

**DECLARATION OF RIGHT OF WAY**

Corridor B Right of Way

**THE STATE OF TEXAS**

§

§ **KNOW ALL BY THESE PRESENTS:**

**COUNTY OF WILLIAMSON**

§

That the **COUNTY OF WILLIAMSON and WILLIAMSON COUNTY, TEXAS** (hereinafter called the “Declarant”) has executed this Declaration of Right of Way for the purpose of establishing the location of a portion of Declarant’s property to be used for construction, reconstruction, widening, and maintaining proposed roadway improvements and related appurtenances, drainage and utility relocations in, across and under the following described property in Williamson County, Texas, to-wit:

All of those certain 0.937 acre and 3.827 acre tracts of land in the John Dykes Survey, Abstract No. 186, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “A”, attached hereto and incorporated herein (**Wilco Tract—Parts 1 & 2**)

The aforementioned described property is hereinafter referred to as the “Right of Way”. The Right of Way is subject to any 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.

The Right of Way parcel hereby designated shall be used for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating, and removing roadway improvements and related appurtenances, together with all necessary drainage, utility or any other public uses and purposes as further designated or desired by Declarant.

Except as otherwise stated, the Right of Way and other rights and privileges hereby created shall be perpetual. However, it is expressly provided that this Declaration may be modified, amended, or terminated by Declarant at any time, and without any condition, requirement or prerequisite to same.

The benefits and obligations of the Right of Way created herein shall constitute benefits and servitudes running with the land.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**DECLARANT:**

**COUNTY OF WILLIAMSON  
WILLIAMSON COUNTY, TEXAS**

By: Bill Gravell, Jr.  
Bill Gravell, Jr. (Jul 18, 2024 08:50 CDT)  
Bill Gravell, Jr.  
County Judge

**ACKNOWLEDGMENT**

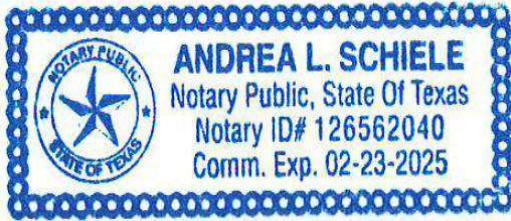
**STATE OF TEXAS**

§  
§  
§

**KNOW ALL BY THESE PRESENTS:**

**COUNTY OF WILLIAMSON**

This instrument was acknowledged before me this Andrea Schiele, by Bill Gravell, Jr., in the capacity and for the purposes and consideration therein expressed.



*Andrea L. Schiele*

Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, PLLC  
309 E. Main Street  
Round Rock, TX 78664

**AFTER RECORDING RETURN TO:**

Sheets & Crossfield, PLLC  
309 E. Main Street  
Round Rock, TX 78664

# EXHIBIT "A"

County: Williamson  
Project: Chandler Corridor Segment 1, From SH 130 to FM 1660  
Tax ID: R020357, R482674, and R020358  
Parcel: Williamson County, Texas Part 1 – 0.937 Acre and Part 2 – 3.827 acres

## METES AND BOUNDS DESCRIPTION

FOR A 0.937 ACRE TRACT OF LAND (PART 1) AND A 3.827 ACRE TRACT OF LAND (PART 2) SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS, SAID 0.937 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF THE CALLED 122.161 ACRE TRACT OF LAND AND REMNANT PORTION OF THE CALLED 2.000 ACRE TRACT OF LAND CONVEYED TO THE COUNTY OF WILLIAMSON, TEXAS RECORDED IN DOCUMENT NO. 9707182 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (SAID 2.000 ACRE TRACT OF LAND BEING A PORTION OF SAID 122.161 ACRE TRACT OF LAND), AND A PART OF THE CALLED 44.465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2015101357 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.827 ACRE TRACT OF LAND BEING A PORTION OF SAID 44.465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN SAID DOCUMENT NO. 2015101357. SAID 0.937 ACRE TRACT OF LAND AND SAID 3.827 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF APRIL 2024, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

### **PART 1**

COMMENCING at an iron rod found with cap marked "JS Coalter" (Grid Coordinates: N=10189539.14, E=3171609.27) monumenting the most southerly southwest corner of said remnant portion of the 122.161 acre County of Williamson, Texas tract, same being on the north right-of-way line of Chandler Road, from which an iron rod found with cap marked "JS Coalter" monumenting the most westerly southwest corner of said 122.161 acre Williamson County, Texas tract, same being on the east right-of-way line of County Road 130, bears N 66°30'00" W for a distance of 138.02 feet;

THENCE, N 68°28'32" E with the south boundary line of said remnant portion of the 122.161 acre County of Williamson, Texas tract and said north right-of-way line of Chandler Road for a distance of 425.40 feet to an iron rod found with cap marked "JS Coalter" (Grid Coordinates: N=10189695.20, E=3172004.95) monumenting a point of curvature, being 137.00 feet left of Chandler Road Engineer's Baseline Station 368+30.32, for the west corner and **POINT OF BEGINNING** hereof;

County: Williamson  
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Parcel: Williamson County, Texas Part 1 – 0.937 Acre and Part 2 – 3.827 acres

THENCE, through the interior of said remnant portions of the 122.161 acre and 2.000 acre County of Williamson, Texas tracts and said 44.465 acre Williamson County, Texas tract, the following three (3) courses and distances:

1. **N 68°29'24" E** for a distance of **602.22 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on the beginning of a curve to the left, being 155.23 feet left of Chandler Road Engineer's Baseline Station 374+25.98;
2. With said curve to the left passing at an arc length of 586.16 feet a 5/8" iron rod set with aluminum cap marked "Williamson County, on the east boundary line of said 122.161 acre County of Williamson, Texas tract, the east boundary line of said 2.000 acre County of Williamson, Texas tract, and the west boundary line of said 44.465 acre Williamson County, Texas tract, being 193.78 feet left of Chandler Road Engineer's Baseline Station 380+40.68, in all a total arc length of **889.89 feet**, said curve having a radius of **3325.00 feet**, a delta angle of **15°20'04"** and a chord which bears **N 60°49'22" E** for a distance of **887.24 feet** to a 5/8" iron rod set with aluminum cap on the end of this curve, being 207.65 feet left of Chandler Road Engineer's baseline station 383+65.89;
3. **N 53°09'11" E** for a distance of **0.27 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" being on the south boundary line of said 44.465 acre Williamson County, Texas tract, said north right-of-way line of Chandler Road and the north boundary line of the called 11.45 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2006088533 of the Official Public Records of Williamson County, Texas, being 207.66 feet left of Chandler Road Engineer's Baseline Station 383+66.19, for the northeast corner hereof;

THENCE, with said south boundary line of the 44.465 acre Williamson County, Texas tract, said north boundary line of the 11.45 acre Williamson County, Texas tract and said north right-of-way line of Chandler Road, the following two (2) courses and distances:

1. **S 11°36'47" W** for a distance of **86.53 feet** to a PK nail found, being 147.24 feet left of Chandler Road Engineer's Baseline Station 383+00.36, for the southeast corner hereof;
2. With a curve to the right an arc length of **252.64 feet**, said curve having a radius of **2853.00 feet**, a delta angle of **5°04'25"** and a chord which bears

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**S 59°06'01" W** for a distance of **252.55 feet** to an iron rod found with cap marked "Coalter Texas RPLS" on the end of this curve, same being the southwest corner of said 44.465 acre Williamson County, Texas tract, the southeast corner of said remnant portion of the 122.161 acre County of Williamson, Texas tract, the southeast corner of said remnant portion of the 2.000 acre County of Williamson, Texas tract, and the northwest corner of said 11.45 acre Williamson County, Texas tract, being 147.37 feet left of Chandler Road Engineer's Baseline Station 380+34.68, from which an iron rod found with aluminum cap marked "Williamson County R.O.W." monumenting the southwest corner of said 11.45 acre Williamson County, Texas tract, the northeast corner of the called 59.532 acre tract of land conveyed to Ricky D. Kruger, Timothy R. Kruger and Brenda K. Sladek, recorded in Document No. 2016121073 of the Official Public Records of Williamson County, Texas and the northwest corner of the remnant portion of the called 163.89 acre tract of land conveyed to Ricky D. Kruger, Timothy R. Kruger and Brenda K. Sladek, recorded in said Document No. 2016121073, same being on the south right-of-way line of Chandler Road, bears S 21°29'59" E for a distance of 211.33 feet;

THENCE, with said south boundary line of said remnant portion of the 122.161 acre County of Williamson, Texas tract and said north right-of-way line of Chandler Road, in part with said south boundary line of the remnant portion of the 2.000 acre County of Williamson, Texas tract the following five (5) courses and distances:

1. **S 61°06'08" W** for a distance of **32.45 feet** to a 1/2" iron rod found (bent), being 146.90 feet left of Chandler Road Engineer's Baseline Station 380+00.56;
2. **S 24°21'16" E** for a distance of **9.90 feet** to a calculated point, being 137.01 feet left of Chandler Road Engineer's Baseline Station 379+99.95;
3. With a curve to the right an arc length of **438.24 feet**, said curve having a radius of **2863.00 feet**, a delta angle of **8°46'13"** and a chord which bears **S 66°37'05" W** for a distance of **437.82 feet** to a 1/2" iron rod found (leaning) being 136.72 feet left of Chandler Road Engineer's Baseline Station 375+40.77;
4. **S 71°02'37" W** for a distance of **332.56 feet** to a 1/2" iron rod found on the beginning of a curve to the left, being 136.76 feet left of Chandler Road Engineer's Baseline Station 372+18.20;

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5. With said curve to the left an arc length of **383.97 feet**, said curve having a radius of **8637.00 feet**, a delta angle of **2°32'50"** and a chord which bears **S 69°47'57" W** for a distance of **383.94 feet** to the **POINT OF BEGINNING** hereof and containing 0.937 acre of land more or less.

## **PART 2**

BEGINNING at a 1/2" iron rod found (Grid Coordinates N=10190412.04, E=3173518.81) monumenting an angle point on the south boundary line of said 44.465 acre Williamson County, Texas tract, the north boundary line of the called 11.45 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2006088533 of the Official Public Records of Williamson County, Texas and the north right-of-way line of Chandler Road, being 156.91 feet left of Chandler Road Engineer's Baseline Station 385+50.22, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, **N 79°58'20" W** with said south boundary line of the 44.465 acre Williamson County, Texas tract, said north boundary line of the 11.45 acre Williamson County, Texas tract and said north right-of-way line of Chandler Road for a distance of **77.44 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County", being 211.74 feet left of Chandler Road Engineer's Baseline Station 384+95.53, for northwest corner hereof;

THENCE, through the interior of said 44.465 acre Williamson County, Texas tract, the following two (2) courses and distances:

1. **N 53°09'11" E** for a distance of **665.61 feet** to a 5/8" iron rod set with aluminum cap marked "Williamson County" on the beginning of a curve to the right, being 232.67 feet left of Chandler Road Engineer's Baseline Station 391+60.81;
2. With said curve to the right an arc length of **1220.42 feet**, said curve having a radius of **8737.00 feet**, a delta angle of **8°00'12"** and a chord which bears **N 57°09'14" E** for a distance of **1219.43 feet** to an iron rod found with aluminum cap marked "Williamson County" on the east boundary line of said 44.465 acre Williamson County, Texas tract and the west boundary line of the called 15.382 acre tract of land conveyed to M. Reyna Trucking LLC, recorded in Document No. 2019104976 of the Official Public Records of Williamson County, Texas, same being on the northwest corner of the called 2.492 acre tract of land described in Notice of Lis Pendens, recorded in Document No. 2023086566 of the Official Public Records of Williamson

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County, Texas, being 237.00 feet left of Chandler Road Engineer's Baseline Station 403+55.53, for the northeast corner hereof, from which a 1/2" iron rod found monumenting the northeast corner of said 44.465 acre Williamson County, Texas tract and the northwest corner of said 15.382 acre M. Reyna Trucking LLC tract, bears N 21°25'09" W for a distance of 540.77 feet;

THENCE, **S 21°25'09" E** with said east boundary line of the 44.465 acre Williamson County, Texas tract, said west boundary line of the 15.382 acre M. Reyna Trucking LLC tract, and the west boundary line of said 2.492 acre Lis Pendens tract, for a distance of **100.79 feet** to a calculated point on the southeast corner of said 44.465 acre Williamson County, Texas tract, the northeast corner of said 11.45 acre Williamson County, Texas tract, the southwest corner of said 15.382 acre M. Reyna Trucking LLC tract, and the southwest corner of said 2.492 acre Lis Pendens tract, same being on the northwest corner of the called 5.81 acre tract of land conveyed to Williamson County, Texas recorded in Document No. 2006031884 of the Official Public Records of Williamson County, Texas, same being on said north right-of-way line of Chandler Road, being 137.07 feet left of Chandler Road Engineer's Baseline Station 403+42.71, from which an iron rod found with cap marked "RPLS 1433" monumenting the most northerly northeast corner of the remnant portion of the called 163.89 acre tract of land conveyed to Ricky D. Kruger, Timothy R. Kruger and Brenda K. Sladek, recorded in said Document No. 2016121073 of the Official Public Records of Williamson County, Texas, the northwest corner of Lot 5, Block A, Chandler Corner a subdivision recorded in Document No. 2019000610 of the Official Public Records of Williamson County, Texas, same being on the southwest corner of said 5.81 acre Williamson County, Texas tract, and the southeast corner of said 11.45 acre Williamson County, Texas tract, same being on said south right-of-way line of Chandler Road, bears S 21°14'36" E for a distance of 201.88 feet;

THENCE, with the south boundary line of said 44.465 acre Williamson County, Texas tract, said north boundary line of the 11.45 acre Williamson County, Texas tract and said north right-of-way line of Chandler Road, the following six (6) courses and distances:


1. With a curve to the left an arc length of **921.33 feet**, said curve having a radius of **8637.00 feet**, a delta angle of **6°06'43"** and a chord which bears **S 57°59'35" W** for a distance of **920.90 feet** to an iron rod found with aluminum cap marked "Williamson County R.O.W." monumenting the end of this curve, being 136.75 feet left of Chandler Road Engineer's Baseline Station 394+35.99;

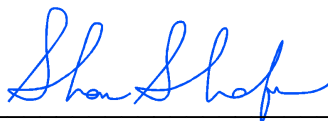
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2. **S 54°57'12" W** for a distance of **335.78 feet** to an iron rod found with aluminum cap marked "Williamson County R.O.W.", being 136.74 feet left of Chandler Road Engineer's Baseline Station 391+00.21;
3. **N 34°32'52" W** for a distance of **10.51 feet** to an iron rod found with aluminum cap marked "Williamson County R.O.W.", being 147.24 feet left of Chandler Road Engineer's Baseline Station 391+00.30;
4. **S 54°52'42" W** for a distance of **300.13 feet** to an iron rod found with aluminum cap marked "Williamson County R.O.W.", being 146.84 feet left of Chandler Road Engineer's Baseline Station 388+00.17;
5. **N 34°48'20" W** for a distance of **10.37 feet** to an iron rod found with aluminum cap marked "Williamson County R.O.W.", being 157.21 feet left of Chandler Road Engineer's Baseline Station 388+00.21;
6. **S 54°53'11" W** for a distance of **250.00 feet** to the **POINT OF BEGINNING** hereof and containing 3.827 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System.  
Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00012.

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

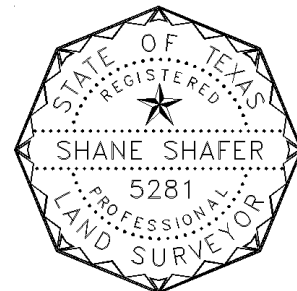
 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NUMBER 10006900



April 9, 2024

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

DATE



Z:\WCRB\\_\_2020 ROAD AND BRIDGE CONTRACT AND PROJECTS\\_\_2020 WA-6 CHANDLER CORRIDOR SH130 TO CR 101\\_\_FINAL LAND TITLE SURVEYS ROW\CHANDLER CORRIDOR WILLIAMSON COUNTY ROW PARCELS PT 1 AND PT2 M&B.doc



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.937 ACRE TRACT OF LAND (PART 1) AND A 3.827 ACRE TRACT OF LAND (PART 2) SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS, SAID 0.937 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF THE CALLED 122.161 ACRE TRACT OF LAND AND THE REMNANT PORTION OF THE CALLED 2,000 ACRE TRACT OF LAND CONVEYED TO THE COUNTY OF WILLIAMSON, TEXAS RECORDED IN DOCUMENT NO. 9707182 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (SAID 2,000 ACRE TRACT OF LAND BEING A PORTION OF SAID 122.161 ACRE TRACT OF LAND), AND A PART OF THE CALLED 44.465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2015101357 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.827 ACRE TRACT OF LAND BEING A PORTION OF SAID 44.465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN SAID DOCUMENT NO. 2015101357

PROPERTY ADDRESS: FM 1660, HUTTO, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R482674  
 PROPERTY ADDRESS: 3901 CR 130, HUTTO, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) ID: R020357 & R020358

# JOHN DYKES SURVEY

## ABSTRACT NO. 186

COUNTY OF WILLIAMSON, TEXAS

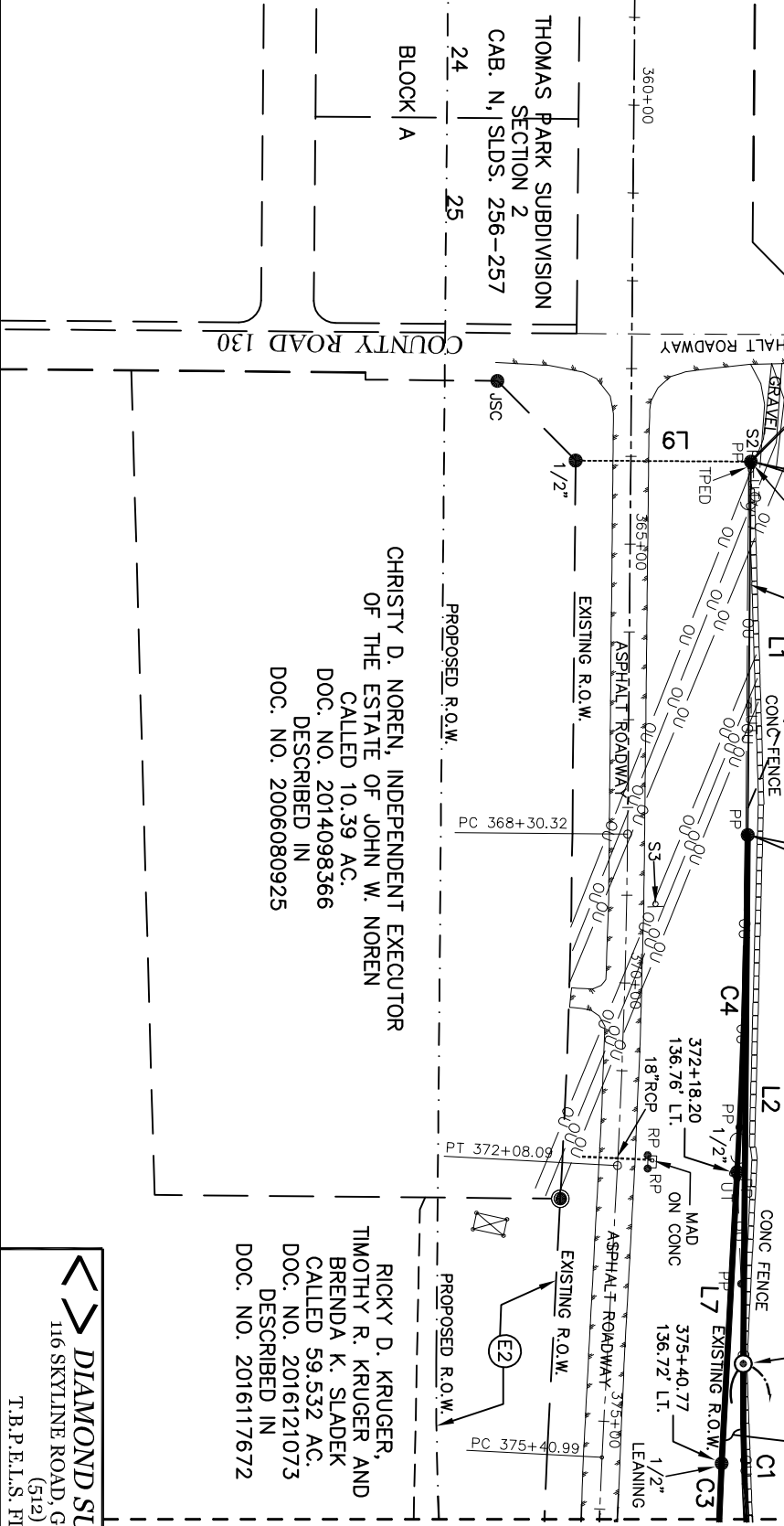
TIMMERMANN PROPERTIES, INC.  
 REMNANT PORTION OF  
 CALLED 60 AC.  
 DOC. NO. 9644466

GRID COORDINATES:  
 N=10189539.14  
 E=3171609.27  
 P.O.C. PART 1

WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD)  
 DOC. NO. 9707182  
 PROPERTY ID: R020357

GRID COORDINATES:  
 N=10189695.20  
 E=3172004.95  
 P.O.B. PART 1

PART 1  
 0.937 AC.  
 374+25.98  
 155.23' LT.



SCALE: 1" = 200'

SHEET 1 OF 8

  
**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
 (512) 931-3100  
 T.B.P.E.I.S. FIRM NO. 100006900

CHRISTY D. NOREN, INDEPENDENT EXECUTOR  
 OF THE ESTATE OF JOHN W. NOREN  
 CALLED 10.39 AC.  
 DOC. NO. 2014098366  
 DESCRIBED IN  
 DOC. NO. 2006080925

RICKY D. KRUGER,  
 TIMOTHY R. KRUGER AND  
 BRENDA K. SLADEK  
 CALLED 59.532 AC.  
 DOC. NO. 2016121073  
 DESCRIBED IN  
 DOC. NO. 2016117672

THOMAS PARK SUBDIVISION  
 SECTION 2  
 CAB. N. SLDS. 256-257  
 24  
 BLOCK A  
 25  
 COUNTY ROAD 130

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.937 ACRE TRACT OF LAND (PART 1) AND A 3.827 ACRE TRACT OF LAND (PART 2) SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS, SAID 0.937 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF THE CALLED 122.161 ACRE TRACT OF LAND AND THE REMNANT PORTION OF THE CALLED 2,000 ACRE TRACT OF LAND CONVEYED TO THE COUNTY OF WILLIAMSON, TEXAS RECORDED IN DOCUMENT NO. 9707182 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (SAID 2,000 ACRE TRACT OF LAND BEING A PORTION OF SAID 121.161 ACRE TRACT OF LAND), AND A PART OF THE CALLED 44.465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, SAID 3.827 ACRE TRACT OF LAND BEING A PORTION OF SAID DOCUMENT NO. 2015101357 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 44.465 ACRE TRACT OF LAND BEING A PORTION OF SAID 44.465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN SAID DOCUMENT NO. 2015101357

PROPERTY ADDRESS: FM 1660, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R482674  
 PROPERTY ADDRESS: 3901 CR 130, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) ID: R020357 & R020358

COUNTY OF WILLIAMSON, TEXAS  
 REMNANT PORTION OF  
 CALLED 122.161 AC.  
 DOC. NO. 9707182

WILLIAMSON COUNTY  
 APPRAISAL DISTRICT (WCAD)  
 PROPERTY ID: R020357

WILLIAMSON COUNTY  
 APPRAISAL DISTRICT (WCAD)  
 PROPERTY ID: R020358

JOHN DYKES SURVEY  
 ABSTRACT NO. 186

WILLIAMSON COUNTY, TEXAS  
 CALLED 44.465 AC.  
 DOC. NO. 2015101357

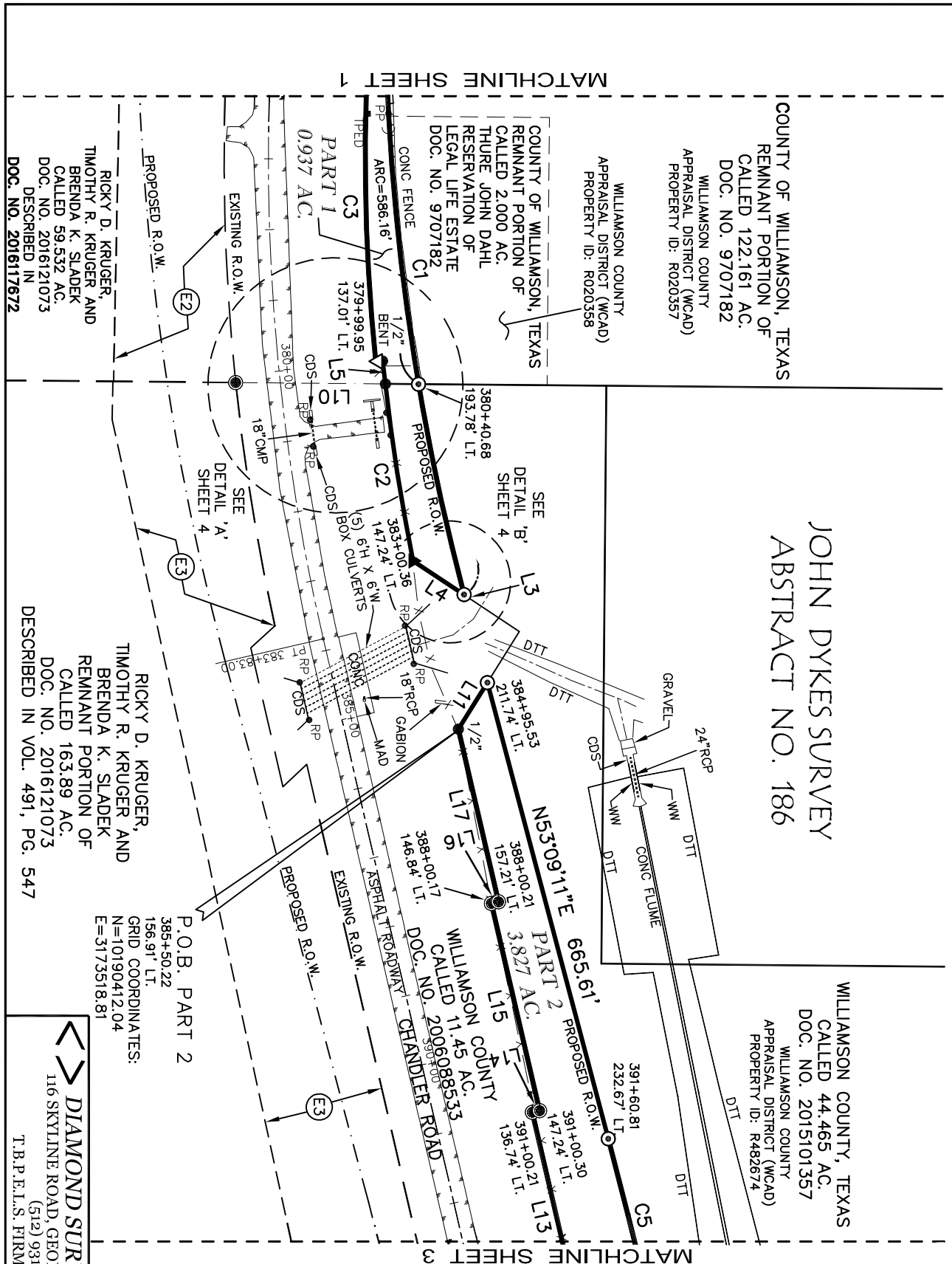
WILLIAMSON COUNTY  
 APPRAISAL DISTRICT (WCAD)  
 PROPERTY ID: R482674

SCALE: 1" = 200'



MATCHLINE SHEET 1

MATCHLINE SHEET 3



RICKY D. KRUGER,  
 TIMOTHY R. KRUGER AND  
 BRENDA K. SLADEK  
 CALLED 59.532 AC.  
 DOC. NO. 2016121073  
 DESCRIBED IN  
 DOC. NO. 2016117672

RICKY D. KRUGER,  
 TIMOTHY R. KRUGER AND  
 BRENDA K. SLADEK  
 REMNANT PORTION OF  
 CALLED 163.89 AC.  
 DOC. NO. 2016121073  
 DESCRIBED IN VOL. 491, PG. 547

P.O.B. PART 2  
 385+50.22  
 156.97' LT.  
 GRID COORDINATES:  
 N=10190412.04  
 E=3173518.81

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

SHEET 2 OF 8

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.937 ACRE TRACT OF LAND (PART 1) AND A 3.827 ACRE TRACT OF LAND (PART 2) SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS, SAID 0.937 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF THE CALLED 122,161 ACRE TRACT OF LAND AND THE REMNANT PORTION OF THE CALLED 2,000 ACRE TRACT OF LAND CONVEYED TO THE COUNTY OF WILLIAMSON, TEXAS RECORDED IN DOCUMENT NO. 9707182 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (SAID 2,000 ACRE TRACT OF LAND BEING A PORTION OF SAID 122,161 ACRE TRACT OF LAND), AND A PART OF THE CALLED 44,465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2015101357 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.827 ACRE TRACT OF LAND BEING A PORTION OF SAID 44,465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN SAID DOCUMENT NO. 2015101357

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 PROPERTY ADDRESS: 3901 CR 130, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) ID: R020357 & R020358

# JOHN DYKES SURVEY ABSTRACT NO. 186

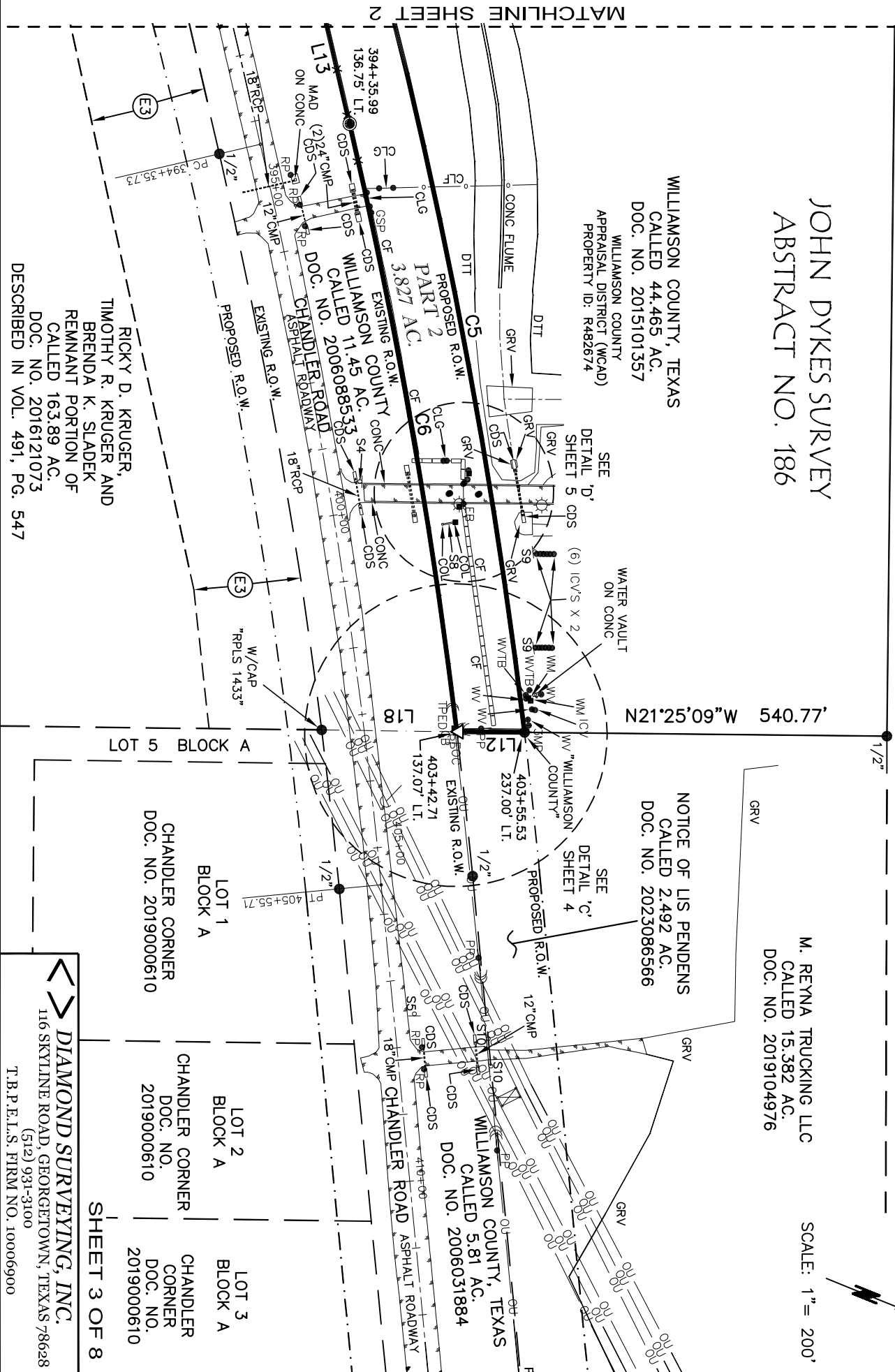
WILLIAMSON COUNTY, TEXAS  
 CALLED 44,465 AC.  
 DOC. NO. 2015101357

WILLIAMSON COUNTY  
 APPRAISAL DISTRICT (WCAD)  
 PROPERTY ID: R482674

NOTICE OF LIS PENDENS  
 CALLED 2,492 AC.  
 DOC. NO. 2023086566

M. REYNA TRUCKING LLC  
 CALLED 15,382 AC.  
 DOC. NO. 2019104976

SCALE: 1" = 200'



RICKY D. KRUGER,  
 TIMOTHY R. KRUGER AND  
 BRENDA K. SLADEK  
 REMNANT PORTION OF  
 CALLED 163.89 AC.  
 DOC. NO. 2016121073  
 DESCRIBED IN VOL. 491, PG. 547

LOT 5 BLOCK A  
 CHANDLER CORNER  
 DOC. NO. 2019000610

LOT 1  
 BLOCK A

LOT 2  
 BLOCK A  
 CHANDLER CORNER  
 DOC. NO. 2019000610

LOT 2  
 BLOCK A

LOT 3  
 BLOCK A  
 CHANDLER CORNER  
 DOC. NO. 2019000610

LOT 3  
 BLOCK A

**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
 T.B.P.E.I.S. FIRM NO. 100006900

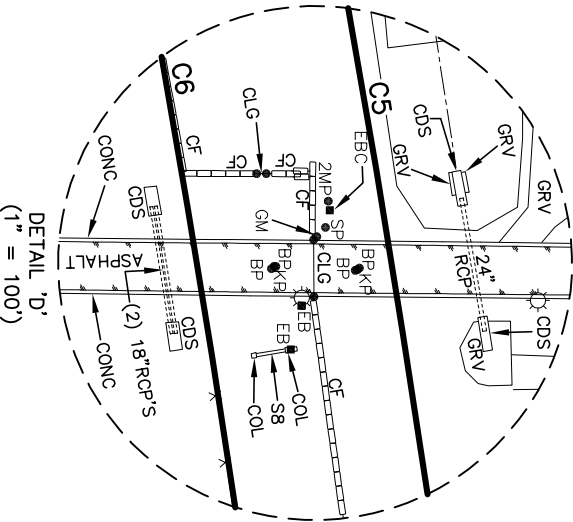
SHEET 3 OF 8



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.937 ACRE TRACT OF LAND (PART 1) AND A 3.827 ACRE TRACT OF LAND (PART 2) SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS, SAID 0.937 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF THE CALLED 122.161 ACRE TRACT OF LAND AND THE REMNANT PORTION OF THE CALLED 2,000 ACRE TRACT OF LAND CONVEYED TO THE COUNTY OF WILLIAMSON, TEXAS RECORDED IN DOCUMENT NO. 9707182 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (SAID 2,000 ACRE TRACT OF LAND BEING A PORTION OF SAID 122.161 ACRE TRACT OF LAND), AND A PART OF THE CALLED 44.465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2015101357 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.827 ACRE TRACT OF LAND BEING A PORTION OF SAID 44.465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R482674

PROPERTY ADDRESS: FM 1660, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) ID: R020357 & R020358

LINE	BEARING	DISTANCE
L1	N68°28'32"E	425.40'
L2	N68°29'24"E	602.22'
L3	N53°09'11"E	0.27'
L4	S11°36'47"W	86.53'
L5	S61°06'08"W	32.45'
L6	S24°21'16"E	9.90'
L7	S71°02'37"W	332.56'
L8	N66°30'00"W	138.02'
L9	S21°39'09"E	199.81'
L10	S21°29'59"E	211.33'
L11	N79°58'20"W	77.44'
L12	S21°25'09"E	100.79'
L13	S54°57'12"W	335.78'
L14	N34°32'52"W	10.51'
L15	S54°52'42"W	300.13'
L16	N34°48'20"W	10.37'
L17	S54°53'11"W	250.00'
L18	S21°14'36"E	201.88'



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3325.00'	889.89'	15°20'04"	N60°49'22"E	887.24'
C2	2853.00'	252.64'	5°04'25"	S59°06'01"W	252.55'
C3	2863.00'	438.24'	8°46'13"	S66°37'05"W	437.82'
C4	8637.00'	383.97'	2°32'50"	S69°47'57"W	383.94'
C5	8737.00'	1220.42'	8°00'12"	N57°09'14"E	1219.43'
C6	8637.00'	921.33'	6°06'43"	S57°59'35"W	920.90'

CURVE TABLE

EASEMENT LEGEND

- (E1) ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT AND RIGHT-OF-WAY TRACT A - CALLED 0.962 AC. DOC. NO. 2009074213
- (E2) ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT AND RIGHT-OF-WAY TRACT B - CALLED 2.711 AC. DOC. NO. 2009074213
- (E3) ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT AND RIGHT-OF-WAY CALLED 8.785 AC. DOC. NO. 2009042106

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.937 ACRE TRACT OF LAND (PART 1) AND A 3.827 ACRE TRACT OF LAND (PART 2) SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS, SAID 0.937 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF THE CALLED 122.161 ACRE TRACT OF LAND AND THE REMNANT PORTION OF THE CALLED 2,000 ACRE TRACT OF LAND CONVEYED TO THE COUNTY OF WILLIAMSON, TEXAS RECORDED IN DOCUMENT NO. 9707182 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (SAID 2,000 ACRE TRACT OF LAND BEING A PORTION OF SAID 122.161 ACRE TRACT OF LAND), AND A PART OF THE CALLED 44.465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2015101357 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.827 ACRE TRACT OF LAND BEING A PORTION OF SAID 44.465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN SAID DOCUMENT NO. 2015101357

PROPERTY ADDRESS: FM 1660, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R482674  
 PROPERTY ADDRESS: 3901 CR 130, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) ID: R020357 & R020358

## LEGEND

● DS	IRON ROD FOUND	☉ TSP	LIGHT POLE
● DS	IRON ROD FOUND WITH CAP	● PP	TRAFFIC SIGNAL POLE
● JSC	MARKED "DIAMOND SURVEYING"	—	POWER POLE
● JSC	IRON ROD FOUND WITH CAP	—	DOWN GUY
● CT	MARKED "JS COALTER"	■ EBEM	ELECTRIC BOX
▲	IRON ROD FOUND WITH CAP	■ EBC	ELECTRIC BOX AND ELECTRIC METER OF METAL POLE
●	MARKED "COALTER TEXAS RPLS"	→ S1	ELECTRIC BOX ON CONCRETE
●	PK NAIL FOUND	● GSP	SIGN
●	IRON ROD FOUND WITH ALUMINUM CAP		4" METAL GATE SUPPORT POST
●	MARKED "WILLIAMSON COUNTY R.O.W."	— OU —	OVERHEAD UTILITY LINE
○	IRON ROD SET WITH ALUMINUM CAP	—	EDGE OF PAVEMENT
▽	MARKED "WILLIAMSON COUNTY"	—	RIGHT-OF-WAY RECORD DEED LINE
	CALCULATED POINT	—	PROPOSED RIGHT-OF-WAY LINE
● 3MP	3" METAL PIPE - POSSIBLE VENT PIPE	—	CHAIN LINK FENCE (CLF)
● WVTB	WATER VALVE/TEST BOLT ON CONCRETE	—	CONCRETE FENCE (CF)
● FH	FIRE HYDRANT	— X — X —	WIRE FENCE
● WV	WATER VALVE ON CONCRETE	—	APPROXIMATE SURVEY LINE
● ICV	IRRIGATION CONTROL VALVE	—	MAD METAL AREA DRAIN
■ WM	WATER METER	—	CLG CHAIN LINK GATE
■ TPED	TELEPHONE JUNCTION BOX	—	MG METAL GATE
■ CB	COMMUNICATIONS BOX	—	COL STONE COLUMN
→ UT	UNDERGROUND TELEPHONE MARKER	—	CDS CONCRETE DRAINAGE STRUCTURE
▽	LCRA TRANSMISSION LINE TOWER	—	CONC CONCRETE
● SP	SOLAR PANEL ON METAL POST	—	RCP REINFORCED CONCRETE PIPE
● BP	BOLLARD POST	—	CMP CORRUGATED METAL PIPE
● KP	KEY PAD - CARD READER	—	GRV GRAVEL
● GM	GATE MOTOR	—	DTT DITCH TOP
● 2MP	2" METAL POST ON CONCRETE	—	P.O.C. POINT OF COMMENCEMENT
		—	P.O.B. POINT OF BEGINNING

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.937 ACRE TRACT OF LAND (PART 1) AND A 3.827 ACRE TRACT OF LAND (PART 2) SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS, SAID 0.937 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF THE CALLED 122.161 ACRE TRACT OF LAND AND THE REMNANT PORTION OF THE CALLED 2.000 ACRE TRACT OF LAND CONVEYED TO THE COUNTY OF WILLIAMSON, TEXAS RECORDED IN DOCUMENT NO. 9707182 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (SAID 2.000 ACRE TRACT OF LAND BEING A PORTION OF SAID 122.161 ACRE TRACT OF LAND), AND A PART OF THE CALLED 44.465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2015101357 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.827 ACRE TRACT OF LAND BEING A PORTION OF SAID 44.465 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN SAID DOCUMENT NO. 2015101357  
PROPERTY ADDRESS: FM 1660, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R4822674  
PROPERTY ADDRESS: 3901 CR 130, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) ID: R020357 & R020358

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7) GF No. GT2301649, which bears an Effective Date April 3, 2023 and an Issued Date of April 12, 2023 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10a. Guy and Anchorage Easement dated May 11, 1936, executed by Oscar Dahl to Texas Power & Light Company, recorded in Volume 279, Page 483, Deed Records, Williamson County, Texas. Unable to determine the exact location of said easement due to a vague description. The westerly portion of Part 1 is a part of the Oscar Dahl tract which is described as containing 123.23 acres in Volume 203, Page 232, Deed Records, Williamson County, Texas.

10b. Right of Way Easement dated June 17, 1936, executed by Oscar Dahl and Hilda Dahl to Texas Power & Light Company, recorded in Volume 282, Page 441, Deed Records, Williamson County, Texas. Not a part of Part 1 or Part 2.

10c. Easement dated February 7, 1939, executed by Oscar Dahl and Hilda Dahl to Texas Power & Light Company, recorded in Volume 296, Page 485, Deed Records, Williamson County, Texas. Not a part of Part 1 or Part 2.

10d. Lease for coal, lignite oil, gas or other minerals, together with all rights incident thereto, recorded in Volume 325, Page 374 of the Deed Records of Williamson County, Texas. Not a survey matter.

10e. Easement dated June 14, 1955, executed by W. L. Reinhardt to Texas Power & Light Company, recorded in Volume 409, Page 188, Deed Records, Williamson County, Texas. Not a part of Part 1 or Part 2.

10f. Right of Way Easement dated October 6, 1972, executed by Oscar Dahl Estate to Jonah Water Supply Corp, recorded in Volume 563, Page 508, Deed Records, Williamson County, Texas. Unable to determine the exact location of said easement due to a vague description. The westerly portion of Part 1 is a part of the Oscar Dahl tract which is described as containing 123.23 acres in Volume 203, Page 232, Deed Records, Williamson County, Texas. Said instrument states: "The easement hereby granted shall not exceed 15' in width, the center line thereof to be located across said land as follows: From southwest corner to intersection of Farm to Market Road -----"

10g. Easement and Right of Way dated June 24, 2008, executed by Williamson County to Dncor Electric Delivery Company, LLC, recorded under Document No. 2008056971, Official Public Records, Williamson County, Texas. Not a part of Part 1 or Part 2.

10h. Easement and Right of Way dated September 16, 2009, executed by Williamson County to Dncor Electric Delivery Company, LLC, recorded under Document No. 2009074213, Official Public Records, Williamson County, Texas. Not a part of Part 1 or Part 2, however Easement Tracts A and B described in said instrument are shown hereon.

10i. Easement dated September 27, 1949, executed by Richard Kruger to Texas Power & Light Company, recorded in Volume 361, Page 142, Deed Records, Williamson County, Texas. Unable to determine the exact location of said easement due to a vague description.

10j. Right of Way Easement dated June 28, 1972, executed by Richard Kruger and Frances Kruger to Jonah Water Supply Corp, recorded in Volume 563, Page 688, Deed Records, Williamson County, Texas. The easterly portion of Part 1 and all of Part 2 are a part of the Richard Kruger tract described in Volume 491, Page 547 referenced in said Volume 563, Page 688.

10k. Easement and Right of Way dated May 22, 2009, executed by Frances Marie Kruger et al to Dncor Electric Delivery Company, LLC, recorded under Document No. 2009042106, Official Public Records, Williamson County, Texas. Not a part of Part 1 or Part 2, however is shown hereon.

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

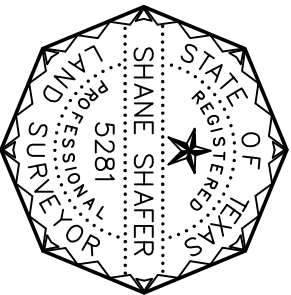
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GENERAL NOTES:

- 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. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
- 3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (NO SCREEN) AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0510F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 4) THE CHANDLER ROAD PROJECT BASELINE SHOWN HEREON AS PROVIDED TO THE SURVEYOR BY HNTB ON AUGUST 8, 2022.

To: Williamson County, Texan Title Insurance Company and Longhorn Title Company, LLC 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 April 5, 2024. 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.



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

April 9, 2024

DATE

SHEET 8 OF 8

<> **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 100006900