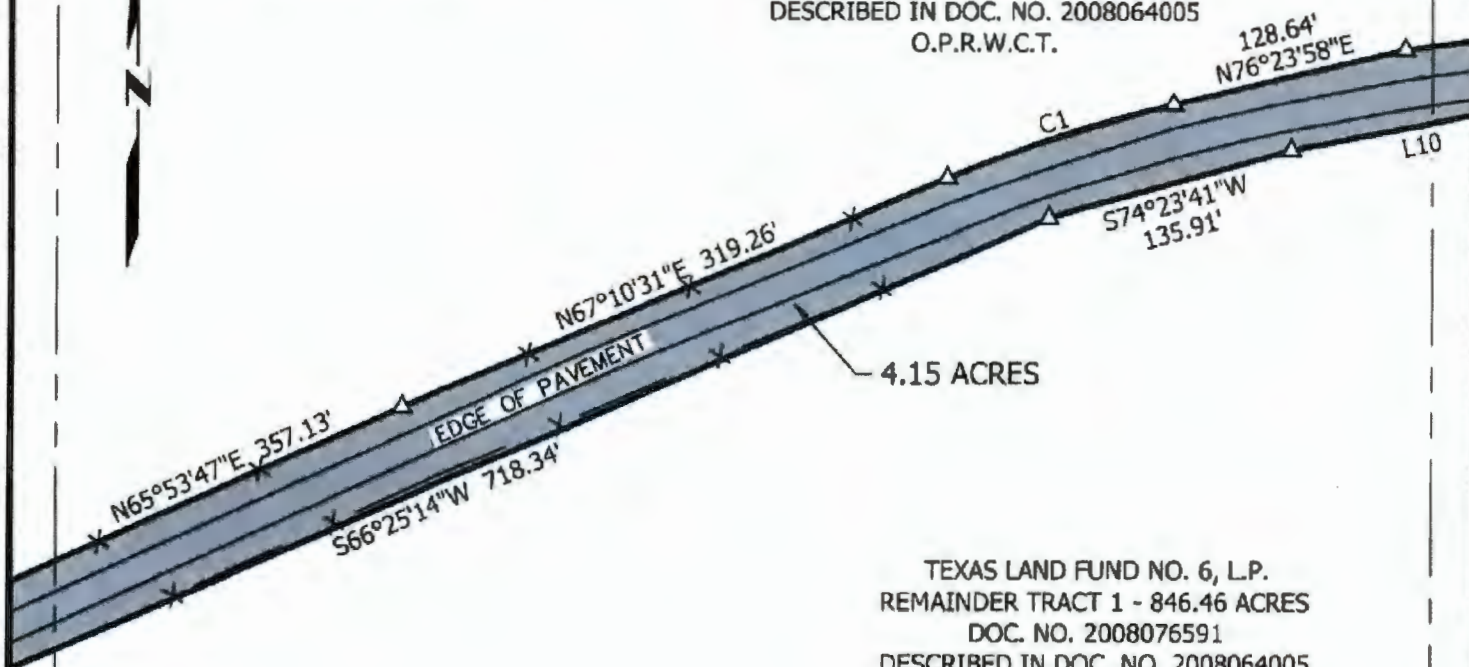
LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



GRAPHIC SCALE

TEXAS LAND FUND NO. 6, L.P.
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JOHN McDEVITT SURVEY
ABSTRACT NO. 415

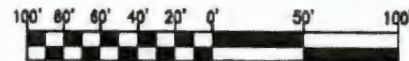
*SEE SHEET 07 FOR LINE/CURVE TABLES & LEGEND
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SHEET 10 of 11		FIELDBOOKS N/A	SCALE: 1"= 100'

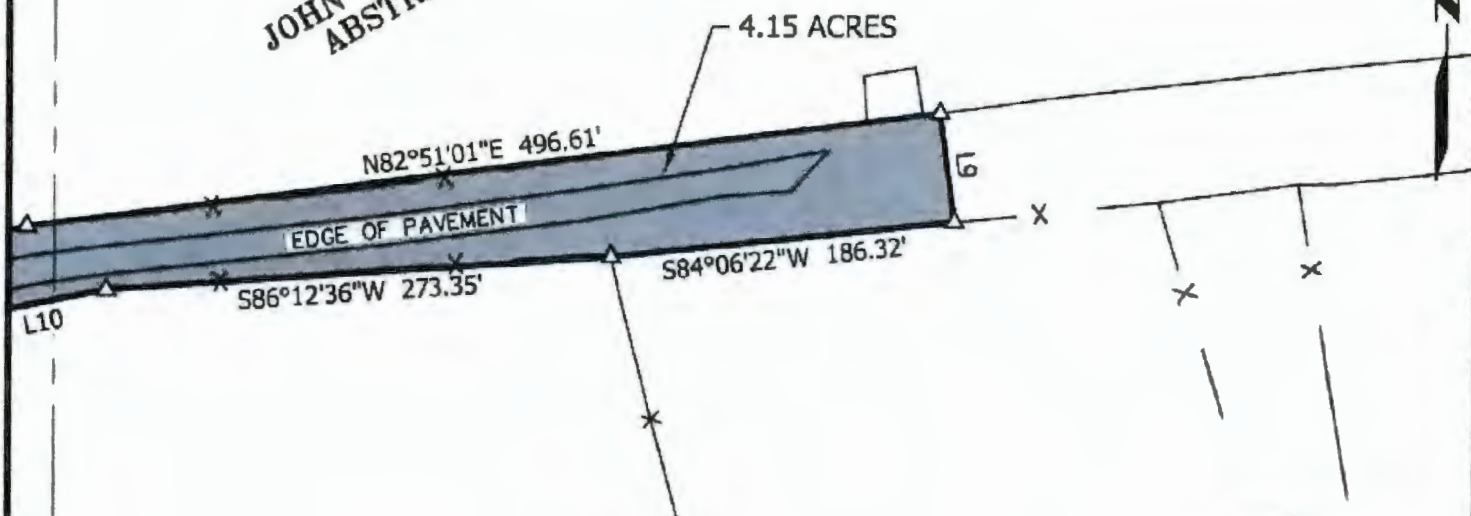
LSI LANDESIGN 
SERVICES, INC.

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JOHN McDEVITT SURVEY
ABSTRACT NO. 415



GRAPHIC SCALE



TEXAS LAND FUND NO. 6, L.P.
REMAINDER TRACT 1 - 846.46 ACRES
DOC. NO. 2008076591
DESCRIBED IN DOC. NO. 2008064005
O.P.R.W.C.T.



Travis S. Tabor
07/02/2021

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON SITE CALIBRATION, HOLDING THE FOLLOWING POINTS:

1. A 1/2-INCH REBAR FOR THE COMMON CORNER OF LOT 57, BLOCK A, THE HIDDEN CREEK ESTATES AND THE 846.48 ACRE TRACT.
2. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE NORTH LINE OF THE 846.48 ACRE TRACT AND THE SOUTH LINE OF A 232.61 ACRE TRACT DESCRIBED IN VOL. 845, PG. 441, D.R.W.C.T.
3. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE WEST LINE OF THE 846.46 ACRE TRACT AND THE INTERSECTION OF COUNTY ROAD NO. 214 WITH SAN GABRIEL RANCH ROAD.
4. A 1/2-INCH REBAR WITH CAPPED MARKED "CS LTD" FOR THE NORTHWEST CORNER OF LOT 2, BLOCK B, ESTATES OF NORTHGATE, PHASE 1, SECTION 1 AND IN THE WEST ROW LINE OF COUNTY ROAD NO 214.
5. A NAIL FOUND IN A 30" LIVE OAK FOR THE SOUTHEAST CORNER OF THE 846.46 ACRE TRACT AND IN THE NORTH LINE OF A PART OF A CALLED 8.255 ACRE TRACT DESCRIBED IN DOC. NO. 9721391, O.P.R.W.C.T.
6. A 1/2-INCH REBAR ON THE EAST LINE OF THE 846.46 ACRE TRACT AND IN THE WEST LINE OF A CALLED 40.13 ACRE TRACT DESCRIBED IN VOL. 2541, PG. 236 OF THE D.R.W.C.T.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF 846.46 ACRES PREPARED BY FOREST SURVEYING AND MAPPING COMPANY, DATED JULY 19, 2016.

MATCHLINE SHEET 11
MATCHLINE SHEET 10

JOB NUMBER: 18-032		DATE: 06/30/2021	
PROJECT NAME: NORTHGATE RANCH			
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RPLS: TST	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 11 of 11		FIELDBOOKS N/A	
		SCALE: 1" = 100'	

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

5/23/23 Agenda Item # 43

Final Audit Report

2023-05-25

Created:	2023-05-23
By:	Lisa Dworaczyk (lisad@scrllaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAATaQJMRj6eTz9yvvYpy4xmSbA17MYAMlo

"5/23/23 Agenda Item # 43" History

-  Document created by Lisa Dworaczyk (lisad@scrllaw.com)
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-  Document emailed to Rebecca Pruitt (becky.pruitt@wilco.org) for signature
2023-05-23 - 4:04:19 PM GMT
-  Email viewed by Rebecca Pruitt (becky.pruitt@wilco.org)
2023-05-23 - 4:35:09 PM GMT- IP address: 104.47.65.254
-  Document signing delegated to Bill Gravell (bgravell@wilco.org) by Rebecca Pruitt (becky.pruitt@wilco.org)
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-  Document emailed to Bill Gravell (bgravell@wilco.org) for signature
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-  Email viewed by Bill Gravell (bgravell@wilco.org)
2023-05-25 - 12:56:44 PM GMT- IP address: 104.47.65.254
-  Document e-signed by Bill Gravell (bgravell@wilco.org)
Signature Date: 2023-05-25 - 12:57:00 PM GMT - Time Source: server- IP address: 66.76.4.65
-  Document emailed to Andrea Schiele (aschiele@wilco.org) for signature
2023-05-25 - 12:57:01 PM GMT
-  Email viewed by Andrea Schiele (aschiele@wilco.org)
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-  Document e-signed by Andrea Schiele (aschiele@wilco.org)
Signature Date: 2023-05-25 - 1:24:06 PM GMT - Time Source: server- IP address: 66.76.4.65
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Adobe Acrobat Sign