

# **DEVELOPMENT AGREEMENT BY AND BETWEEN TIEMANN LAND AND CATTLE DEVELOPMENT, INC. AND WILLIAMSON COUNTY, TEXAS**

This Development Agreement (this “Agreement”) is executed by and between **TIEMANN LAND AND CATTLE DEVELOPMENT, INC.** (“Developer”) and **WILLIAMSON COUNTY** (the “County”). Developer and County being herein referred to individually as (“Party”) or collectively as (the “Parties”).

## **RECITALS**

**WHEREAS**, Developer has acquired approximately 569.4 acres of real property located in Williamson County, Texas, located near the intersection of CR 198 and Apache Pass and described by metes and bounds on Exhibit A (the “Development Land”); and

**WHEREAS**, the County acknowledges that the development of the Development Land will serve the public purpose of maximizing economic benefits and revenues to the County and the economic impact of the Development Land; and

**WHEREAS**, the Developer has submitted a preliminary plat depicted in Exhibit B (the “Plat”) to the County for a portion of the Development Land and the Parties desire to reach an understanding regarding the Plat as well as the remaining Development Land; and

**WHEREAS**, the Developer and the County acknowledge that this Agreement is binding upon the County and the Developer and their respective successors and assigns and is to be recorded in the Official Records of Williamson County, Texas.

**NOW THEREFORE**, for and in consideration of the promises and the mutual agreements set forth herein, the County and Developer hereby agree as follows:

### **I.**

#### **General Purpose**

1. Purpose. The main purpose of this Agreement is to outline the requirements regarding the dedication of future right-of-way and abandonment of existing right-of-way within the Development Land.

2. Abandonment of Right-of-way. Conditioned upon Developer complying with the final terms and conditions of this Agreement, the County will follow the required legal procedures to abandon approximately 2.448 acres of existing CR 198 right-of-way, at the location shown on Exhibit C (the “Abandoned ROW”), attached hereto.

3. Dedication of Right-of-way and Phased Development. As consideration for the abandonment of the right-of-way described in Section 2, above, and other valuable consideration, the Developer agrees to dedicate to the County, through platting, a minor collector street, shown on Exhibit D, that connects CR 198 to Rowe Lane and runs approximately parallel to the Abandoned ROW. Said dedication shall be in fee simple and free and clear of all liens and other encumbrances. Developer agrees to construct the minor collector street during the construction of

phase 4 of the Plat. Developer further agrees to relocate or dedicate permanent easements for any utilities, if any, located in the Abandoned ROW. This relocation or dedication will occur prior to the approval of the phase 5 final plat within the Plat. The Developer agrees to remove the asphalt surface and grade in the Abandoned ROW to ensure positive drainage with the construction of phase 5 within the Plat.

4. Abandonment of CR 198. Subject to compliance with State law, the County agrees to abandon the Abandoned ROW as described in Section 2, above, after the Developer's completion and the County's acceptance of the minor collector street described in Section 3, above, but no later than the Developer's completion of phase 5 construction and recordation of the phase 5 final plat within the Plat. Developer agrees that it shall provide a metes and bounds description of the Abandoned ROW to the County, at no cost to the County, prior to the County abandoning the Abandoned ROW.

## **II.**

### **Miscellaneous Provisions**

1. Actions Performable. The County and the Developer agree that all actions to be performed under this Agreement are performable in Williamson County, Texas.

2. Governing Law. The County and Developer agree that this Agreement has been made under the laws of the State of Texas in effect on this date, and that any interpretation of this Agreement at a future date shall be made under the laws of the State of Texas.

3. Severability. If a provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the entire Agreement shall not be void; but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the parties.

4. Complete Agreement. This Agreement represents a complete agreement of the parties and supersedes all prior written and oral matters related to this agreement. Any amendment to this Agreement must be in writing and signed by all parties. This Agreement runs with the land and shall bind the Properties for a term of fifteen (15) years, unless amended by the parties.

5. Exhibits. All exhibits attached to this Agreement are incorporated by reference and expressly made part of this Agreement as if copied verbatim.

6. Notice. All notices, requests or other communications required or permitted by this Agreement shall be in writing and shall be sent by (i) telecopy, with the original delivered by hand or overnight carrier, (ii) by overnight courier or hand delivery, or (iii) certified mail, postage prepaid, return receipt requested, and addressed to the parties at the following addresses:

**County:**

Bill Gravell, Jr.  
County Judge  
710 Main Street  
Georgetown, Texas 78626

**Developer:**

Tiemann Land and Cattle Development, Inc.  
21100 Carries Ranch Road  
Pflugerville, TX 78660

7. Force Majeure. Developer and the County agree that the obligations of each party shall be subject to force majeure events such as natural calamity, fire or strike or inclement weather.

8. Conveyance of Properties. Developer's rights and obligations under this Agreement may be assigned by Developer to one (1) or more purchasers of all or part of the Properties. Any person who sells or conveys any portion of the Properties shall, prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the County.

9. Continuity. This Agreement shall run with the Properties and be binding on all successors and grantees of Developer. This Agreement shall be filed for recordation in the Williamson County Official Records.

10. Signature Warranty Clause. The signatories to this Agreement represent and warrant that they have the authority to execute this Agreement on behalf of the County and Developer, respectively.

(signatures on following pages)

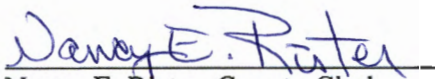
SIGNED as of this 22nd day of October, 2024 ("Effective Date").

**WILLIAMSON COUNTY, TEXAS**

  
Bill Gravell (Oct 22, 2024 10:54 CDT)

Bill Gravell, Jr.  
County Judge

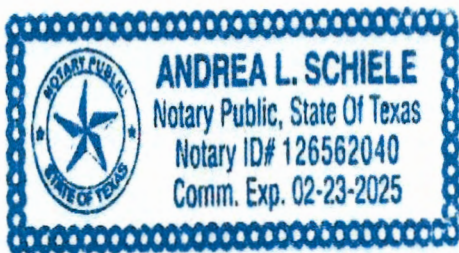
**ATTEST:**


  
Nancy E. Rister, County Clerk

**THE STATE OF TEXAS     }**

**COUNTY OF WILLIAMSON}**

This instrument was acknowledged before me on the 22nd day of October, 2024,  
by Bill Gravell, Jr., on behalf of the County.



  
Notary Public, State of Texas  
Printed Name: Andrea L. Schiele  
My Commission Expires: 02-23-2025

**DEVELOPER**

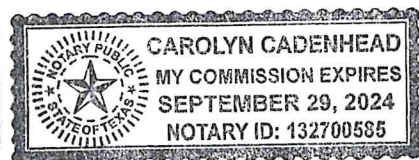
**Tiemann Land and Cattle Development, Inc.,** a Texas Corporation


By:   
Matthew R. Tiemann, President

**THE STATE OF TEXAS      }**

**COUNTY OF TRAVIS        }**

This instrument was acknowledged before me on the 5 day of September, 2024, by Matthew R. Tiemann, President of Tiemann Land and Cattle Development, Inc., a Texas corporation, on behalf of said corporation.



  
Notary Public, State of Texas  
Printed Name: Carolyn Cadenhead  
My Commission Expires: 9/29/24

After recording, return this document to:

EXHIBIT A  
TO  
DEVELOPMENT AGREEMENT

Description of the Property

The Property consists of the following tracts:

159.457 acres

219.02 acres

78.276 acres

107.743 acres

4.91 acres

## METES AND BOUNDS DESCRIPTION

FOR A 159.457 ACRE TRACT OF LAND SITUATED IN THE J.W. COPES SURVEY, ABSTRACT NO. 417, THE J.C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, AND SITUATED IN THE J.W. COPES SURVEY ABSTRACT NO. 167, THE J.C. DUVAL SURVEY ABSTRACT NO. 235, TRAVIS COUNTY, TEXAS BEING ALL OF THE CALLED 72.29 ACRE TRACT OF LAND CONVEYED TO JACK M. SAUL, II, RECORDED IN VOLUME 756, PAGE 470, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A REMNANT PORTION OF THE CALLED 120.866 ACRE TRACT OF LAND CONVEYED TO JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL, RECORDED IN DOCUMENT NO. 9628929, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND RECORDED IN VOLUME 12712, PAGE 460, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 159.457 ACRE TRACT OF LAND SURVEYED ON THE GROUND DURING THE MONTH OF MARCH 2018 BY DIAMOND SURVEYING, INC. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1-1/2" iron pipe found on the southeast corner of said 72.29-acre JACK M. SAUL II tract, same being on the southwest corner of LOT 1, BROWN BENNETT SUBDIVISION, recorded in Volume 90, Page 359, Plat Records of Travis County, Texas, same being on an angle point in the northerly right-of-way line of MELBER LANE, monumenting the southeast corner and **POINT OF BEGINNING** hereof, and from which a 1" iron pipe found on the southeast corner of LOT 2 of said BROWN BENNETT SUBDIVISION, same being on an angle point in said northerly right-of-way line of MELBER LANE, bears S 81°32'27" E for a distance of 1319.71 feet;

THENCE, **N 82°05'03" W** with the southerly boundary line of said 72.29-acre JACK M. SAUL II tract, same being with said northerly right-of-way line of MELBER LANE, for a distance of **1355.28 feet** to a 1/2" iron rod found on the southwest corner of said 72.29-acre JACK M. SAUL II tract, same being on the original southeast corner of said remnant portion of the called 120.866-acre JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL tract, monumenting an angle point hereof;

THENCE, with the southerly boundary line of said remnant portion of the called 120.866-acre JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL tract, same being with said northerly right-of-way line of MELBER LANE the following two (2) courses and distances:

1. **N 81°39'35" W** for distance of **1213.19 feet** to a 1/2" iron rod found, on the lower southwest corner of said remnant portion of the called 120.866-acre JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL tract, monumenting the lower southwest corner hereof;
2. **N 45°12'35" W** for distance of **45.32 feet** to a 1/2" iron rod found, on the upper southwest corner of said remnant portion of the called 120.866-acre JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL tract, same being on a point in the easterly right-of-way line of C.R. NO. 198, monumenting the upper southwest corner hereof;

THENCE, with the westerly boundary line of said remnant portion of the called 120.866-acre JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL tract, same being with said easterly right-of-way line of C.R. NO. 198 the following four (4) courses and distances:

## EXHIBIT A

1. **N 08°01'45" E** for distance of **474.21 feet** to a 1/2" iron rod found, monumenting an angle point hereof;
2. **N 08°11'31" E** for distance of **483.76 feet** to a 1/2" iron rod found, monumenting an angle point hereof;
3. **N 07°41'19" E** for distance of **378.67 feet** to a 1/2" iron rod found, monumenting an angle point hereof;
4. **N 07°13'11" E** for distance of **191.00 feet** to a 1/2" iron rod found, on an angle point in said westerly boundary line of said remnant portion of the called 120.866-acre JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL tract, same being on the southwest corner of the called 78.276 acre tract of land conveyed to PAUL SAUL, recorded in Document No. 2015021663, Official Public Records of Williamson, said called 78.276 acre tract of land further described as FIRST TRACT in Document No. 9629830, Official Records of Williamson County, Texas, and in Volume 12712, Page 457, Real Property Records of Travis County, Texas, monumenting an angle point hereof, and from which a 1/2" iron rod found on an angle point in the westerly boundary line of said 78.276-acre PAUL SAUL tract, bears N 07°44'55" E for distance of 670.98 feet;

THENCE, with the common boundary line of said remnant portion of the called 120.866-acre JACK M. SAUL AND WIFE, SHERRY DIANE SAUL tract, and with said 78.276-acre PAUL SAUL tract the following two (2) courses and distances:

1. **S 81°42'34" E** for distance of **1113.23 feet** to a 1/2" iron rod found, monumenting an angle point hereof;
2. **N 08°18'37" E** for distance of **1942.70 feet** to a 1/2" iron rod found, on the southwest corner of the called 33.66 acre tract of land conveyed to CHARLES ALLAN PARKER, JR. AND WIFE, CAROLYN C. PARKER, recorded in Document No. 9702417, Official Records of Williamson County, Texas, monumenting the northwest corner hereof;

THENCE, **S 82°37'18" E** with the common boundary line of said remnant portion of the called 120.866-acre JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL and said 33.66-acre PARKER tract, for a distance of **1473.79 feet** to a 1/2 iron rod found on a point in the original easterly boundary line of said remnant portion of the called 120.866-acre JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL tract, same being on the southeast corner of said 33.66-acre PARKER tract, same being on a point in the westerly boundary line of a called 192 acre tract of land conveyed to WALTER H. RANDIG AND WIFE, MARIE F. RANDIG, recorded in Volume 768, Page 550, Deed Records of Williamson County, Texas, monumenting the northeast corner hereof;

THENCE, **S 07°30'20" W** with the easterly boundary line of said remnant portion of the called 120.866-acre JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL tract same being with the westerly boundary line of said 192-acre RANDIG tract for a distance of **716.55 feet** to a 1" iron rod found on the southwest corner of said 192-acre RANDIG tract, same being on the northwest corner of the called 23.573 acre tract of land conveyed to FRANKLIN STIBA AND RUBY STIBA, recorded in Volume 2443, Page 307, Official Records of Williamson county, Texas, monumenting an angle point hereof;

THENCE, **S 07°56'51" W** in part with the easterly boundary line of said remnant portion of the called 120.866-acre JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL and in part with the easterly

boundary line of said 72.29-acre JACK M. SAUL II tract, same being with the westerly boundary line of said 23.573-acre STIBA tract, passing at a distance of 391.93 feet the calculated northeast corner of said 72.29-acre JACK M. SAUL II tract, same being on an angle point in the easterly boundary line of said remnant portion of the called 120.866-acre JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL tract and from which a 3/8" iron rod found on the northwest corner of said JACK M. SAUL II tract, bears N 82°19'46" W for a distance of 1275.03 feet, continuing for an additional 392.74 feet for a total distance of **784.67 feet** to a 1" iron rod found on an angle point in said easterly boundary of the 72.29-acre JACK M. SAUL II tract, same being on the southwest corner of said 23.573-acre STIBA tract, same being on the northwest corner of the called 21.032 acre tract of land conveyed to BOB ALAN BISHOP AND WIFE, BOBBIE L. BISHOP, recorded in Volume 12468, Page 357, Real Property Records of Travis County, Texas, monumenting an angle point hereof;

THENCE, **S 07°52'08" W** with the easterly boundary line of said 72.29-acre JACK M. SAUL II tract, same being with the westerly boundary line of said 21.032-acre BISHOP for a distance of **699.15 feet** to a 3/4" iron pipe found on the southwest corner of said 21.032-acre BISHOP tract, same being on the northwest corner of aforementioned LOT 1 of said BROWN BENNETT SUBDIVISION, monumenting an angle point hereof

THENCE, with the easterly boundary line of said 72.29-acre JACK M. SAUL II tract, same being with the westerly boundary of said LOT 1 of said BROWN BENNETT SUBDIVISION the following two (2) courses and distances:

1. **S 07°26'50" W** for a distance of **351.28 feet** to a 1/2" iron rod found monumenting an angle point hereof;
2. **S 08°06'25" W** for a distance of **961.37 feet** to the **POINT OF BEGINNING** hereof and containing 159.457 more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE COORDINATE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00010.

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

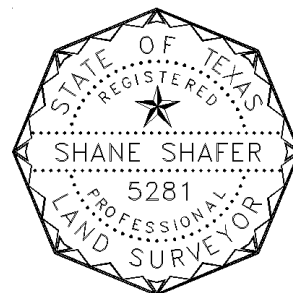
<> **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.L.S. FIRM NO. 10006900

*Shane Shafer*

March 29, 2018

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

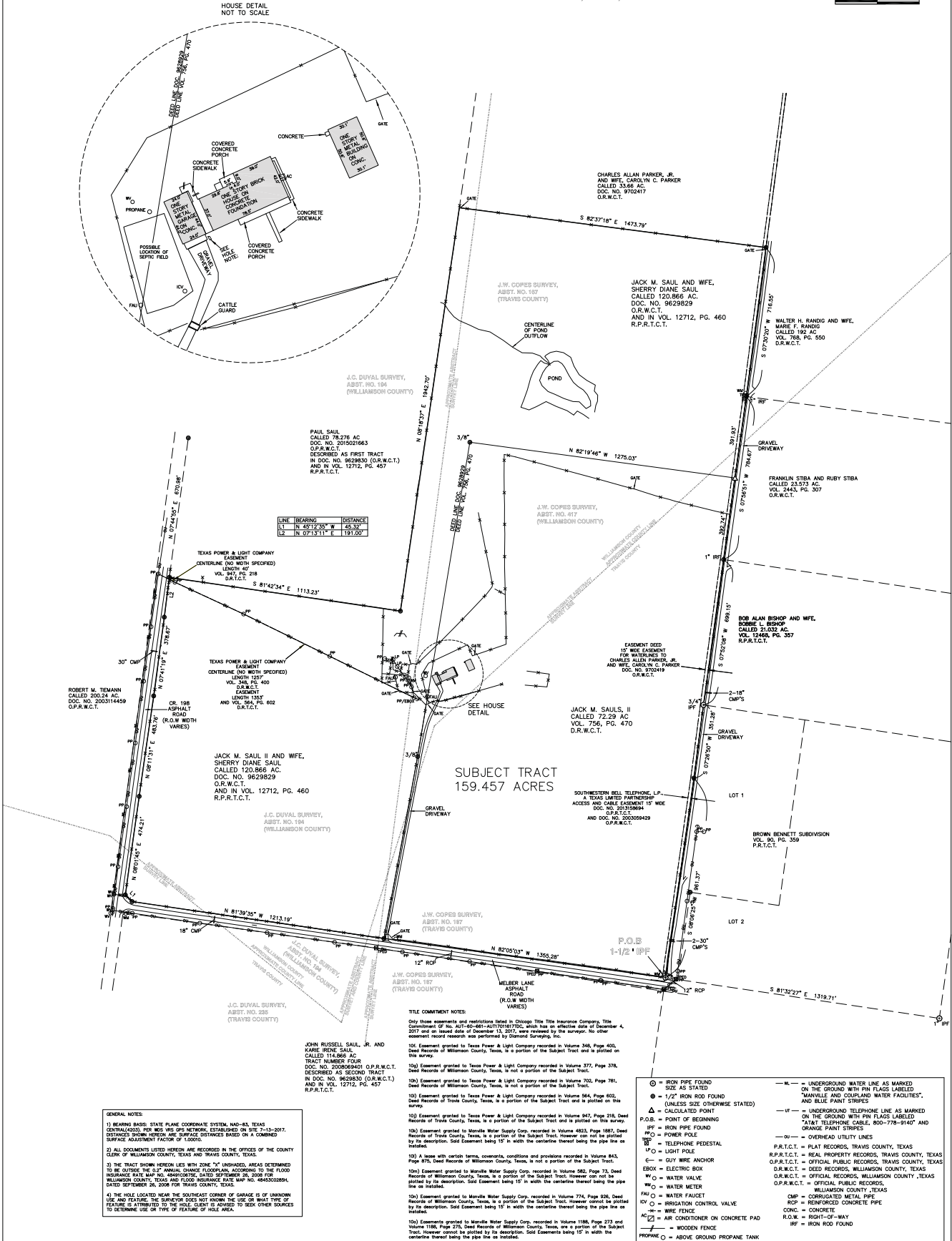
DATE



FOR A 159.457 ACRE TRACT OF LAND SITUATED IN THE J.W. COPES SURVEY ABSTRACT NO. 417, THE J.C. DUVAL SURVEY ABSTRACT NO. 184, WILLIAMSON COUNTY, TEXAS AND SITUATED IN THE J.W. COPES SURVEY ABSTRACT NO. 187, THE J.C. DUVAL SURVEY ABSTRACT NO. 235, TRAVIS COUNTY, TEXAS, BEING ALL OF THE CALLED 72.28 ACRE TRACT OF LAND CONVEYED TO JACK M. SAUL II, RECORDED IN VOLUME 755, PAGE 470, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A REMNANT PORTION OF THE CALLED 120.866 ACRE TRACT OF LAND CONVEYED TO JACK M. SAUL II AND WIFE, SHERRY DIANE SAUL, RECORDED IN DOCUMENT NO. 9629829, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND RECORDED IN VOLUME 12712, PAGE 469, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

PROPERTY ADDRESS: 21024 MELBER LANE, MANOR, TEXAS 78663

SCALE: 1" = 200'  
0 200 400



To: Robert M. Tennant and Chicago Title Insurance Company, EXCLUSIVELY.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direct supervision completed on March 29, 2008. At the time of this survey, there were no encroachments, conflicts or prohibitions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1A, CONDITION IV 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, R.P.L.S. NO. 5280  
DATE: MARCH 29, 2008

SHEET 1 OF 1

DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(972) 831-3100  
T&P.L.S. FIRM NO. 10008000

**EXHIBIT "A"**

**FIELD NOTES**

JOB NO. 16654

DATE: NOVEMBER 22, 2016

**PAGE 1 OF 4**

**219.02 ACRES**

Being 219.02 acres of land, more or less, out of the J. W. Copes Survey, Abstract No. 137, and the John C. Duval Survey, Abstract No. 194, Williamson County, Texas, being that tract called 185.22 acres conveyed to Gladys S. Parker, by deed recorded in Document No. 2014003306, Official Public Records, Williamson County, Texas and also being that tract called 33.66 acres conveyed to Charles Allan Parker, Jr., et ux, by deed recorded in Document No. 9702417, Official Records, Williamson County, Texas, and further described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the west line of a tract conveyed to Cynthia Motloch, et al, by deed recorded in Document No. 2008072662, of said Official Public Records, marking the northeast corner of a tract conveyed to Jack M. Saul II, et ux, by deed recorded in Document No. 9629829, of said Official Records, for the southeast corner of said Charles Allan Parker, Jr. tract and this tract;

THENCE: N 82°36'58" W, 1473.72 feet with the north line of said Jack M. Saul II tract and the south line of said Charles Allan Parker, Jr. tract to a 1/2 inch iron rod found in the east line of a tract conveyed to Paul Saul, by deed recorded in Document No. 2015021663, of said Official Public Records, marking the northwest corner of said Jack M. Saul II tract and the southwest corner of said Charles Allan Parker, Jr. tract, for an angle point of this tract;

THENCE: N 08°19'39" E, 999.94 feet with the east line of said Paul Saul tract to a 1/2 inch iron rod with aluminum cap found in the south line of said Gladys S. Parker tract, marking the northeast corner of said Paul Saul tract and the northwest corner of said Charles Allan Parker, Jr. tract, for an angle point of this tract;

THENCE: N 82°39'13" W, 1177.72 feet with the north line of said Paul Saul tract to a 5/8 inch iron rod found in the east line of the Lookout at Brushy Creek Plat, said Plat recorded in Cabinet Q, Slide 288, Plat Records, Williamson County, Texas, marking the northwest corner of said Paul Saul tract, for the southwest corner of said Gladys S. Parker tract and this tract;

THENCE: with the east line of said Lookout at Brushy Creek for the west line of this tract the following six (6) courses:

1. N 07°34'01" E, 344.19 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, for an angle point of this tract,
2. N 06°49'56" E, 123.27 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, for an angle point of this tract,
3. N 10°16'28" E, 44.31 feet to a 1/2 inch iron rod found, for an angle point of this tract,
4. N 09°58'42" E, 47.96 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, for an angle point of this tract,
5. N 02°23'29" W, 174.63 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, for an angle point of this tract,

EXHIBIT "A"

FIELD NOTES

JOB NO. 16654

DATE: NOVEMBER 22, 2016

PAGE 2 OF 4

6. N 07°03'44" E, 341.97 feet to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, for an angle point of this tract;

THENCE: S 87°15'47" E, 917.37 feet to a fence corner post found, marking the southeast corner of a tract conveyed to Jack M. Saul, by deed recorded in Volume 358, Page 367, Deed Records, Williamson County, Texas, for an angle point of said Gladys S. Parker tract and this tract;

THENCE: N 07°40'48" E, with a fence for the east line of said Jack M. Saul tract at 1953.78 feet passing a fence corner post found, continuing in all 2167.08 feet to a calculated point in the center line of Brushy Creek and the south line of a tract conveyed to Walther Family Limited Partnership, by deed recorded in Document No. 2005069305, of said Official Public Records, marking the northeast corner of said Jack M. Saul tract, for the northwest corner of said Gladys S. Parker tract and this tract;

THENCE: with the center line of said Brushy Creek, the south line of said Walter Family Limited Partnership tract and the north line of said Gladys S. Parker tract the following nine (9) courses:

1. N 76°23'00" E, 221.68 feet to a calculated point, for an angle point of said Gladys S. Parker tract and this tract,
2. N 41°36'00" E, 308.21 feet to a calculated point, for an angle point of said Gladys S. Parker tract and this tract,
3. N 13°27'00" E, 164.83 feet to a calculated point, for an angle point of said Gladys S. Parker tract and this tract,
4. N 00°59'00" E, 339.36 feet to a calculated point, for an angle point of said Gladys S. Parker tract and this tract,
5. N 30°30'00" E, 139.28 feet to a calculated point, for an angle point of said Gladys S. Parker tract and this tract,
6. S 84°43'00" E, 296.88 feet to a calculated point, for an angle point of said Gladys S. Parker tract and this tract,
7. S 71°16'00" E, 305.51 feet to a calculated point, for an angle point of said Gladys S. Parker tract and this tract,
8. S 49°32'00" E, 265.25 feet to a calculated point, for an angle point of said Gladys S. Parker tract and this tract,
9. N 86°14'00" E, 537.10 feet to a calculated point, for the northeast corner of said Gladys S. Parker tract and this tract;

THENCE: S 07°41'00" W, 4187.71 feet with the west line of said Cynthia Motloch tract to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, marking the southeast corner of said Gladys S. Parker tract and the northeast corner of said Charles Allan Parker, Jr. tract, for an angle point of this tract;

EXHIBIT "A"

FIELD NOTES

JOB NO. 16654

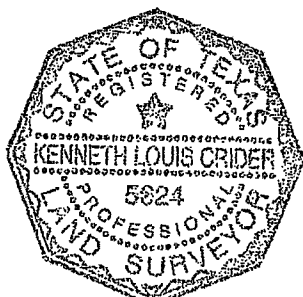
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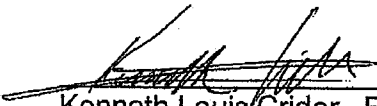
PAGE 3 OF 4

THENCE: S 07°25'41" W, 700.96 feet with the west line of said Cynthia Motloch tract to a 1/2 inch iron rod with pink cap stamped "TLS INC." set, for an angle point of said Charles Allan Parker, Jr. tract and this tract;

THENCE: S 07°32'59" W, 298.88 feet with the west line of said Cynthia Motloch tract to the Point of Beginning;

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83/93.



  
Kenneth Louis Crider, R.P.L.S. No. 5824  
Texas Land Surveying, Inc.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628

*Texas Land Surveying, Inc.*  
3613 Williams Drive, Suite 903 -- Georgetown, Texas 78628  
(512) 930-1600 [www.texas-ls.com](http://www.texas-ls.com)  
TBPLS FIRM No. 10056200

RESTRICTIVE COVENANTS:  
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE  
COMMITMENT #48491C0675E, EFFECTIVE DATE OF NOVEMBER 4, 2006  
AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY.

- 1.3 RESTRICTIVE COVENANTS - #9702417 (TRACT 2)  
(06.1) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT -  
V.28M/P.26 (BLANKET)  
(06.2) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT -  
V.36M/P.37 (BLANKET)  
(06.3) ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT -  
V.37M/P.37B (BLANKET)  
(06.4) PIPELINE EASEMENT - V.58M/P.73 (BLANKET)  
(06.5) ACCESS EASEMENT - V.64M/P.395 (SUBJECT TO)  
(06.6) ELECTRIC DISTRIBUTION LINE - V.70M/P.78 (BLANKET)  
(06.7) PIPELINE EASEMENT - V.77M/P.926 (BLANKET)  
(06.8) PIPELINE EASEMENT - V.18M/P.273 (BLANKET)  
(06.9) ACCESS AND CABLE EASEMENT - #20059429 (SUBJECT TO)  
(06.10) ELECTRIC LINE AND RIGHT-OF-WAY EASEMENT - #20059429  
(SUBJECT TO)  
(06.11) TERMS, CONDITIONS, AND STIPULATIONS IN THE EASEMENT  
AGREEMENT - #9702417 (SUBJECT TO)  
(06.12) TERMS, CONDITIONS, AND STIPULATIONS IN THE EASEMENT  
DEED - #20059429 (SUBJECT TO)

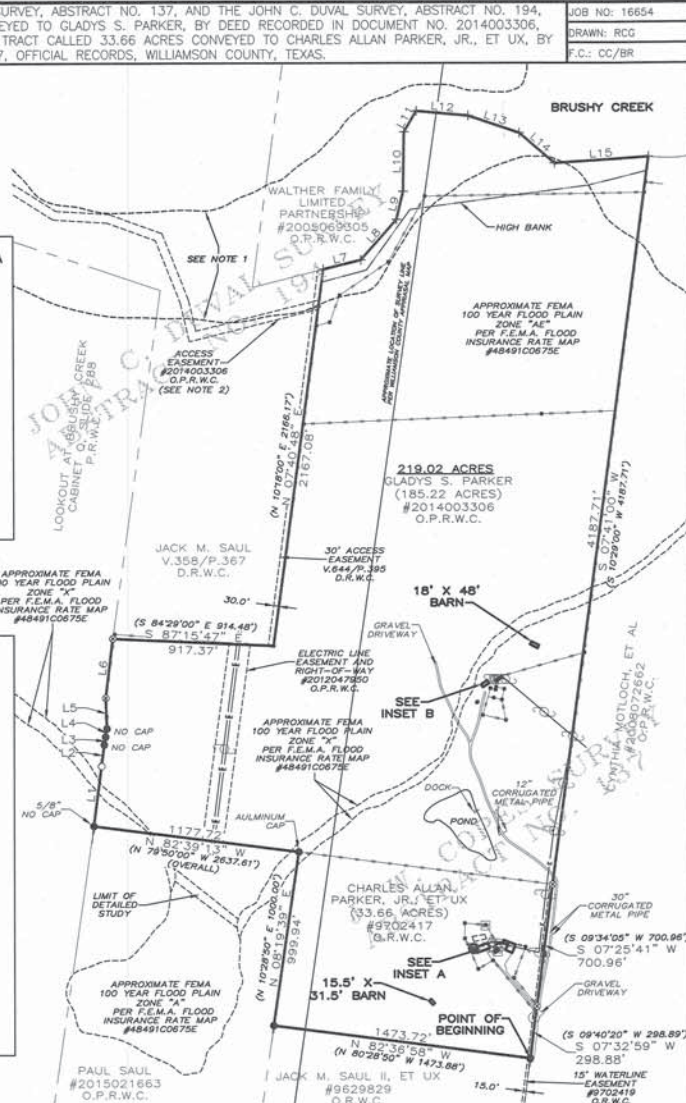
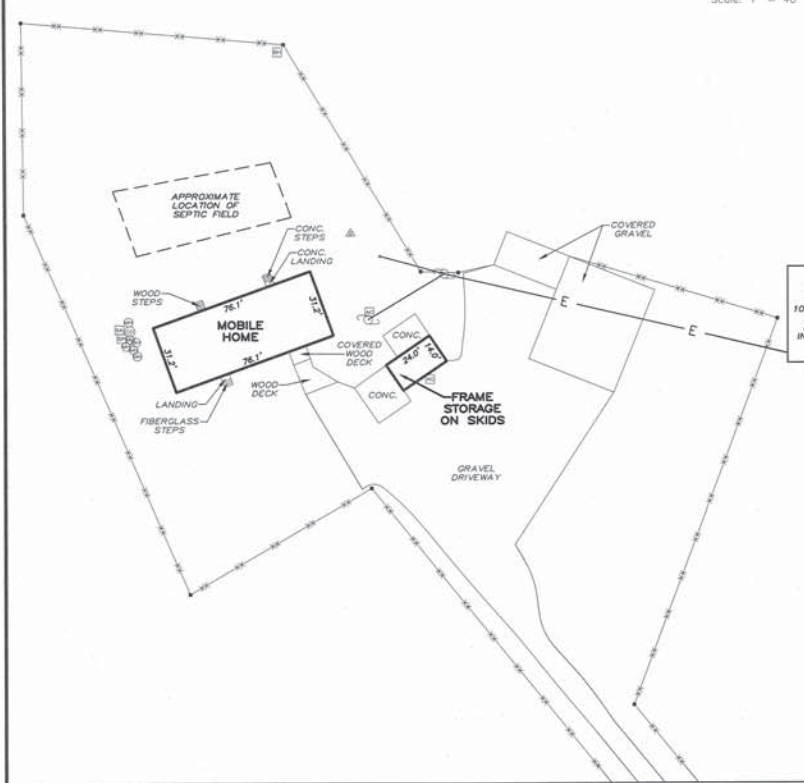
BEING 219.02 ACRES OF LAND, MORE OR LESS, OUT OF THE J. W. COPES SURVEY, ABSTRACT NO. 137, AND THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194,  
WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT CALLED 185.22 ACRES CONVEYED TO GLADYS S. PARKER, BY DEED RECORDED IN DOCUMENT NO. 2014003306,  
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS AND ALSO BEING THAT TRACT CALLED 33.66 ACRES CONVEYED TO CHARLES ALLAN PARKER, JR., ET UX, BY  
DEED RECORDED IN DOCUMENT NO. 9702417, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO: 16654  
DRAWN: RCG  
P.C.: CC/BR

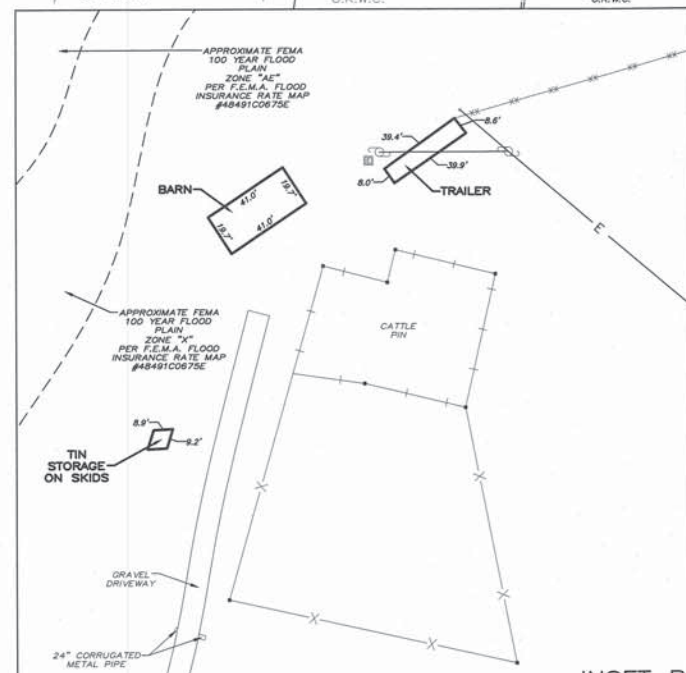
NOTE:  
1) THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF  
ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.  
2) LOCATION OF ACCESS EASEMENT IN DOCUMENT NO. 20059429 SHOWN HEREIN IS AN APPROXIMATE LOCATION ONLY; SAID  
EASEMENT IS NOT MONUMENTED ON THE GROUND AND IS NOT LOCATABLE ON THE GROUND. SAID EASEMENT GAVE NO CALLS TO  
BRUSHY CREEK, THE JACK M. SAUL TRACT (V.36M/P.37) OR THE GLADYS S. PARKER TRACT (DOCUMENT NO. 20059429).  
LOCATION OF SAID EASEMENT IS THIS SURVEYOR'S BEST GUESS BASED ON RECONSTRUCTION THROUGH RECORD DOCUMENTS  
INFORMATION.

# INSET A

Scale: 1" = 40'



LINE TABLE			RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 07°34'01" E	344.19'	L1	S 09°36'30" W	344.19'
L2	N 06°49'56" E	123.27'	L2	S 08°52'25" W	123.27'
L3	N 10°16'28" E	44.31'	L3	S 12°19'29" W	44.58'
L4	N 09°58'42" E	47.96'	L4	S 12°00'35" W	47.69'
L5	N 02°23'29" W	174.63'	L5	S 00°21'00" E	174.63'
L6	N 07°03'44" E	341.97'	L6	S 09°06'13" W	341.97'
L7	N 76°23'00" E	221.68'	L7	N 79°11'00" E	221.68'
L8	N 41°36'00" E	308.21'	L8	N 44°24'00" E	308.21'
L9	N 13°27'00" E	164.83'	L9	N 16°15'00" E	164.83'
L10	N 00°59'00" E	339.36'	L10	N 03°47'00" E	339.36'
L11	N 30°30'00" E	139.28'	L11	N 33°18'00" E	139.28'
L12	S 84°43'00" E	296.88'	L12	S 81°55'00" E	296.88'
L13	S 71°16'00" E	305.51'	L13	S 68°28'00" E	305.51'
L14	S 49°32'00" E	265.25'	L14	S 46°49'00" E	265.25'
L15	N 86°14'00" E	537.10'	L15	N 89°02'00" E	537.10'



# INSET B

Scale: 1" = 40'

CERTIFY TO: INDEPENDENCE TITLE / TITLE RESOURCES GUARANTY COMPANY / CONSERVATION DEVELOPMENT, LLC / OF  
1642547-BAL  
STATE OF TEXAS  
COUNTY OF WILLIAMSON  
I, KNOW ALL MEN BY THESE PRESENTS  
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND  
SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF  
THERE ARE NO ENCUMBRANCES, CONTACTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN  
PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

**Texas Land Surveying, Inc.**  
-A Land Surveying and Geosience Firm-  
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628  
(512) 930-1800/(512) 930-9389 fax: www.texas-ls.com  
TBLPS FIRM NO.10068200 GEOSCIENCE FIRM NO.50538  
IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/LEGAL COPY.  
TEXAS LAND SURVEYING, INC. ASSURES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/LEGAL DOCUMENT.

THIS AREA DOES APPEAR TO BE IN  
SPECIAL FLOOD HAZARD AREAS PER  
FEMA'S FLOOD INSURANCE RATE MAP  
#48491C0675E, DATED SEPT. 28, 2006.  
THIS STATEMENT IS NOT MADE AS A  
PART OF AN ELEVATION CERTIFICATE.

Witness my hand and seal this the  
17th Day of November, 2016 A.D.

KENNETH LOUIS CRIDER  
5824  
PROFESSIONAL  
LAND SURVEYOR

LEGEND

●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET WITH PINK CAP STAMPED "T.L.S. INC."
+	CALCULATED POINT
—	PAVEMENT
—	FENCE POST
—	CATTLE PIN FENCE
—	ELECTRIC FENCE
—	WIRE FENCE
—	UTILITY POLE
—	PIPE ANCHOR
—	ELECTRIC LINE
—	AIR CONDITIONER
—	BIRD HOUSE
—	CLEANOUT
—	ELECTRIC
—	GAS METER
—	SEPTIC ALARM
—	SEPTIC C/D
—	SEPTIC PUMP
—	TELEPHONE
—	RECORD INFORMATION
—	CONCRETE
—	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



Scale: 1" = 500'

BEARINGS CITED HEREON BASED ON  
TEXAS STATE PLANE COORDINATE  
SYSTEM, NORTH AMERICAN DATUM  
1983/93, TEXAS CENTRAL ZONE.

## **EXHIBIT A**

Being 78.276 acres of the John Duval Survey, Abstract No. 137, Williamson County, Texas, part of the 313.27 acre tract that is described in deeds to John R. Saul et al., recorded in Volume 959, Page 607, and in Volume 2324, Page 878, Official Records of Williamson County, Texas. Surveyed on the ground in October of 1995 by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847.

BEGINNING at an iron pin found at the Northwest fence corner of the said 313.27 acre tract.

THENCE along the fenced North line of the 313.27 acre tract, South 80 degrees, 28 minutes, 50 seconds, East 1178.03 feet to set an iron pin.

THENCE with the upper West line of a 120.866 acre tract surveyed this date, South 10 degrees, 28 minutes, 50 seconds, West passing iron pins set on line at 500 foot intervals, continuing in all 2942.64 feet to an iron pin set.

THENCE with the lower North line of the 120.866 acre tract, North 79 degrees 31 minutes 10 seconds West at 613.79 feet pass an iron pin set, continuing in all 1113.79 feet to set an iron pin.

THENCE along an existing fence, with the East line of County Road 139, North 09 degrees 58 minutes 10 seconds East 670.71 feet to an iron pin set; and North 40 degrees 31 minutes 20 seconds West 73.22 feet to an iron pin found.

THENCE along an existing fence, North 10 degrees 28 minutes 50 seconds East 1771.69 feet to an iron pin found; and North 10 degrees 19 minutes 40 seconds East 434.43 feet to the POINT OF BEGINNING.

107.743 Acres

THAT PART OF THE J. C. DUVAL SURVEY, ABSTRACT NO. 194 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 200.24 ACRE TRACT (TRACT 1) AND THAT 3.50 ACRE TRACT (TRACT 2) OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2003114459 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PART OF A 198.69 ACRE TRACT OF LAND FOR THE CREATION OF LAKESIDE MUNICIPAL UTILITY DISTRICT NO. 5 BY DEED RECORDED IN DOCUMENT NO. 2008007145 AND ALL OF A 5.05 ACRE ANNEXATION INTO LAKESIDE MUNICIPAL UTILITY DISTRICT NO. 5 BY DEED RECORDED IN DOCUMENT NO. 2015016243 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod with "SAM" aluminum disk on an inside ell corner of County Road 198 and being at the northeast corner of said 203.74 Acre Tract and the northeast corner of said Lakeside Municipal Utility District No. 5;

THENCE S07°34'16"W along the west line of said County Road 198, being also the east line of said 203.74 Acre Tract and the east line of said Lakeside Municipal Utility District No. 5 a distance of 1797.28 feet;

THENCE across said 203.74 Acre Tract and said Lakeside Municipal Utility District No. 5 the following five courses:

1. N82°26'34"W a distance of 394.03 feet to a point of curvature of a curve to the right;
2. Westerly, along the arc of said curve to the right a distance of 286.77 feet, said curve having a radius of 2090.00 feet, a central angle of 07°51'42", and a chord bearing N78°30'43"W, 286.54 feet;
3. N74°34'52"W a distance of 1708.51 feet to a point of curvature of a curve to the right;
4. Westerly, along the arc of said curve to the right a distance of 147.50 feet, said curve having a radius of 10060.00 feet, a central angle of 00°50'24", and a chord bearing N74°09'40"W, 147.50 feet;
5. N73°44'27"W a distance of 231.11 feet to the east line of Rowe Lane Estates 1 according to the plat thereof recorded in Cabinet K, Slide 75-76 of the Plat Records of Williamson County, Texas, being also the west line of said 203.74 Acre Tract and the west line of said Lakeside Municipal Utility District No. 5;

THENCE along the east line of said Rowe Lane Estates 1 and in part along the west lines of said 203.74 Acre Tract, said 3.50 Acre Tract, said Lakeside Municipal Utility District No. 5 and said 5.05 Acre annexation into Lakeside Municipal Utility District No. 5 the following four courses:

1. N07°46'20"E a distance of 33.44 feet;
2. N07°49'20"E a distance of 718.35 feet to a 1/2" iron rod found at the common east corner of Lot 5 and Lot 6 of said Rowe Lane Estates 1;
3. N07°51'33"E a distance of 737.98 feet to a 1/2" iron rod found at the northwest corner of said 203.74 Acre Tract and the southwest corner of said 3.50 Acre Tract;
4. N07°46'52"E (pass at a distance of 464.66 feet a 1/2" iron rod found at the northeast corner of Lot 1 of said Rowe Lane Estates 1) in all a distance of 501.00 feet to the south line of said County Road 198, being also the northwest corner of said 3.50 Acre Tract and the northwest corner of said 5.05 Acre annexation into Lakeside Municipal Utility

107.743 Acres

District No. 5;

THENCE along the south line of said County Road 198 and the northeast line of said 3.50 Acre Tract and said 5.05 Acre annexation into Lakeside Municipal Utility District No. 5 the following three courses:

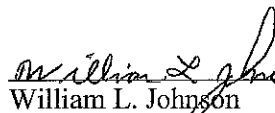
1. S82°21'23"E a distance of 61.40 feet to a point on a non-tangent curve to the right;
2. Southeasterly along the arc of said curve, a distance of 167.85 feet, said curve having a radius of 300.00 feet, a central angle of 32°03'22" and a chord bearing S51°07'20"E, 165.67 feet;
3. S35°04'52"E a distance of 49.41 feet to the north corner of, CR198 Manville Water Tank Site according to the plat thereof recorded in Document No. 2019103364 of the Official Public Record of Williamson County, Texas;

THENCE along the west line of said CR 198 Manville Water Tank Site and across said 3.50 Acre Tract (Tract 2) the following two courses:

1. S54°55'08"W a distance of 46.22 feet;
2. S09°01'31"W a distance of 347.39 feet;

THENCE S82°24'02"E in part along the south line of said CR 198 Manville Water Tank Site, the south line of a 0.6 Acre Tract of land conveyed to Robert M. Tiemann by deed recorded in Document No. 2003114458 of the Official Public Records of Williamson County, Texas and the south line of said County Road 198 and in part continuing across said 3.50 Acre Tract and along the north line of said 200.24 Acre Tract (Tract 1) and the north line of said Lakeside Municipal Utility District No. 5, a distance of 2544.42 feet to the said Point of Beginning.

Containing 107.743 acres, more or less, as shown on the sketch attached.

 15 JUNE 2020  
William L. Johnson

Registered Professional Land Surveyor No. 5425  
State of Texas

All iron rods set have RJ Surveying caps

Bearings are Texas Coordinate System of 1983, Central Zone (4203)

All distances shown hereon are grid distances.



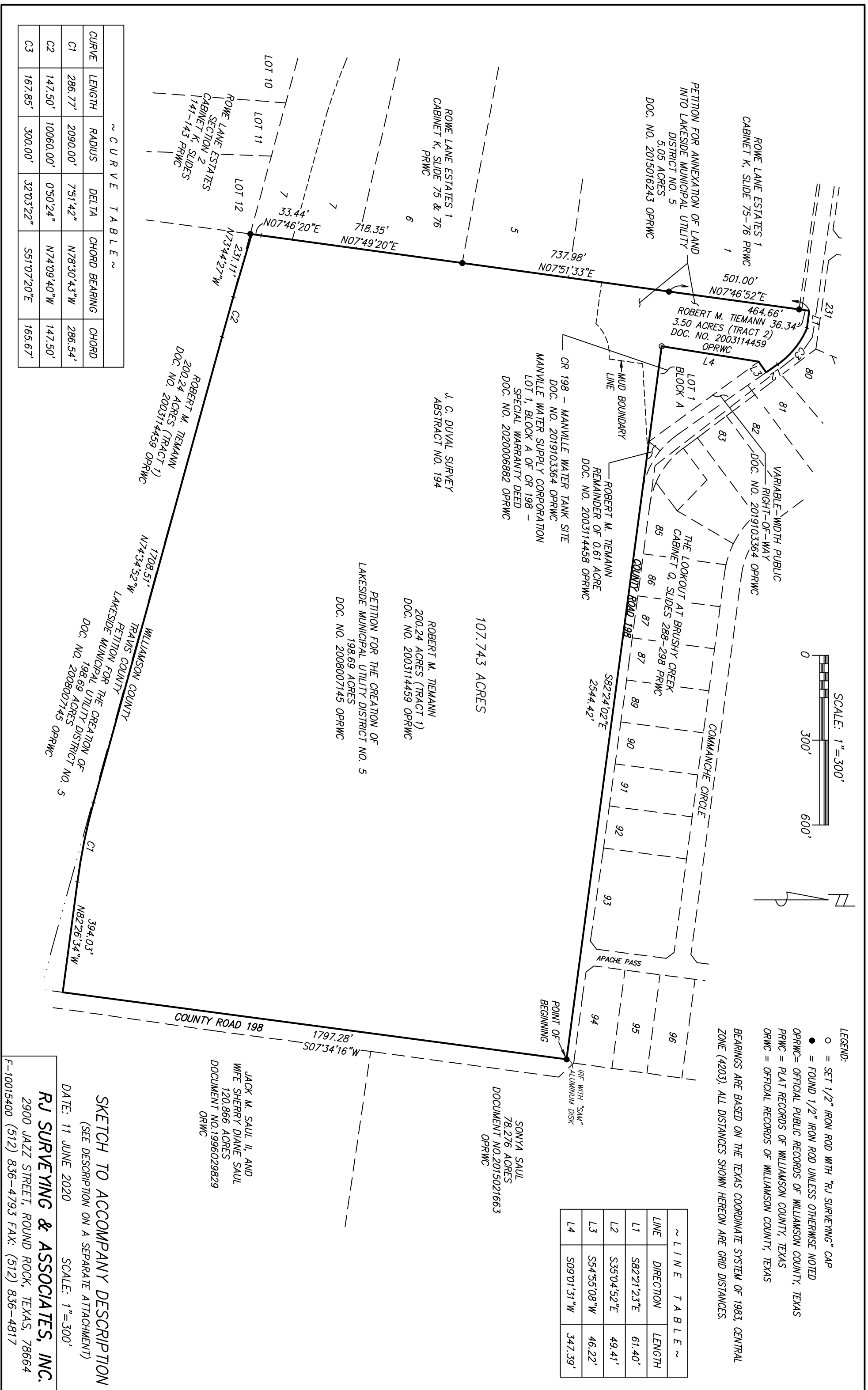
RJ Surveying & Associates, Inc.

2900 Jazz Street

Round Rock, TX 78664

Firm No. 10015400

This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



4.910 Acres

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF LOT 7, ROWE LANE ESTATES 1, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, SLIDE 75 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod found in the West Line of that 200.24 Acre tract of land conveyed to Robert M. Tiemann be deed recorded in Document No. 2003114459 of the Official Public Records of Williamson County, Texas, at the Southeast Corner of said Lot 7, the same being the Northeast Corner of Lot 12, Rowe Lane Estates Section 2, according to the plat thereof recorded in Cabinet K, Slide 141 of the Plat Records of Williamson County, Texas, and also recorded in Volume 91, Page 71 of the Plat Records of Travis County, Texas;

THENCE N.74°50'27"W. along the South Line of Lot 7, the same being the North Line of Lots 8, 10, 11 and 12, of the said plat of Rowe Lane Estates Section 2, a distance of 1241.80 feet to a 1/2" iron rod found at the Southwest Corner of said Lot 7;

THENCE N.08°03'25"E. along the West Line of said Lot 7 and the East Line of County Road 139 a distance of 205.54 feet to a point on a non-tangent curve to the right (from which point a 1/2" iron rod found at the Northwest Corner of Lot 7 bears N.08°03'25"E. 122.62 feet) ;

THENCE across said Lot 7 the following four courses:

1. Easterly along the arc of said curve, a distance of 405.39 feet, said curve having a radius of 2135.00 feet, a central angle of 10°52'45" and a chord bearing S.72°54'20"E., 404.78 feet;
2. S.67°27'57"E. a distance of 200.00 feet to a point of curvature of a curve to the left;
3. Easterly, along the arc of said curve to the left a distance of 173.97 feet, said curve having a radius of 1985.00 feet, a central angle of 05°01'17", and a chord bearing S.69°58'36"E., 173.91 feet;
4. S.74°42'25"E. a distance of 471.87 feet to the East Line of said Lot 7 and the West Line of said 200.24 Acre Tract;

THENCE S.07°49'10"W. along the East Line of said Lot 7 and the West Line of said 200.24 Acre Tract a distance of 150.00 feet to the said Point of Beginning.

Containing 4.910 acres, more or less, as shown on the sketch attached.

*John K. Weigand 5/2/2016*  
J. Kenneth Weigand  
Registered Professional Land Surveyor No. 5741  
State of Texas

RJ Surveying & Associates, Inc.  
2900 Jazz Street  
Round Rock, Texas 77664  
F-10015400



Bearings are Texas State Plane Central Zone NAD 83

S:\LAND\1651-1700\1670\DWG\1670-ROW-PURCHASE.dwg, Layout1, 3/2/2016 5:30:29 PM

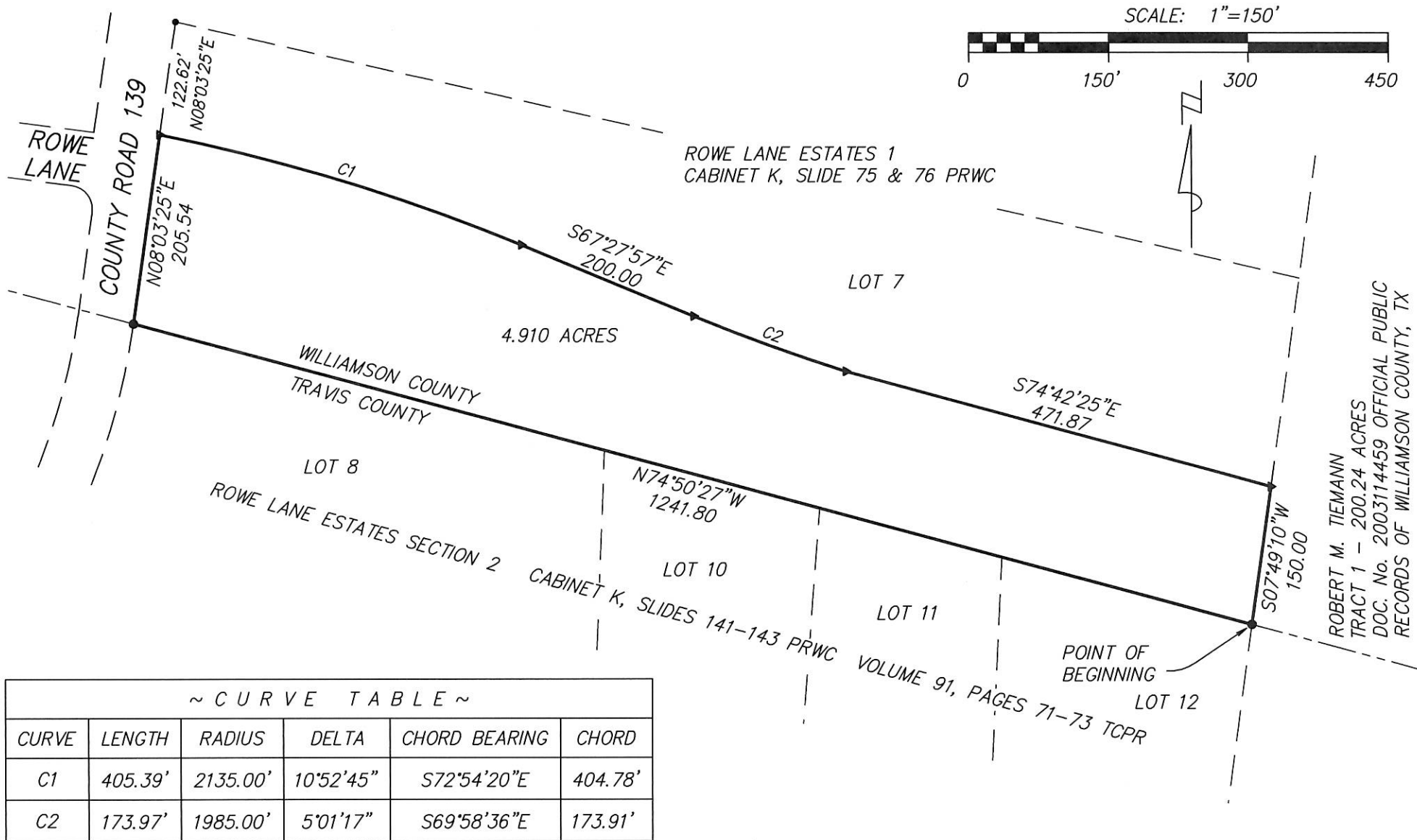


EXHIBIT B  
TO  
DEVELOPMENT  
AGREEMENT

Preliminary Plan

BLUFFS AT BLACKHAWK

FEMA FLOOD ZONE AE

PHASING #	AREA (AC)	PHASING					ESTATE	LANDSCAPE	LIFT STATION	SCHOOL	TOTAL
		50 RES.	60 RES.	70 RES.	100 RES.	100 RES.					
REPEAT LOT 7	9.980						1	2			3
1	19.113		49	9				3			61
2	41.064		22	27				1			52
3	21.095		66	17				4			84
4	26.104	43	16	21				4			84
5	55.666		4	40	20		1	6			71
6A	24.933		48	30				7			85
6B	7.875	16	7					2			25
7A	3.491										
7B	0.603										
7C	26.325										
8A	20.994	62	11								62
8B	17.228	66	14	1				4			71
8C	17.228	66	14	1				4			71
9	20.828	52						2			50
10	16.371	43						4			42
11	23.367		6	34				2			50
12	21.270		22	35				3			60
13	20.945		32	26				1			59
14	46.496		33	25				1			59
15	151.910			30				3			34
TOTALS	575.877	282	330	298	20		2	46	1	1	931

50 LOTS  
60 LOTS  
70 LOTS  
100 LOTS  
ESTATE LOT  
TOTAL

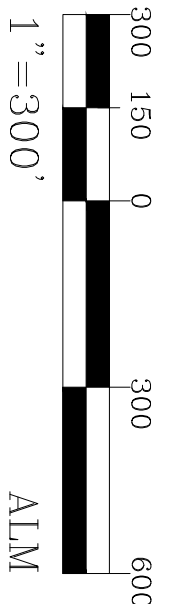
282  
330  
298  
20  
1  
931

BRUSHY  
BRUSHY  
CREEK

ZONE AE

LEGEND

- EXISTING CONTOUR
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- SERIALS BY DEVELOPER
- PROPOSED 12" WATERLINE
- PROPOSED 16" WATERLINE
- PROPOSED 18" WATERLINE
- PROPOSED 24" WATERLINE
- PROPOSED 30" WATERLINE
- PROPOSED 36" WATERLINE
- PROPOSED 42" WATERLINE
- PROPOSED 48" WATERLINE
- PROPOSED 54" WATERLINE
- PROPOSED 60" WATERLINE
- PROPOSED 66" WATERLINE
- PROPOSED 72" WATERLINE
- PROPOSED 78" WATERLINE
- PROPOSED 84" WATERLINE
- PROPOSED 90" WATERLINE
- PROPOSED 96" WATERLINE
- PROPOSED 102" WATERLINE
- PROPOSED 108" WATERLINE
- PROPOSED 114" WATERLINE
- PROPOSED 120" WATERLINE
- PROPOSED 126" WATERLINE
- PROPOSED 132" WATERLINE
- PROPOSED 138" WATERLINE
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- PROPOSED 474" WATERLINE
- PROPOSED 480" WATERLINE
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- PROPOSED 582" WATERLINE
- PROPOSED 588" WATERLINE
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- PROPOSED 624" WATERLINE
- PROPOSED 630" WATERLINE
- PROPOSED 636" WATERLINE
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- PROPOSED 654" WATERLINE
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- PROPOSED 672" WATERLINE
- PROPOSED 678" WATERLINE
- PROPOSED 684" WATERLINE
- PROPOSED 690" WATERLINE
- PROPOSED 696" WATERLINE
- PROPOSED 702" WATERLINE
- PROPOSED 708" WATERLINE
- PROPOSED 714" WATERLINE
- PROPOSED 720" WATERLINE
- PROPOSED 726" WATERLINE
- PROPOSED 732" WATERLINE
- PROPOSED 738" WATERLINE
- PROPOSED 744" WATERLINE
- PROPOSED 750" WATERLINE
- PROPOSED 756" WATERLINE
- PROPOSED 762" WATERLINE
- PROPOSED 768" WATERLINE
- PROPOSED 774" WATERLINE
- PROPOSED 780" WATERLINE
- PROPOSED 786" WATERLINE
- PROPOSED 792" WATERLINE
- PROPOSED 798" WATERLINE
- PROPOSED 804" WATERLINE
- PROPOSED 810" WATERLINE
- PROPOSED 816" WATERLINE
- PROPOSED 822" WATERLINE
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- PROPOSED 834" WATERLINE
- PROPOSED 840" WATERLINE
- PROPOSED 846" WATERLINE
- PROPOSED 852" WATERLINE
- PROPOSED 858" WATERLINE
- PROPOSED 864" WATERLINE
- PROPOSED 870" WATERLINE
- PROPOSED 876" WATERLINE
- PROPOSED 882" WATERLINE
- PROPOSED 888" WATERLINE
- PROPOSED 894" WATERLINE
- PROPOSED 900" WATERLINE
- PROPOSED 906" WATERLINE
- PROPOSED 912" WATERLINE
- PROPOSED 918" WATERLINE
- PROPOSED 924" WATERLINE
- PROPOSED 930" WATERLINE
- PROPOSED 936" WATERLINE
- PROPOSED 942" WATERLINE
- PROPOSED 948" WATERLINE
- PROPOSED 954" WATERLINE
- PROPOSED 960" WATERLINE
- PROPOSED 966" WATERLINE
- PROPOSED 972" WATERLINE
- PROPOSED 978" WATERLINE
- PROPOSED 984" WATERLINE
- PROPOSED 990" WATERLINE
- PROPOSED 996" WATERLINE
- PROPOSED 1002" WATERLINE
- PROPOSED 1008" WATERLINE
- PROPOSED 1014" WATERLINE
- PROPOSED 1020" WATERLINE
- PROPOSED 1026" WATERLINE
- PROPOSED 1032" WATERLINE
- PROPOSED 1038" WATERLINE
- PROPOSED 1044" WATERLINE
- PROPOSED 1050" WATERLINE
- PROPOSED 1056" WATERLINE
- PROPOSED 1062" WATERLINE
- PROPOSED 1068" WATERLINE
- PROPOSED 1074" WATERLINE
- PROPOSED 1080" WATERLINE
- PROPOSED 1086" WATERLINE
- PROPOSED 1092" WATERLINE
- PROPOSED 1098" WATERLINE
- PROPOSED 1104" WATERLINE
- PROPOSED 1110" WATERLINE
- PROPOSED 1116" WATERLINE
- PROPOSED 1122" WATERLINE
- PROPOSED 1128" WATERLINE
- PROPOSED 1134" WATERLINE
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- PROPOSED 3000" WATERLINE



BLUFFS AT BLACKHAWK  
PRELIMINARY PLAN  
NOT FOR RECORDATION  
WILLIAMSON & TRAVIS  
COUNTY,  
TEXAS

ALM ENGINEERING, INC.

CONSULTING ENGINEERS  
PO Box 536  
Dripping Springs, Texas, 78620  
(512)431-9600 - matt@almengr.com

SCALE: 1"=300'

DATE: 9/9/2024

JOB: SITE

DRAWN BY: MM

CHECKED BY: MM

REVISION

DATE

EXHIBIT C  
TO  
DEVELOPMENT  
AGREEMENT

Abandoned ROW

## METES AND BOUNDS DESCRIPTION

FOR A 2.448 ACRE TRACT OF LAND SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF COUNTY ROAD 198 RIGHT-OF-WAY (PRESCRIPTIVE-UNRECORDED) IN WILLIAMSON COUNTY, TEXAS. SAID 2.448 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND DURING THE MONTH OF APRIL, 2024 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found (Surface Coordinates: N=10150559.86 E= 3181102.18) on an angle point in the northeasterly right-of-way line of said County Road 198, same being on an angle point in the west boundary line of the called 78.276 acre tract of land (Tract 14) conveyed to Tiemann Legacy, LP, recorded in Document No. 2022003934 of the Official Public Records of Williamson County, Texas, from which an 1/2" iron rod found on an angle point in said northeasterly right-of-way line of County Road 198 and said west boundary line of the 78.276 acre Tiemann Legacy, LP tract, same being on the southeast corner of Lot 94, The Lookout at Brushy Creek, a subdivision recorded in Cabinet Q, Slide 288 of the Plat Records of Williamson County, Texas, bears N 42°48'54" W for a distance of 72.89 feet;

THENCE, S 07°44'55" W with the easterly right-of-way line of County Road 198 and said west boundary line of the 78.276 acre Tiemann Legacy, LP tract, for a distance of 5.43 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" (Surface Coordinates: N=10150554.48, E= 3181101.45), for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, **S 07°44'55" W** continuing with said easterly right-of-way line of County Road 198 and said west boundary line of the 78.276 acre Tiemann Legacy, LP tract, for a distance of **665.55 feet** 1/2" iron rod found on the southwest corner of said 78.276 acre Tiemann Legacy, LP tract, same being on the northwest corner of the remnant portion of the called 159.457 acre tract of land (Tract 13) conveyed to Tiemann Legacy, LP, recorded in said Document No. 2022003934, for an angle point hereof,

THENCE, continuing with said easterly right-of-way line of County Road 198, same being with the west boundary line of said remnant portion of the 159.457 acre Tiemann Legacy, LP tract, the following three (3) courses and distances:

1. **S 07°13'11" W** for a distance of **191.00 feet** to a 1/2" iron rod found, for an angle point hereof;
2. **S 07°41'19" W** for a distance of **378.67 feet** to a 1/2" iron rod found, for an angle point hereof;
3. **S 08°11'31" W** for a distance of **425.84 feet** to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING", for the southeast corner hereof, from which a 1/2" iron rod found on an angle point in said easterly right-of-way line of County Road 198 and said west boundary line of the remnant portion of the 159.457 acre Tiemann Legacy, LP tract, bears S 08°11'31" W for a distance of 57.91 feet,


THENCE, **N 80°42'32" W** through the interior of the right-of-way of said County Road 198, for a distance of **59.90 feet** to a calculated point on the west right-of-way line of said County Road 198, same being on a point in the east boundary line of the remnant portion of the called 200.24 acre tract of land (Tract 1, Parcel C) conveyed to Tiemann Legacy, LP, recorded in said Document No. 2022003934, for the southwest corner hereof, from which a 60D nail found in fence post on the southeast corner of the called 94.651 acre tract of land (Tract 12) conveyed to 05 Ranch Investments, LLC, recorded in Document No. 2023070442 of the Official Public Records of Williamson County, Texas, same being on the original southeast corner of said 200.24 acre Tiemann Legacy, LP tract, bears S 07°34'26" W for a distance of 1492.40 feet;

THENCE, **N 07°34'26" E** with east boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, in part with the east boundary line of the called 1.000 acre tract of land conveyed to Robert M. Tiemann and Carrie Parker Tiemann, recorded in Document No. 2024017542 of the Official Public Records of Williamson County, Texas, and in part with said west right-of-way line of County Road 198, in part through the interior of the right-of-way of said County Road 198, for a distance of **1659.27 feet** to a cotton gin spindle set on a point in said east boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, same being on a point in said interior of the right-of-way of County Road 198, for the northwest corner hereof, from which an iron rod found with cap marked "SAM INC" on the northeast corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, same being on a point in said interior of the right-of-way of County Road 198, bears N 07°34'26" E for a distance of 25.00 feet;

THENCE, **S 82°23'55" E** through said interior of the right-of-way of County Road 198, for a distance of **66.07 feet** to the **POINT OF BEGINNING** hereof and containing 2.448 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 1.00010.

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

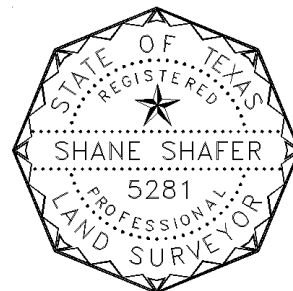
 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NUMBER 10006900



April 12, 2024

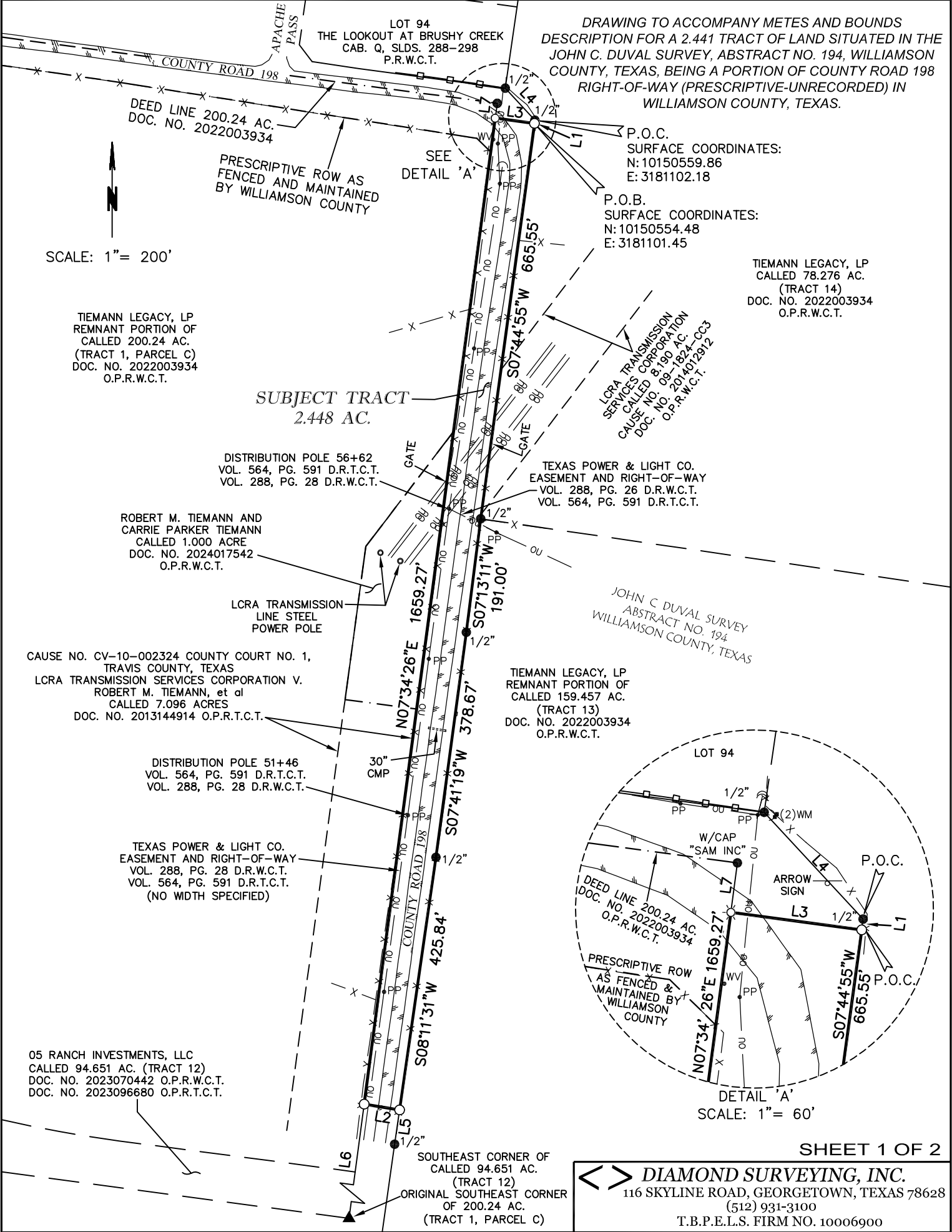
SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\ALM ENGINEERING\BLUFFS AT BLACKHAWK 2021-93\\_CR 198 ROW ABANDONMENT\CR 198 ABANDONMENT 2.448 ACRE TRACT M&B 20240412.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.441 TRACT OF LAND SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF COUNTY ROAD 198 RIGHT-OF-WAY (PRESCRIPTIVE-UNRECORDED) IN WILLIAMSON COUNTY, TEXAS.



SHEET 1 OF 2

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

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 2.441 TRACT  
OF LAND SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON  
COUNTY, TEXAS, BEING A PORTION OF COUNTY ROAD 198 RIGHT-OF-WAY  
(PRESCRIPTIVE-UNRECORDED) IN WILLIAMSON COUNTY, TEXAS.

NOTES:

1) 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 1.00010.

2) ALL DOCUMENTS LISTED HEREON ARE  
RECORDED IN THE OFFICE OF THE COUNTY  
CLERK OF WILLIAMSON COUNTY, TEXAS  
AND THE COUNTY CLERK OF TRAVIS  
COUNTY, TEXAS

3) THIS SURVEY WAS MADE WITHOUT THE  
BENEFIT OF A TITLE COMMITMENT OR  
POLICY. THERE MAY BE EASEMENTS  
AND/OR RESTRICTIONS NOT SHOWN  
HEREON WHICH MAY AFFECT THE SUBJECT  
TRACT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°44'55"W	5.43'
L2	N80°42'32"W	59.90'
L3	S82°23'55"E	66.07'
L4	N42°48'54"W	72.89'
L5	S08°11'31"W	57.91'
L6	S07°34'26"W	1492.40'
L7	N07°34'26"E	25.00'

## LEGEND

●	IRON ROD FOUND
▲	60D NAIL FOUND IN FENCE POST
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
⊙	COTTON GIN SPINDLE SET
•PP	POWER POLE
—C—	DOWN GUY
•WM	WATER METER
•WV	WATER VALVE
—○—	SIGN
—OU—OU—OU—	OVERHEAD UTILITY LINE
—□—□—□—□—	VINYL FENCE
—X—X—X—X—	WIRE FENCE
ROW	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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 8, 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 1B, CONDITION III STANDARD LAND 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 12, 2024  
DATE

SHEET 2 OF 2

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

EXHIBIT D  
TO  
DEVELOPMENT  
AGREEMENT

Minor Collector Street Exhibit

