

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

adam@scrrlaw.com

April 23, 2024

Liberty Chapel A.M.E. Church
33 County Road 281
Leander, Texas 78641

RE: Williamson County, Texas — Bagdad Road at County Road 279 Project
Parcel 26 – Property Exchange Agreement

Dear Liberty Chapel AME Church:

Please allow this letter to set out my understanding regarding our Agreement for the exchange of property required from you (“Owner”) for widening of Bagdad Road/County Road 279 (“Project”) in return for the grant to Owner of excess property owned by Williamson County, Texas (“County”) which had previously been acquired from Owner for school purposes, and the granting of certain replacement electric utility easement interests required for the Project.

By execution of this letter, the parties agree as follows:

1. Owner shall deliver the following to County:
 - a. Fully executed and duly acknowledged Exchange Deed in the form as set out in Exhibit “A” attached hereto and incorporated herein, free and clear of any monetary liens and encumbrances, with said property being all of that certain 0.134 acre (5,830 sq ft) tract of land to be used for public right-of-way purposes, more particularly described in Exhibit “A-1” to the Exchange Deed (the “Tract One”);
 - b. Fully executed and acknowledged Electric Utility Easement in the form as set out in Exhibit “B” attached hereto and incorporated herein, free and clear of any monetary liens and encumbrances (the “Easement Property”), with said Easement Property being all of that certain 0.0515 acre (2,245 sq ft) tract of land to be used for replacement electric utility purposes.
2. In exchange for Owner’s delivery described in Paragraph 1 above, County shall deliver to Owner an executed and duly acknowledged counterpart of the Exchange Deed in the form as set out in Exhibit “A”, conveying marketable title to the 0.835 acre (36,365 sq ft)

tract of land more particularly described in Exhibit "A-2" attached to the Exchange Deed (the "Tract Two" and together with Tract One the "Exchange Property").

Prior to delivery and recording of the Exchange Deed conveying Tract Two to Owner, County shall execute and record an Electric Utility Easement in the form as set out in Exhibit "C" attached hereto and incorporated herein, to encumber Tract Two with such easement interest in order to facilitate adjustment of existing electric distribution facilities as part of the Project.

3. As an obligation which shall survive the Closing of this transaction, County agrees that as part of the proposed Project construction upon the Property it shall cause a replacement driveway to be built between the edge of proposed roadway improvements and the remaining property of Seller. The driveway shall otherwise be constructed in the location and substantially according to the specifications as shown on the plan sheets contained in Exhibit "D" attached hereto and incorporated herein. By execution of this Agreement Owner further agrees to allow County, its agents and contractors to temporarily access the remaining property of Seller solely in the location and for the purposes and time period reasonably necessary to carry out the obligations of this paragraph.

As additional compensation for the acquisition and/or replacement of any improvements on Tract One, County agrees to pay Owner the cash amount of THREE THOUSAND THREE HUNDRED and 00/100 Dollars (\$3,300), to be delivered to Owner at Closing, or otherwise within fourteen (14) days following full execution of the Exchange Deed.

4. If requested by County, the Closing and completion of this transaction shall take place at Texas National Title, Inc. ("Title Company") within thirty (30) days after full execution of this Agreement, or at other date and time agreed to between the parties.
5. At Closing the Owner and County shall deliver a fully executed and acknowledged counterpart of the Exchange Deed conveying marketable title to the Exchange Property free and clear of any monetary liens and encumbrances, and Owner shall deliver a fully executed Electric Utility Easement document conveying such interest in the Easement Property as described herein.
6. General real estate taxes for the then-current year relating to the portion of the Exchange Property being conveyed to the County in fee simple shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation, but shall otherwise be the continuing obligation of Owner to fully satisfy. Agricultural roll-back taxes for the Exchange Property, if any, which directly result from the completion of this transaction and conveyance shall be paid by County.
7. Upon request Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to each Grantee under the Exchange Deed for the portion of the Exchange Property. County shall be responsible for all typical closing fees and costs associated with this transaction,

except that each party shall be responsible for any attorney's fees they incur. Owner shall assist County and Title Company with any curative measures or mortgage lien release required as a condition of the Closing.

If this meets with your understanding, please execute this letter where indicated below and return it to me, and we will have this approved and signed by the County and process this for Closing and payment as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,

Adam H. Hill
Sheets & Crossfield, PLLC

ACCEPTED AND AGREED:

PEGGY STEPHENS

By: Peggy J. Stephens

Name: Peggy J. Stephens

Date: 24 April 24

FREDDIE M. VAUGHN

By: Freddie M Vaughn

Name: Freddie M Vaughn

Date: 24 April 24

WILLIAMSON COUNTY, TEXAS

By: Valerie Covey

Valerie Covey
Presiding Officer

Date: May 7, 2024

EXHIBIT A
Form of Exchange Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EXCHANGE DEED

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, THE TRUSTEES OF A.M.E. CHURCH, whose address is 926 Loop 332, Liberty Hill, Texas 78642 (herein referred to as "Liberty") is the owner of the real property in Williamson County, Texas, more particularly described on **Exhibit "A-1"**, attached hereto and incorporated herein by reference (collectively referred to as "Right of Way Tract") and;

WHEREAS, WILLIAMSON COUNTY, TEXAS, whose address is 710 Main Street, Suite 101, Georgetown, Texas 78626 (herein referred to as "County"), is the owner of the real property in Williamson County, Texas, more particularly described on **Exhibit "A-2"**, attached hereto and incorporated herein by reference (referred to as the "Surplus School Tract") and;

WHEREAS, for mutually beneficial purposes, and pursuant to the terms of that certain Letter Agreement by and Between Liberty and County effective _____, Liberty and County desire to exchange property, so that County will hereafter own the Right of Way Tract and Liberty will hereafter own the Surplus School Tract;

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS THAT for \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in order to accomplish the exchange of the Right of Way Tract for the Surplus School Tract:

(a) Liberty has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY the Right of Way Tract unto County, TO HAVE AND TO HOLD the Right of Way Tract, together with all improvements, rights, and appurtenances thereto unto County and its successors and assigns, forever; and Liberty does hereby bind itself and its successors and assigns to warrant and forever defend the Right of Way Tract unto County, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Liberty, but not otherwise; except, however, that this conveyance is made subject to all easements, restrictions, reservations, and other title exceptions that are filed of record or visible or apparent on the ground, to the extent the same are valid and subsisting and affect the Right of Way Tract, and the liens securing payment of ad valorem taxes for the current and all subsequent years; and

(b) County has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY the Surplus School Tract unto Liberty, TO HAVE AND TO HOLD the Surplus School Tract, together with all improvements, rights, and appurtenances thereto unto County and its successors and assigns, forever; and County does hereby bind itself and its successors, and assigns to warrant and forever defend the Surplus School Tract unto Liberty, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under County, but not otherwise; except, however, that this conveyance is made subject to all easements, restrictions, reservations, and other title exceptions that are filed of record or visible or apparent on the ground, to the extent the same are valid and subsisting and affect the Surplus School Tract, and the liens securing payment of ad valorem taxes for the current and all subsequent years.

Any liens or claims that would arise in favor of any party by operation of law, or otherwise, due to the Right of Way Tract and the Surplus School Tract not being equal in size or value are expressly waived and released. This Exchange Deed may be executed simultaneously in two or more counterparts, each of which will be deemed an original, and all of which will constitute one and the same instrument.

As a material part of the Consideration for this Exchange Deed, Liberty and County agree that each is taking the property conveyed herein "AS IS" with any and all latent and patent defects and that there is no warranty by either party that any Tract conveyed herein has a particular financial value or is fit for a particular purpose. Liberty and County acknowledge and stipulate that the parties are not relying on any representation, statement, or other assertion with respect to the condition of the Right of Way Tract and/or the Surplus School Tract, but is relying on its own examination of the property conveyed herein. Liberty and County take the respective Property described herein with the understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

* * *

EXECUTED AND DELIVERED by the undersigned effective as of the date signed by the final party.

(Signatures on following pages)

COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED

Liberty:

THE TRUSTEES OF A.M.E. CHURCH

By: _____

By: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

 This instrument was acknowledged before me on _____,
2024, by _____ in the capacity and for the purposes and consideration recited
herein.

(seal)

Notary Public Signature

COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED

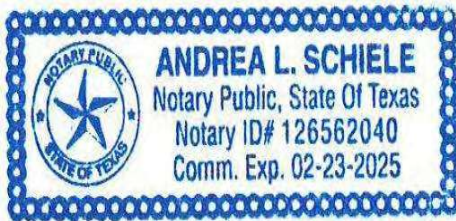
County:

WILLIAMSON COUNTY, TEXAS

By: Valerie Covey
Valerie Covey, Presiding Officer

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2024, by Commissioner Valerie Covey, in the capacity and for the purposes and consideration recited herein.



Andrea L. Schiele

Notary Public Signature

EXHIBIT A-1
PROPERTY DESCRIPTION

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 102.83 feet left of Bagdad Road Baseline Station 232+29.86 in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW) (Grid Coordinates determined as N=10,202,378.70 E=3,060,025.85), being the northerly boundary line of said remainder of the 5.00 acre tract, same being the southerly boundary line of Lot 1A, Block B of Silver Creek Ranch Phase 1, a subdivision recorded in Cabinet P, Slides 201-203 of the Plat Records of Williamson County, Texas, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel and from which a 1/2" iron rod found, being the northwest corner of the remainder of said 5.00 acre tract, same being the southwest corner of said Lot 1A bears S 69°00'28 W at a distance of 752.98 feet;

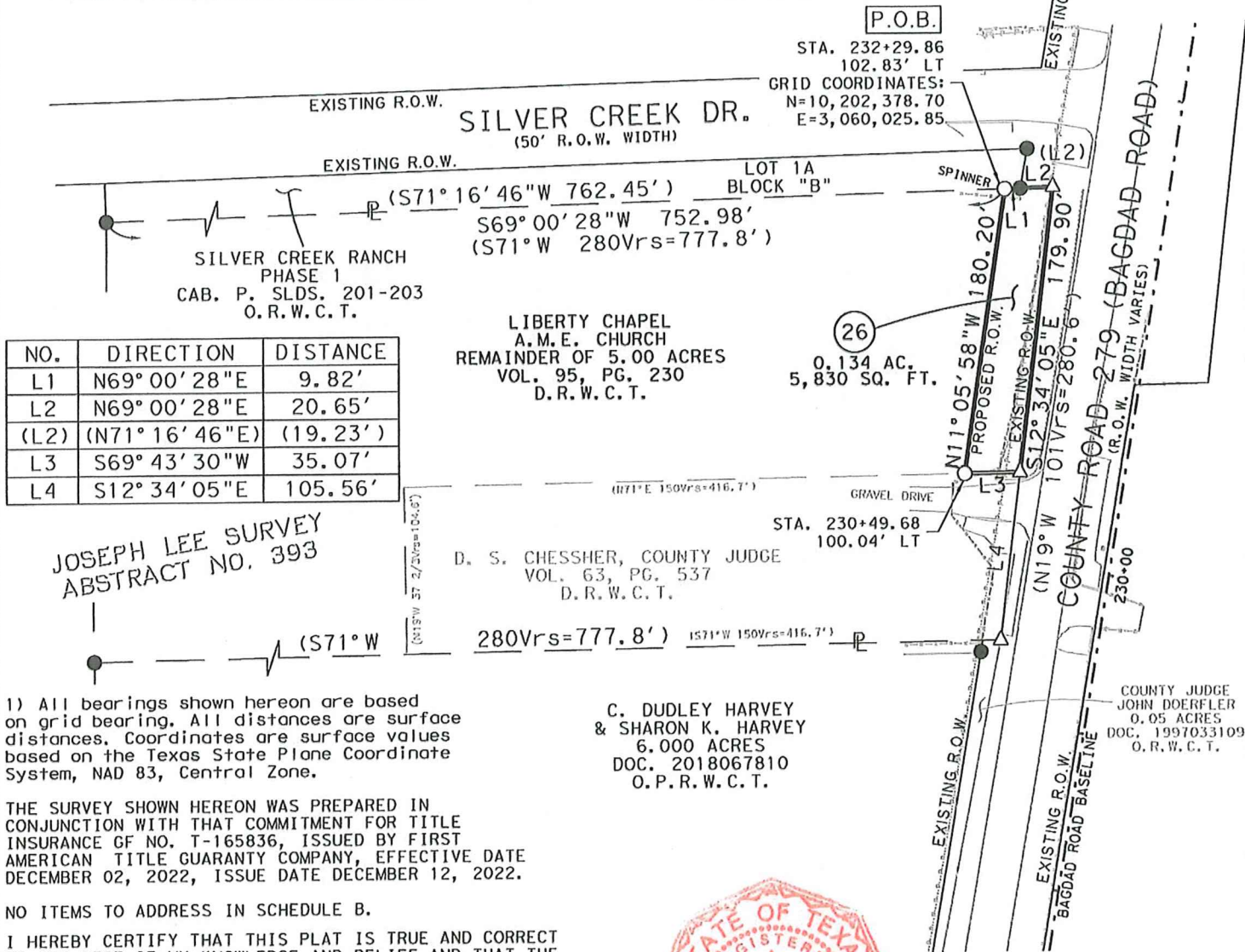
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EXHIBIT A-1

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

● 1/2" IRON ROD FOUND UNLESS NOTED	() RECORD INFORMATION
⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP	— LINE BREAK
⊙ 1/2" IRON PIPE FOUND UNLESS NOTED	— DENOTES COMMON OWNERSHIP
▲ 60/D NAIL FOUND	P.O.B. POINT OF BEGINNING
△ CALCULATED POINT	N.T.S. NOT TO SCALE
○ IRON ROD W/ ALUMINUM CAP	D.R.W.C.T. DEED RECORDS
STAMPED "WILLIAMSON COUNTY" SET	O.R.W.C.T. OFFICIAL RECORDS
(UNLESS NOTED OTHERWISE)	WILLIAMSON COUNTY, TEXAS
ℙ PROPERTY LINE	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
	WILLIAMSON COUNTY, TEXAS



1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-165836, ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, EFFECTIVE DATE DECEMBER 02, 2022, ISSUE DATE DECEMBER 12, 2022.

NO ITEMS TO ADDRESS IN SCHEDULE B.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 25 Jan 2023

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL PLAT SHOWING PROPERTY OF

**LIBERTY CHAPEL
A.M.E. CHURCH**

PARCEL 26
0.134 ACRES
5,830 Sq. Ft.

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PAGE 2 OF 2

County: Williamson
Parcel : 26R-D.S. Chessher, County Judge
Highway: Bagdad Rd (CR 279)

Page 1 of 2
06-14-2023

EXHIBIT A-2
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.835 ACRE (36,365 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 1.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO D.S. CHESSHER, COUNTY JUDGE, RECORDED IN VOLUME 63, PAGE 537, OF THE DEED RECORD OF WILLIAMSON COUNTY, TEXAS, SAID 0.835 ACRE (36,365 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 98.40 feet left of Bagdad Road Baseline Station 229+43.74, in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW) (Grid Coordinates determined as N=10,202,097.93 E=3,060,080.93), being in the northerly boundary line of that called 6.000 acre tract of land described in a General Warranty Deed to C. Dudley Harvey and Sharon K. Harvey recorded in Document No. 2018067810, of the Official Public Records of Williamson County, Texas, same line being the southerly boundary line of said 1.0 acre tract, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE, S 69°43'30" W** departing said proposed westerly ROW line, with the common boundary line of said 6.000 acre tract, and said 1.0 acre tract, for a distance of **339.21** feet to a calculated point, for the southwesterly corner of said 1.0 acre tract and of the herein described parcel and from which a 1/2 inch iron rod found, being the southwesterly corner of the remainder of that called 5.00 acre tract of land described in a Deed to Liberty Chapel A.M.E. Church, recorded in Volume 95, Page 230, of the Deed Records of Williamson County Texas, same point being the northwesterly corner of said 6.000 acre tract bears S 69°43'30" W, a distance of 502.51 feet;

THENCE, with the westerly and northerly boundary line of said 1.0 acre tract, the following two (2) courses:

- 2) **THENCE, N 20°16'30" W** for a distance of **104.60** feet to a calculated point, being the northwesterly corner of herein described parcel;
- 3) **THENCE, N 69°43'30" E**, for a distance of **356.11** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 100.04 feet left of Bagdad Road Baseline Station 230+49.68 in said proposed westerly ROW line of Bagdad Road, for the northeasterly corner of the herein described parcel;
- 4) **THENCE, S 11°05'58" E**, through the interior of said 1.0 acre tract, with said proposed westerly ROW line of Bagdad Road, for a distance of **105.96** feet to the **POINT OF BEGINNING**, containing 0.835 acre (36,365 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83. All distances reported hereon are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00014.

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 FROM JUNE 2020 TO DECEMBER 2021.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.


Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
BB-001

08/04/2023

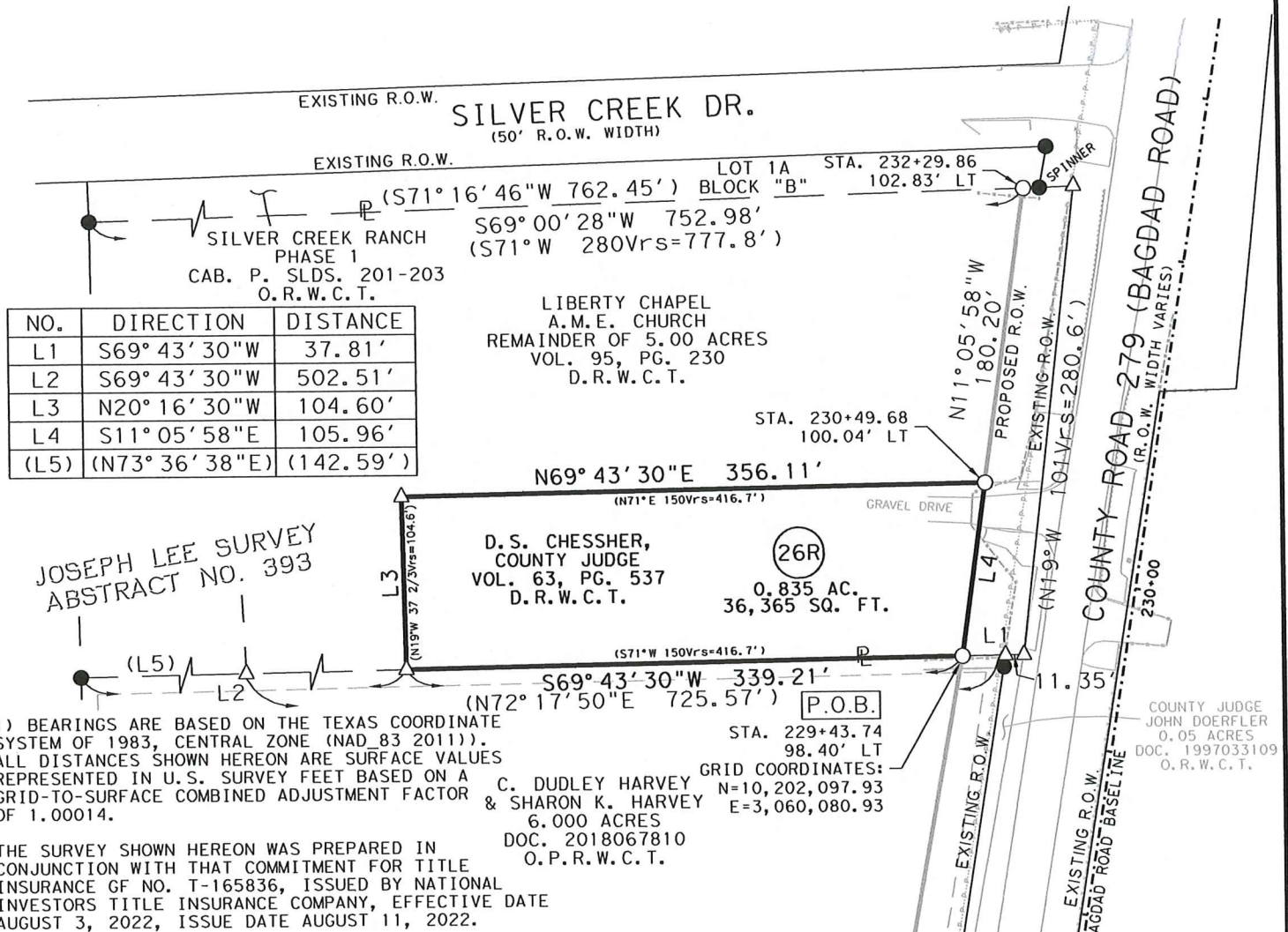


LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊕ 1/2" IRON ROD FOUND W/PLASTIC CAP
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 60/D NAIL FOUND
- △ CALCULATED POINT
- IRON ROD W/ ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY" SET
(UNLESS NOTED OTHERWISE)
- ℙ PROPERTY LINE

- () RECORD INFORMATION
- LINE BREAK
- DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- D.R.W.C.T. DEED RECORDS
- O.R.W.C.T. WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
- WILLIAMSON COUNTY, TEXAS

50' 0' 50' 100'
SCALE 1" = 100'



NO ITEMS TO ADDRESS IN SCHEDULE B.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 FROM JUNE 2020 TO DECEMBER 2021.

08/04/2023

MIGUEL A. ESCOBAR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



BB-001

06/14/2023

PARCEL PLAT SHOWING PROPERTY OF

D. S. CHESSHER, COUNTY JUDGE

PARCEL 26R
0.835 ACRES
36,365 Sq. Ft.

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PAGE 2 OF 2

EXHIBIT B
Form of Replacement Electric Easement from Owner

ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS §

 §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT THE TRUSTEES OF A.M.E. CHURCH, hereinafter referred to as "Grantor(s)" (whether one or more), of Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas, granted, sold, and conveyed and by these presents does grant, sell, and convey unto Pedernales Electric Cooperative, Inc., an easement and right-of-way as herein described for the purpose of an electric distribution line consisting of a variable number of wires and all necessary or desirable appurtenances (including a riser pole or other poles made of wood or other materials, guys and anchors), and/or a variable number of underground cables, and all necessary appurtenances (including conduits, primary cables, secondary conductors, enclosures, ground rods, concrete pads, ground clamps, transformers, cable terminators, cable riser shields, cutouts, and lightning arrestors overground) through, across, and under the following described lands located in Williamson County, Texas, to wit:

Being all of that certain 0.0515 acre (2,245 square foot) strip of land out of and part of the Joseph Lee Survey, Abstract No. 393, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

Together with the right of ingress and egress over Grantor(s) adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining and removing said lines, cables and appurtenances, HOWEVER, such right of ingress and egress over adjacent lands shall only be used if no reasonable access from public right of way is otherwise available; the right to place new or additional cable or cables in said system and to change the sizes thereof; the right to relocate along the same general direction of said system; the right to remove from said lands all trees or parts thereof, or other obstructions, which may endanger or interfere with the efficiency and maintenance of said system or their appurtenances; and the right to place temporary structures for use in constructing or repairing said system.

Grantor(s) warrants that Grantor(s) is/are the owner(s) of said property and has the right to execute this easement.

TO HAVE AND TO HOLD the above-described easement and rights unto Pedernales Electric Cooperative, Inc. and their successors and assigns, until said easement and rights shall be relinquished by the Cooperative.

Grantor(s), Grantor(s) heirs and legal representatives bind themselves to warrant and forever defend all and singular the above-described easement and rights unto Pedernales Electric Cooperative, Inc., their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

WITNESS my/our hand(s) this _____ day of _____, 2024.

[signature pages follow]

Grantor(s) Signature(s):

THE TRUSTEES OF A.M.E. CHURCH

By: _____

By: _____

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on _____, 2024.

Notary Public in and for the State of Texas

Please return to:

Pedernales Electric Cooperative

County: Williamson
Parcel: 26E – Liberty Chapel A.M.E. Church
Highway: Bagdad Rd (CR 279)

Page 1 of 3
02/06/2024

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0515 ACRE (2,245 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LIBERTY CHAPEL A.M.E. CHURCH RECORDED IN VOLUME 95, PAGE 230 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.0515 ACRE (2,245 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 102.83 feet left of Bagdad Road Baseline Station 232+29.86 in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW) (Grid Coordinates determined as N=10,202,378.70 E=3,060,025.85), same point being in the southerly boundary line of Lot 1A, Block "B", of Silver Creek Ranch Phase 1, a subdivision recorded in Cabinet P, Slides 201-203 of the Plat Records of Williamson County, Texas, same point being the northerly boundary line of said remainder of the 5.00 acre tract, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel and from which a 1/2 inch iron rod found, being the southeasterly corner of said Lot 1A, same point being the existing westerly ROW line of Bagdad Road County Road (C.R.) 279 (variable width ROW) bears N 69°00'28" E for a distance of 9.82 feet;

- 1) **THENCE, S 11°05'58" E**, with said proposed westerly ROW line, through the interior of said remainder of the 5.00 acre tract, for a distance of **180.20** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 100.04 feet left of Bagdad Road Baseline Station 230+49.68, being the northerly boundary line of that called 1.0 acre tract of land described in a Deed to D.S. Chessher, County Judge recorded in Volume 63, Page 537 of the Deed Records of Williamson County, Texas, same line being the southerly boundary line of the remainder of said 5.00 acre tract, for the southeasterly corner of the herein described parcel;
- 2) **THENCE, S 69°43'30" W**, departing said proposed ROW line, with the northerly boundary line of said 1.0 acre tract, same line being the southerly boundary line of said remainder of the 5.00 acre tract, for a distance of **14.94** feet to a calculated point for the southwesterly corner of the herein described parcel;
- 3) **THENCE**, with the proposed westerly easement line, through the interior of said remainder of the 5.00 acre tract, **N 09°39'00" W** for a distance of **180.87** feet to a calculated point, in the southerly boundary line of said Lot 1A, same line being the northerly boundary line of said remainder of the 5.00 acre tract, for the northwesterly corner of the herein described parcel, and from which a 1/2" iron rod found, being the southwesterly corner of said Lot 1A, same being the northwesterly corner of said remainder of the 5.00 acre tract bears S 69°00'28" W for a distance of 742.65 feet;

County: Williamson
Parcel: 26E – Liberty Chapel A.M.E. Church
Highway: Bagdad Rd (CR 279)

Page 2 of 3
02/06/2024

- 4) **THENCE**, with the southerly boundary line of said Lot 1A, same line being the northerly boundary line of said remainder of the 5.00 acre tract, **N 69°00'28" E**, a distance of **10.33** feet to the **POINT OF BEGINNING**, containing 0.0515 acre (2,245 square feet) of land, more or less.


This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas Coordinate System of 1983, Central Zone, No. 4203, NAD 83 (2011). All distances reported hereon are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00014.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

I do hereby certify that the property described herein was determined by a survey made on the ground under the direct supervision of M. Stephen Truesdale, L.S.L.S., R.P.L.S. No. 4933 from June 2020 to December 2021.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.


Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
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BB-001

02/06/2024



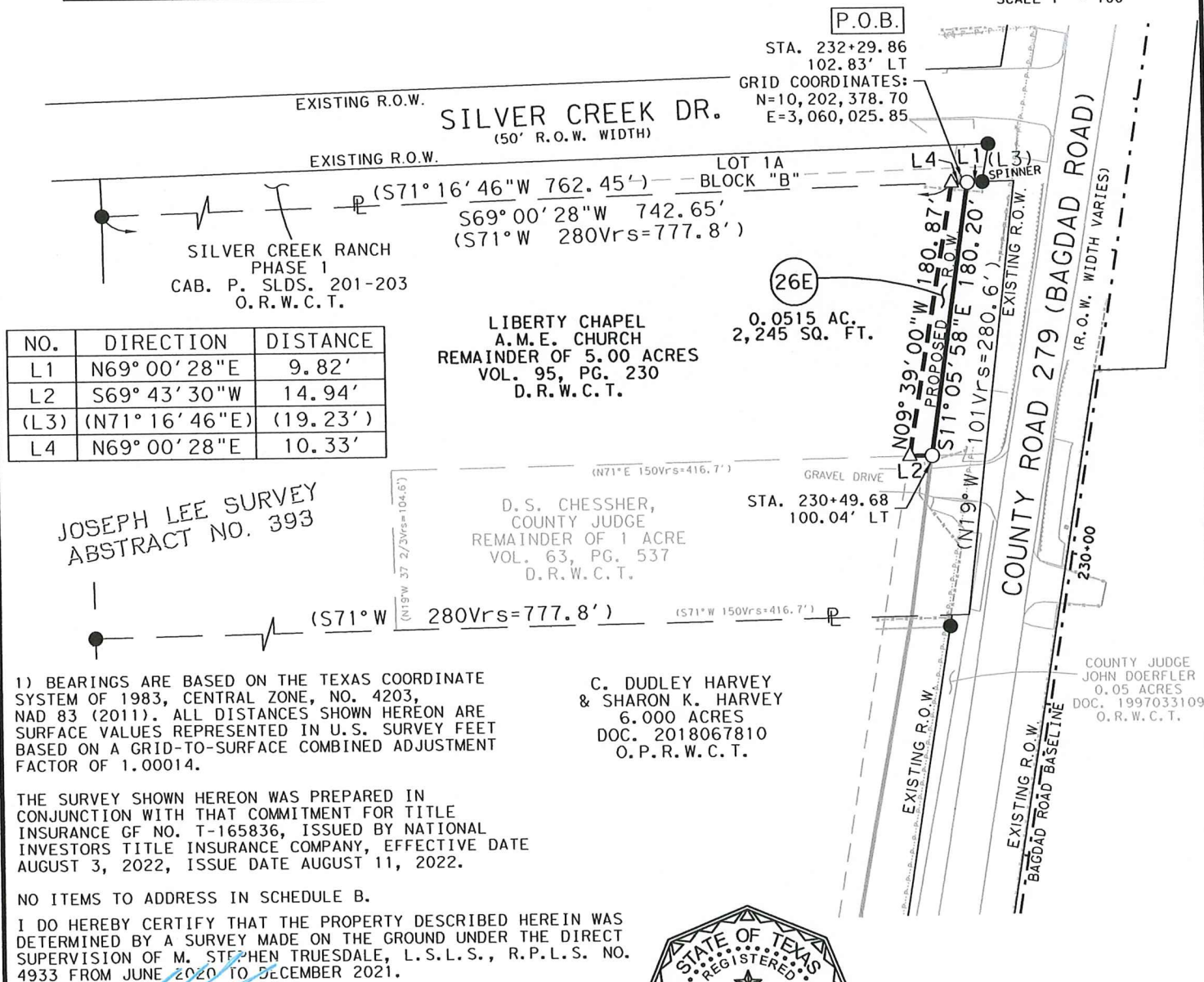
EXHIBIT "A"

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

● 1/2" IRON ROD FOUND UNLESS NOTED	() RECORD INFORMATION
⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP	— LINE BREAK
⊗ 1/2" IRON PIPE FOUND UNLESS NOTED	— DENOTES COMMON OWNERSHIP
▲ 60/D NAIL FOUND	P.O.B. POINT OF BEGINNING
△ CALCULATED POINT	N.T.S. NOT TO SCALE
○ IRON ROD W/ ALUMINUM CAP	D.R.W.C.T. DEED RECORDS
STAMPED "WILLIAMSON COUNTY" SET	O.R.W.C.T. OFFICIAL RECORDS
(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
ℙ PROPERTY LINE	WILLIAMSON COUNTY, TEXAS

50 0 50 100
SCALE 1" = 100'



MIGUEL A. ESCOBAR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

02/06/2024

DATE

BB-001 02/06/2024

PARCEL PLAT SHOWING PROPERTY OF

LIBERTY CHAPEL
A.M.E. CHURCH

PARCEL 26E

SCALE
1" = 100'PROJECT
BAGDAD ROADCOUNTY
WILLIAMSON

PAGE 3 OF 3

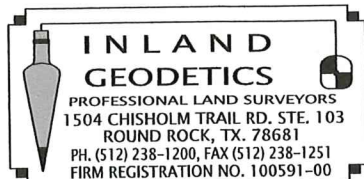


EXHIBIT C
Form of Electric Utility Easement to Encumber Tract Two

ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

THAT WILLIAMSON COUNTY, TEXAS, hereinafter referred to as "Grantor(s)" (whether one or more), of Williamson County, Texas, for and in consideration of ONE DOLLAR (\$1.00) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas, granted, sold, and conveyed and by these presents does grant, sell, and convey unto Pedernales Electric Cooperative, Inc., an easement and right-of-way as herein described for the purpose of an electric distribution line consisting of a variable number of wires and all necessary or desirable appurtenances (including a riser pole or other poles made of wood or other materials, guys and anchors), and/or a variable number of underground cables, and all necessary appurtenances (including conduits, primary cables, secondary conductors, enclosures, ground rods, concrete pads, ground clamps, transformers, cable terminators, cable riser shields, cutouts, and lightning arrestors overground) through, across, and under the following described lands located in Williamson County, Texas, to wit:

Being all of that certain 0.0391 acre (1,705 square foot) strip of land out of and part of the Joseph Lee Survey, Abstract 393, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

Together with the right of ingress and egress over Grantor(s) adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining and removing said lines, cables and appurtenances, HOWEVER, such right of ingress and egress over adjacent lands shall only be used if no reasonable access from public right of way is otherwise available; the right to place new or additional cable or cables in said system and to change the sizes thereof; the right to relocate along the same general direction of said system; the right to remove from said lands all trees or parts thereof, or other obstructions, which may endanger or interfere with the efficiency and maintenance of said system or their appurtenances; and the right to place temporary structures for use in constructing or repairing said system.

Grantor(s) warrants that Grantor(s) is/are the owner(s) of said property and has the right to execute this easement.

TO HAVE AND TO HOLD the above-described easement and rights unto Pedernales Electric Cooperative, Inc. and their successors and assigns, until said easement and rights shall be relinquished by the Cooperative.

Grantor(s), Grantor(s) heirs and legal representatives bind themselves to warrant and forever defend all and singular the above-described easement and rights unto Pedernales Electric Cooperative, Inc., their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

WITNESS my/our hand(s) this _____ day of _____, 2024.

[signature pages follow]

Grantor(s) Signature(s):

WILLIAMSON COUNTY, TEXAS

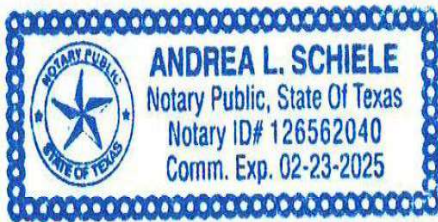
By: Valerie Covey
Commissioner Valerie Covey
Presiding Officer

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared Valerie Covey, Williamson County Presiding Officer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on May 8, 2024.



Andrea L. Schiele

Notary Public in and for the State of Texas

Please return to:

Pedernales Electric Cooperative

County: Williamson
Parcel: 26RE-D.S. Chessher, County Judge
Highway: Bagdad Rd (CR 279)

Page 1 of 3
02/07/2024

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0391 ACRE (1,705 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABS22TRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 1.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO D.S. CHESSHER, COUNTY JUDGE, RECORDED IN VOLUME 63, PAGE 537, OF THE DEED RECORD OF WILLIAMSON COUNTY, TEXAS, SAID 0.0391 ACRE (1,705 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 98.40 feet left of Bagdad Road Baseline Station 229+43.74, in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW) (Grid Coordinates determined as N=10,202,097.93 E=3,060,080.93), in the northerly boundary line of that called 6.000 acre tract of land described in a General Warranty Deed to C. Dudley Harvey and Sharon K. Harvey recorded in Document No. 2018067810, of the Official Public Records of Williamson County, Texas, same line being the southerly boundary line of the remainder of said 1.0 acre tract, for the southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE, S 69°43'30" W**, departing said proposed westerly ROW line, with the common boundary line of said 6.000 acre tract, and the remainder of said 1.0 acre tract, for a distance of **17.67** feet to a calculated point, for the southwesterly corner of the herein described parcel, from which a 1/2 inch iron rod found, being the southwesterly corner of the remainder of that called 5.00 acre tract of land described in a Deed to Liberty Chapel A.M.E. Church, recorded in Volume 95, Page 230, of the Deed Records of Williamson County Texas, same point being the northwesterly corner of said 6.000 acre tract bears S 69°43'30" W, at a distance of 321.54 feet pass the calculated southwesterly corner of the remainder of said 1.0 acre tract, and continuing for a total distance of 824.05 feet;
- 2) **THENCE, N 09°39'00" W**, through the interior of the remainder of said 1.0 acre tract, for a distance of **106.42** feet to a calculated point, in the southerly boundary line of the remainder of said 5.00 acre tract, same line being the northerly boundary line of the remainder of said 1.0 acre tract, for the northwesterly corner of herein described parcel;
- 3) **THENCE, N 69°43'30" E**, with said common boundary line of the remainder of said 5.00 acre tract and the remainder of said 1.0 acre tract, for a distance of **14.94** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 100.04 feet left of

County: Williamson
Parcel: 26RE-D.S. Chessher, County Judge
Highway: Bagdad Rd (CR 279)

Page 2 of 3
02/07/2024

Bagdad Road Baseline Station 230+49.68 in said proposed westerly ROW line of Bagdad Road, for the northeasterly corner of the herein described parcel;

- 4) **THENCE, S 11°05'58" E**, through the interior of the remainder of said 1.0 acre tract, with said proposed westerly ROW line of Bagdad Road, for a distance of **105.96** feet to the **POINT OF BEGINNING**, containing 0.0391 acre (1,705 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas Coordinate System of 1983, Central Zone, No. 4203, NAD 83 (2011). All distances reported hereon are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00014.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

I do hereby certify that the property described herein was determined by a survey made on the ground under the direct supervision of M. Stephen Truesdale, L.S.L.S., R.P.L.S. No. 4933 from June 2020 to December 2021.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.


02-07-2024
Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100

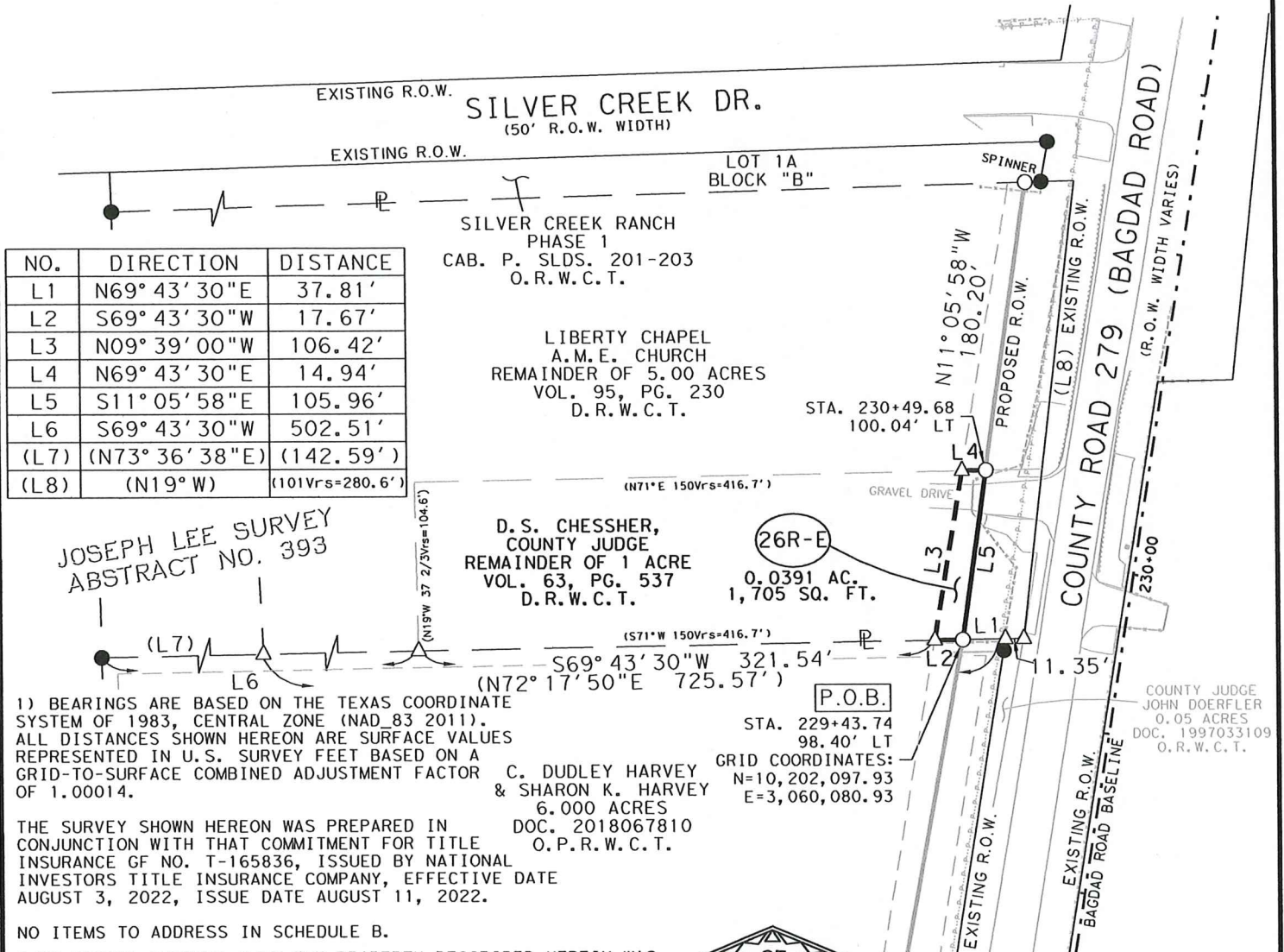


LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

● 1/2" IRON ROD FOUND UNLESS NOTED	() RECORD INFORMATION
⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP	— LINE BREAK
⊙ 1/2" IRON PIPE FOUND UNLESS NOTED	— DENOTES COMMON OWNERSHIP
▲ 60/D NAIL FOUND	— POINT OF BEGINNING
△ CALCULATED POINT	N.T.S. NOT TO SCALE
○ IRON ROD W/ ALUMINUM CAP	D.R.W.C.T. DEED RECORDS
STAMPED "WILLIAMSON COUNTY" SET	O.R.W.C.T. OFFICIAL RECORDS
(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
ℙ PROPERTY LINE	WILLIAMSON COUNTY, TEXAS

50' 0' 50' 100'
SCALE 1" = 100'



MIGUEL A. ESCOBAR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

02-07-2024

DATE

5630



BB-001

02/07/2024

PARCEL PLAT SHOWING PROPERTY OF

D. S. CHESSHER, COUNTY JUDGE

PARCEL 26RE

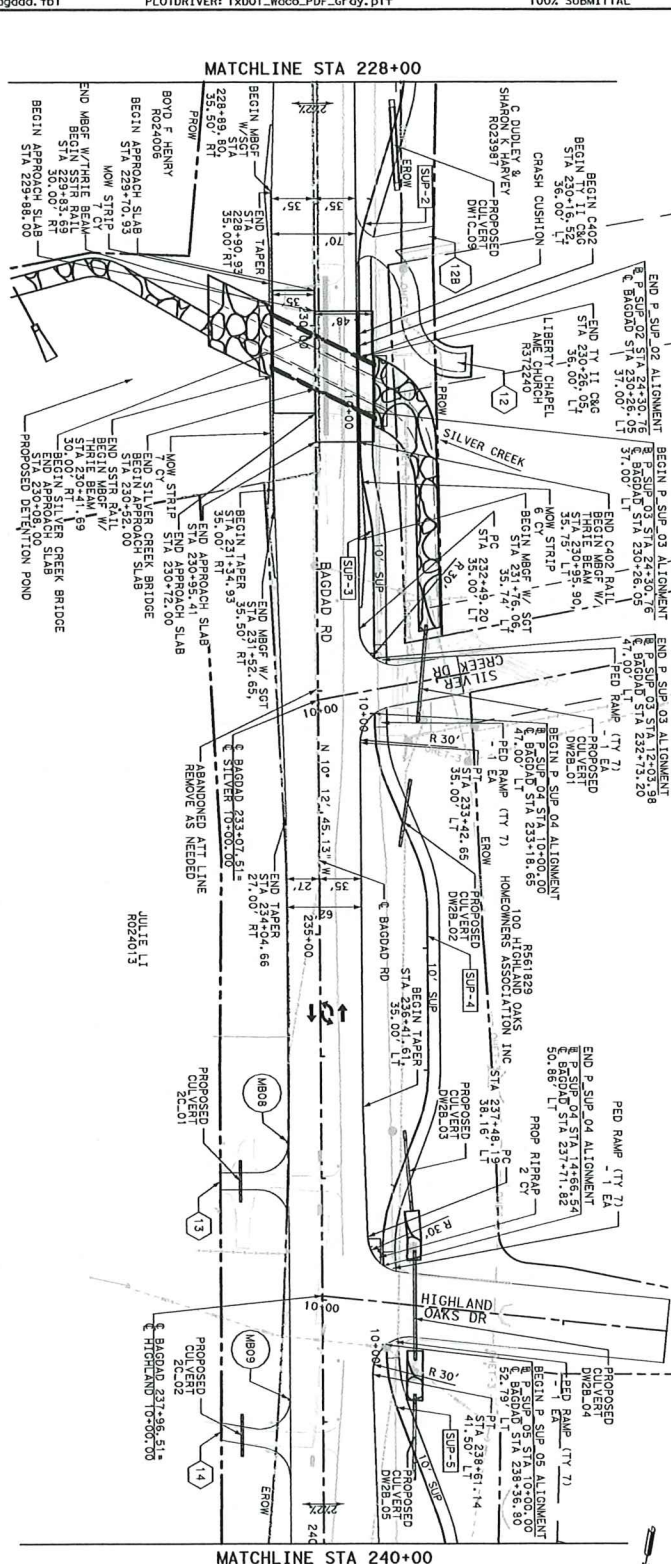
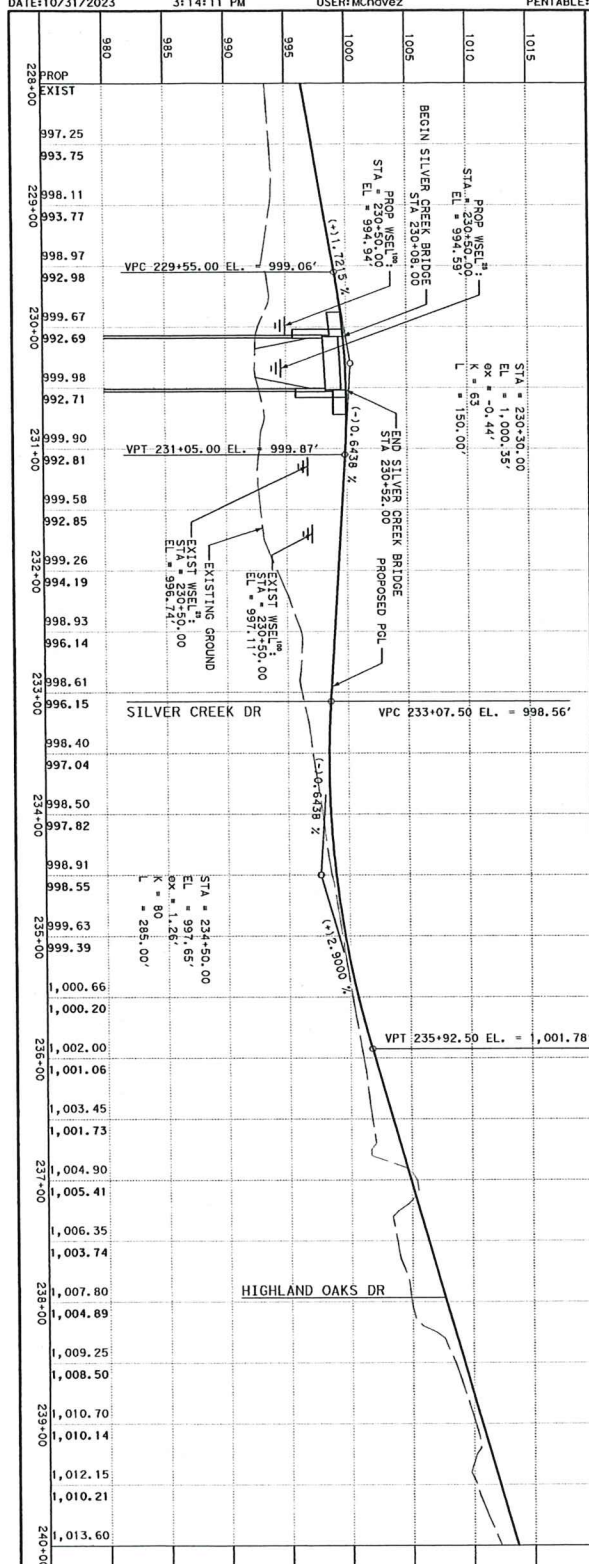
SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PAGE 3 OF 3

EXHIBIT D
Replacement Driveway Construction Plan Sheets




NO.	DATE	REVISION	APPROVED

- LEGEND:**
- VERT O' 5' 10'
- ⊖X-X CURVE 10 LABEL
- ⇒ EXISTING TRAFFIC
- ⇄ PROPOSED TRAFFIC
- ⬇ DRIVEWAY 10 LABEL
- SUP-# SUP 10 LABEL
- MBX MAILBOX TURNOUT 10 LABEL
- PROG. FURNITURE/ ACCESS/ ORNAMENT
- PROPOSED RETAINING WALL

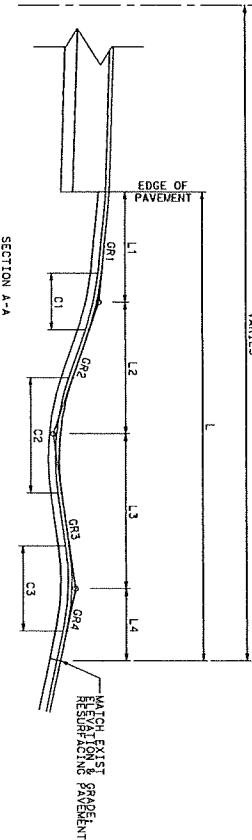
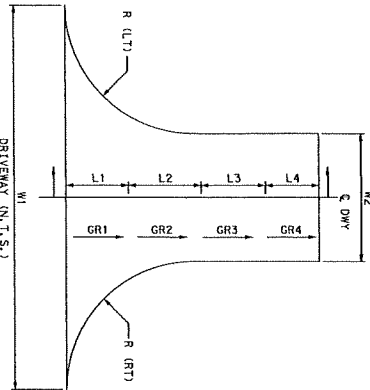
- ## NOTES:
1. ALL DIMENSIONS ARE MEASURED FROM THE INSIDE OF THE RAMP OR OF GUTTER WHERE APPLICABLE.
 2. ALL STATIONING BASED ON BAGAD UNLESS OTHERWISE NOTED.
 3. SEE P&P SHEETS FOR SHARED USE PATH POINT DATA.
 4. SEE HORIZONTAL ALIGNMENT DATA SHEET FOR CROSS-SECTION HORIZONTAL ALIGNMENT DATA.
 5. PROPOSED POND INFORMATION

10/21/2023

	
Binkley Barfield PECM Planning & Engineering, Construction Management 10000 Highway 100, Suite 100 Houston, Texas, TX 77036 Tel: 281.414.1000 Fax: 281.414.1001 Email: info@binkleybarfield.com	
BAGDAD ROAD (CR 279) PLAN AND PROFILE BAGDAD RD STA 228+00 TO STA 240+00	
SHEET 4 OF 11	PROJECT NO. _____ COUNTY _____ DIST. _____ SEC. _____ JOB _____ WILLIAMSON
RESIDENT NO. _____ CR 279	SHEET _____ 98

DRIVEWAY NUMBER	P&P SHEET NO.	STATION @ EOP	DRIVEWAY TYPE	PAVT. TYPE	PROP. WIDTH @ DRIVEWAY BEGIN (W1)	PROP. WIDTH @ DRIVEWAY END (W2)	DRIVEWAY AREA	PROP. RADIUS (L1)	PROP. RADIUS (R1)	SRV. (DEGREES)	OVERALL LENGTH (L)	LENGTH (L1)	LENGTH (L2)	LENGTH (L3)	LENGTH (L4)	GRADE (G1)	GRADE (G2)	GRADE (G3)	GRADE (G4)	EOP ELEV.	ELEV (V1)	ELEV (V2)	ELEV (V3)	TIE-IN ELEVATION	EOP GRADE	TIE-IN GRADE
1	10F10	198+43.38	RESIDENTIAL	ASPH.	59.43	14.00	915.68	25.00	20.00	78.4	48.22	3.32	43.24	1.66	1.50	10.00	15.00	15.00	10.00	1015.08	1015.07	1019.39	1019.64	-2.00	-2.00	-2.00
2	20F10	205+78.81	RESIDENTIAL	ASPH.	68.26	14.53	805.45	25.00	25.00	75.0	35.23	10.35	14.52	1.52	6.52	1.97	1.55	1.55	1.97	997.31	998.00	998.21	997.98	-2.00	-2.00	-2.00
3	20F10	207+10.68	RESIDENTIAL	ASPH.	63.81	14.00	807.14	25.00	25.00	76.5	35.96	10.28	15.39	1.53	5.65	1.08	1.52	1.52	1.08	994.98	995.60	995.71	995.48	-2.00	-2.00	-2.00
4	30F10	218+78.31	RESIDENTIAL	ASPH.	51.96	14.00	2299.38	25.00	25.00																	
5	30F10	220+47.57	RESIDENTIAL	ASPH.	64.02	14.00	1239.15	25.00	25.00	88.60	69.32	51.06	10.01	8.25		5.51	1.54	0.91		993.44	996.25	996.41	996.48	-2.00	-2.00	2.98
6	30F10	222+29.06	RESIDENTIAL	CONC.	64.00	14.00	1200.66	25.00	25.00																	
7	30F10	222+46.59	RESIDENTIAL	ASPH.	58.71	14.00	1082.75	25.00	25.00		63.54	12.00	51.54		-2.00	-2.52				986.73	986.49		986.19	-2.00	-2.00	-0.47
8	30F10	224+56.84	COMMERCIAL	ASPH.	44.00	14.00	994.34	25.00	25.00		59.87	8.00	51.87		-2.00	-5.52				986.78	986.78		986.52	-2.00	-2.00	-1.80
9	30F10	227+59.95	RESIDENTIAL	CONC.	44.00	14.00	886.80	25.00	25.00		55.00	3.88	51.12		-2.00	-8.70				985.08	985.00		985.55	-2.00	-2.00	-0.59
10	30F10	227+71.23	COMMERCIAL	CONC.	62.88	14.00	1282.87	25.00	25.00	78.7	70.75	55.40	10.17	4.99	0.59	4.00	10.00	10.00	10.00	988.52	988.52	988.52	988.52	-2.00	-2.00	4.97
11	30F10	229+93.35	COMMERCIAL	CONC.	63.67	16.00	1461.33	25.00	25.00	87.5	74.51	52.90	10.02	6.82	4.77	5.44	1.45	10.00	10.00	989.29	989.17	989.31	989.00	-2.00	-2.00	4.40
12	40F10	229+43.99	COMMERCIAL	CONC.	47.00	18.00	1518.01	25.00	25.00	81.6	71.87	48.17	10.15	13.55		2.12	1.39	-1.89		992.13	993.16	993.30	993.00	-2.00	-2.00	2.27
13	40F10	229+43.99	COMMERCIAL	ASPH.	49.07	15.00	2390.81	25.00	10.00		69.43	43.82	10.00	15.61		-0.40	1.50	15.61		994.74	993.66	994.01	995.23	-2.00	-2.00	1.16
14	40F10	231+42.42	RESIDENTIAL	ASPH.	64.00	14.00	1061.79	25.00	25.00		41.06	41.06	30.00	18.68		-5.41	2.14	0.88		1004.43	1004.27	1004.91	1005.08	-2.00	-2.00	-1.69
15	40F10	231+42.42	RESIDENTIAL	ASPH.	64.00	14.00	1061.79	25.00	25.00		56.68	8.00	30.44	19.49		-2.46	-1.81			1010.47	1010.47	1009.92	1009.11	-2.00	-2.00	-1.82
16	50F10	251+62.27	RESIDENTIAL	CONC.	64.00	14.00	1706.75	25.00	25.00	84.0	100.90	79.38	10.00	11.52	3.55	8.23	1.50	10.00	15.00	1005.43	1002.97	1002.187	1003.34	-2.00	-2.00	6.70
17	60F10	256+54.63	RESIDENTIAL	CONC.	64.00	14.00	1135.78	25.00	25.00		61.24	11.00	49.24		-2.02	3.58				1016.53	1016.28	1011.09	1011.37	-2.00	-2.00	0.92
18	70F10	259+11.80	RESIDENTIAL	ASPH.	64.36	14.08	1188.04	25.00	30.00		58.15	45.25	10.05	2.85	7.13	4.37	1.06	10.00	15.00	1009.00	1010.96	1011.09	1011.37	-2.00	-2.00	1.47
19	70F10	268+61.00	COMMERCIAL	ASPH.	90.00	30.00	2222.00	25.00	30.00		61.19	12.00	30.00	19.19		-2.00	0.17	-2.72		1005.45	1005.45	1005.21	1004.73	-2.00	-2.00	-3.33
20	70F10	268+61.00	COMMERCIAL	ASPH.	64.00	30.00	1392.87	25.00	25.00		73.90	12.00	61.90			-2.01	-4.97			1005.29	1006.05	1005.45	1004.73	-2.00	-2.00	-1.19
21	70F10	270+86.64	COMMERCIAL	ASPH.	88.80	30.00	2195.54	25.00	30.00		60.76	12.01	48.75			-2.02	-2.09			1003.66	1003.62		1002.60	-2.00	-2.00	-5.58

* SUP GRADE AT DRIVEWAY MEET ADA REQUIREMENTS



NOTE:
SEE DRIVING PAVEMENT AND PROFILE SHEETS
FOR DRIVEWAY SUBMITTAL DETAILS.

SECTION A-A

DRIVEWAY PAVT
STRUCTURE-ASPHALT

DRIVEWAY PAVT
STRUCTURE-CONC

2" HMAC TY A GR 5

2" FLEX TY A GR 5

6" CONC

WILLIAMSON COUNTY

Binkley & Bartfield

DRIVEWAY DETAILS

BAGDAD ROAD (CR 279)

BAGDAD RD

STATE OF TEXAS

135528

RYAN H. HINSON

10/31/2023

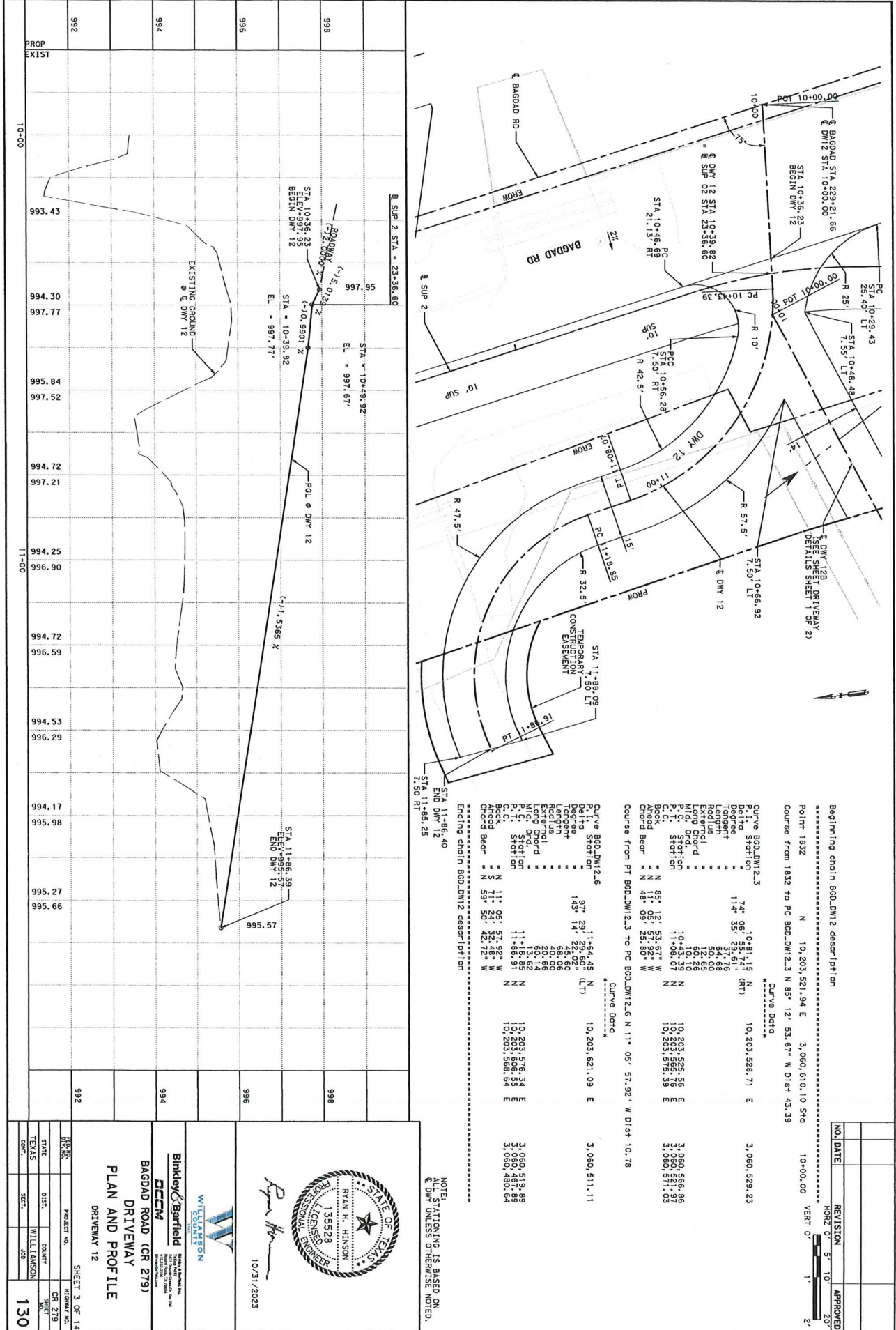
SCALE = N.T.S.

SHEET 1 OF 2

PROJECT NO. CR 279

DIST. WILLIAMSON

126



Binkley & Barfield
BECM
BAGDAD ROAD (CR 279)
DRIVEWAY 12
PLAN AND PROFILE

WILLIAMSON
SHEET 3 OF 14
CR 279
130

STATE OF TEXAS
PROFESSIONAL ENGINEER
RYAN H. HINSON
13552
10/31/2023