

CAUSE NO. 21-1189-CC4

WILLIAMSON COUNTY, TEXAS	§ IN THE COUNTY COURT
Condemnor	§
	§
V.	§
	§
THE ROUND ROCK PRESBYTERIAN	§ AT LAW NO. <u>4</u>
CHURCH OF ROUND ROCK, TEXAS, a	§
Texas non-profit corporation	§
Condemnees	§ WILLIAMSON COUNTY, TEXAS

AGREED FINAL JUDGMENT

The parties to this condemnation lawsuit have agreed to compromise and settle all issues herein and request the entry of this Agreed Final Judgment by the Court. It appears to the Court that it has jurisdiction of this matter, the parties have agreed to all provisions contained within this Agreed Final Judgment, and the parties desire to resolve this lawsuit,

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that fee simple title in and to approximately 1.049 acres (Parcel 44) of land in Williamson County, Texas and being more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes (the “R.O.W.”), and additional rights or encumbrances as further described in Plaintiff’s First Amended Original Petition filed among the papers of this cause on or about April 28, 2023, and any subsequent amendments thereto; be vested to **WILLIAMSON COUNTY, TEXAS**, and its assigns for the construction, reconstruction, realignment, widening, and/or maintaining of improvements to the Sam Bass Road/Corridor H roadway improvement project and all related drainage, utilities and appurtenances, and to perform associated public use and purposes (“Project”).

It is FURTHER ORDERED, ADJUDGED AND DECREED that an aerial only electric easement interest over and across that certain parcel of land being approximately 0.103 acres (Parcel 44E) of land located in Williamson County, Texas and being more particularly described

by metes and bounds in Exhibit “B” attached hereto and incorporated herein for all purposes (the “Aerial Easement”), and additional rights or encumbrances as further described in Plaintiff’s First Amended Original Petition filed among the papers of this cause on or about April 28, 2023, and any subsequent amendments thereto; be vested in and to **PEDERNALES ELECTRIC COOPERATIVE, INC.** (“PEC”) and its assigns for the construction, reconstruction, realignment, widening, and/or maintaining of improvements to or required by the Project.

It is further ORDERED that the Aerial Easement interest rights awarded to PEC in this cause are more particularly described in further detail in the Aerial Electric Easement document set out in Exhibit “C” attached hereto, and for no other purpose. Collectively the R.O.W. and the Aerial Easement may be referred to as the “Property”.

It is further ORDERED that in complete satisfaction of any and all claims which have been made, or which could have been made in this litigation, including both the Property to be acquired and damages or curative costs, if any, to any remaining property of Condemnee, and additionally and specifically any damage to the paved remainder parking area improvements which is or may be alleged to have been caused by Condemnor Williamson County at any time prior to entry of this Judgment during construction of roadway improvements upon the Property and/or other property acquired by Condemnor for the Project, that Condemnee shall recover from Condemnor the total sum of **ONE MILLION SIX HUNDRED THOUSAND AND 00/100 Dollars (\$1,600,000.00)**, of which total amount the parties agree:

1. The amount of SEVEN HUNDRED THREE THOUSAND EIGHT HUNDRED TWENTY-NINE AND 00/100 DOLLARS (\$703,829.00) was previously paid to Condemnee pursuant to the terms of that certain Possession and Use Agreement for Transportation Purposes recorded as Document No. 2022064272, Official Records of

Williamson County, Texas, and which amount was to be deducted from any final settlement amount or court judgment; and

2. The amount of FIVE HUNDRED FORTY-SIX THOUSAND ONE HUNDRED SEVENTY-ONE AND 00/100 DOLLARS (\$546,171.00) was previously deposited with the court on or about May 16, 2023, pursuant to the written Award of Special Commissioners filed among the papers of this cause on or about May 8, 2023; and
3. The amount of **THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$350,000.00)** is now due and owing from Condemnor to Condemnee in full satisfaction of this Judgment.

The parties agree that the remaining balance must be deposited by Condemnee to the registry of the court within thirty (30) days following entry and filing of this Judgment to avoid paying interest. If the remaining balance is not deposited within thirty (30) days of entry and filing of this Agreed Final Judgment, then statutory interest will accrue on the unpaid balance until paid.

It is further ORDERED that all costs be assessed against Condemnor.

This Agreed Final Judgment is intended by the parties to fully and finally dispose of all claims, parties, and issues in this lawsuit, and is further intended to WAIVE, RELEASE, DISCLAIM, and DISPOSE of any existing or potential claims by Condemnee against Condemnor specifically arising out of and related to any and all damage alleged to be caused by Condemnee to the remainder property parking area improvements of Condemnor on or before the date of entry of this Judgment.

SIGNED this _____ day of _____, 2025.

Judge Presiding

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

/s/ Mylan W. Shaunfield

Mylan W. Shaunfield

State Bar No. 24090680

mylan@scrrlaw.com

Don Childs

State Bar No. 00795056

don@scrrlaw.com

512.255.8877

Sheets & Crossfield, P.L.L.C.

309 East Main Street

Round Rock, Texas 78664

Attorneys for Condemnor

WILLIAMSON COUNTY, TEXAS

By: Steven Snell

Steven Snell, County Judge

AGREED AS TO SUBSTANCE AND FORM:

/s/ Patrick L. Reznik

Patrick L. Reznik

Texas State Bar No. 16806780

preznik@braungresham.com

Carly Barton

State Bar No. 24086063

cbarton@braungresham.com

512.894.5426

BRAUN & GRESHAM, PLLC

P.O. Box 1148

Dripping Springs, Texas 78620

Attorneys for Condemnee

EXHIBIT "A"

County: Williamson
Parcel No.: 44
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 6
May 28, 2021

PROPERTY DESCRIPTION FOR PARCEL 44

DESCRIPTION OF A 1.049 ACRE (45,679 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.142 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO ROUND ROCK PRESBYTERIAN CHURCH INC., RECORDED MAY 5, 1995 IN VOLUME 2729, PAGE 261, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.), ALSO A PORTION OF A CALLED 2.00 ACRE TRACT OF LAND, DESCRIBED AS TRACT I IN A DEED TO ROUND ROCK PRESBYTERIAN CHURCH OF ROUND ROCK, TEXAS, RECORDED DECEMBER 17, 1986 IN VOLUME 1462, PAGE 219, O.R.W.C.TX, AND A PORTION OF A CALLED 2.105 ACRE TRACT OF LAND, DESCRIBED AS TRACT II IN SAID DEED TO ROUND ROCK PRESBYTERIAN CHURCH OF ROUND ROCK, TEXAS, RECORDED DECEMBER 17, 1986 IN VOLUME 1462, PAGE 219, O.R.W.C.TX.; SAID 1.049 ACRE (45,679 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found 422.05 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 328+29.66 on the west line of said 4.142 acre tract, same being the northeast corner of a 1.869 acre tract of land, described in a deed to Brushy Creek Congregation of Jehovah's Witnesses, recorded in Document No. 2008066488, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.);

THENCE S 30°12'22" W, with the common line of said 4.142 acre tract and said 1.869 acre tract, a distance of 348.01 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,169,325.42, E=3,112,572.05) set 76.00 feet left of Sam Bass Road E.C.S. 327+92.77 on the proposed north right-of-way line of Sam Bass Road, for the northwest corner and **POINT OF BEGINNING** of the parcel described herein;

THENCE departing the common line of said 4.142 acre tract and said 1.869 acre tract, with the proposed north right-of-way line of said Sam Bass Road, over and across said 4.142 acre tract, said 2.00 acre tract, and said 2.105 acre tract, the following eight (8) courses and distances numbered 1-8:

- 1) S 65°52'45" E, a distance of 265.13 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 76.00 feet left of Sam Bass Road E.C.S. 330+57.90,
- 2) N 30°53'32" E, a distance of 4.45 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 80.42 feet left of Sam Bass Road E.C.S. 330+58.43, said point being the beginning of a curve to the right,
- 3) With said curve to the right, an arc distance of 9.16 feet, through a central angle of 00°15'07", having a radius of 2,081.61 feet, and a chord that bears S 67°41'10" E, a distance of 9.16 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 80.71 feet left of Sam Bass Road E.C.S. 330+67.58,
- 4) S 61°48'19" E, a distance of 73.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.50 feet left of Sam Bass Road E.C.S. 331+40.83, said point being the beginning of a curve to the right,

EXHIBIT "A"

County: Williamson
Parcel No.: 44
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 2 of 6
May 28, 2021

- 5) With said curve to the right, an arc distance of 100.80 feet, through a central angle of 02°46'57", having a radius of 2,075.50 feet, and a chord that bears S 64°08'19" E, a distance of 100.79 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 75.50 feet left of Sam Bass Road E.C.S. 332+37.96,
- 6) N 30°55'47" E, a distance of 1.50 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 77.00 feet left of Sam Bass Road E.C.S. 332+38.05, said point being the beginning of a curve to the right,
- 7) With said curve to the right, an arc distance of 278.25 feet, through a central angle of 07°40'33", having a radius of 2,077.00 feet, and a chord that bears S 58°54'24" E, a distance of 278.04 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 77.00 feet left of Sam Bass Road E.C.S. 335+05.99, and
- 8) S 55°04'08" E, a distance of 146.38 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 77.00 feet left of Sam Bass Road E.C.S. 336+52.37 on the common line of said 2.105 acre tract and of a called 2.485 acre tract of land, described in a deed to Brushy Creek Municipal Utility District, recorded in Document No. 2014096490, O.P.R.W.C.TX., for the northeast corner of the parcel described herein;

9) **THENCE** S 19°37'45" E, with the common line of said 2.105 acre tract and said 2.485 acre tract, passing at a distance of 8.62 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 72.00 feet left of Sam Bass Road E.C.S. 336+59.40, and continuing for a total distance of 70.95 feet to a 1/2-inch iron rod found on the existing north right-of-way line of Sam Bass Road, a variable width right-of-way, no record information found, for the southwest corner of said 2.485 acre tract, same being the southeast corner of said 2.105 acre tract and the parcel described herein;

THENCE departing the common line of said 2.105 acre tract and said 2.485 acre tract, with the existing north right-of-way line of said Sam Bass Road, the following four (4) courses and distances numbered 10-13:

- 10) N 57°37'52" W, a distance of 394.77 feet to a calculated point,
- 11) N 63°09'19" W, a distance of 84.43 feet to a calculated point, for the southwest corner of said 2.105 acre tract, same being the southeast corner of said 2.00 acre tract,
- 12) N 65°13'54" W, a distance of 184.29 feet to a calculated point, for the southwest corner of said 2.00 acre tract, same being the southeast corner of said 4.142 acre tract, and
- 13) N 65°32'23" W, a distance of 264.34 feet to a 1/2-inch iron rod found, for the southeast corner of said 1.869 acre tract, same being the southwest corner of said 4.142 acre tract and the parcel described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 44
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 3 of 6
May 28, 2021

14) **THENCE** N 30°12'22" E, departing the existing north right-of-way line of said Sam Bass Road, with the common line of said 4.142 acre tract and said 1.869 acre tract, a distance of 50.56 feet to the **POINT OF BEGINNING**, and containing 1.049 acres (45,679 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear 5/28/2021

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N30° 53' 32"E	4.45'
L2	S61° 48' 19"E	73.90'
L3	N30° 55' 47"E	1.50'
L4	S19° 37' 45"E	70.95'
(L4)	(S17° 59' 00"E)	(620.02')
L5	N63° 09' 19"W	84.43'
(L5)	(N61° 51' 44"W)	(84.42')
L6	N30° 12' 22"E	50.56'

EXHIBIT "A"

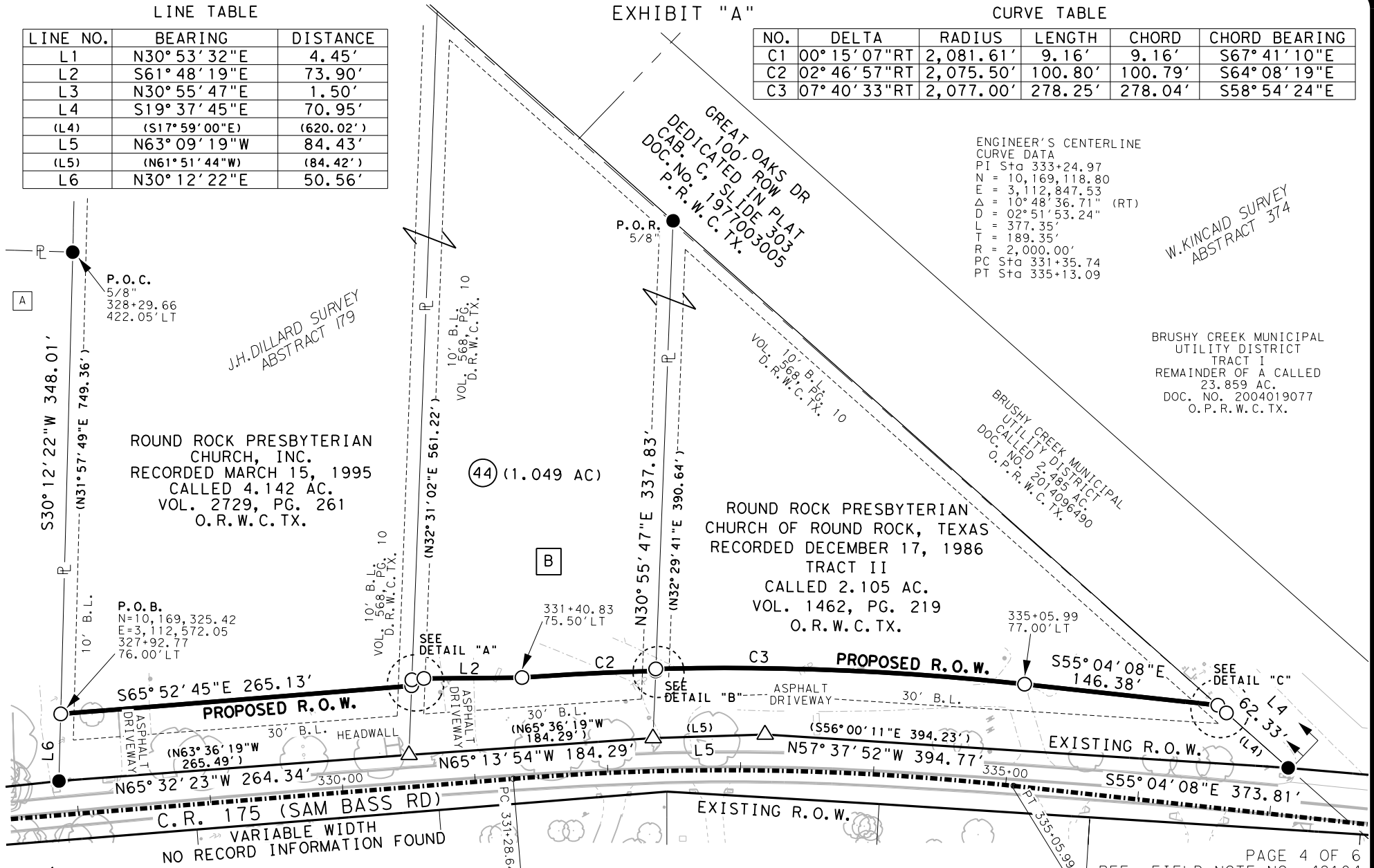
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 15' 07"RT	2,081.61'	9.16'	9.16'	S67° 41' 10"E
C2	02° 46' 57"RT	2,075.50'	100.80'	100.79'	S64° 08' 19"E
C3	07° 40' 33"RT	2,077.00'	278.25'	278.04'	S58° 54' 24"E

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 333+24.97
N = 10,169,118.80
E = 3,112,847.53
Δ = 10° 48' 36.71" (RT)
D = 02° 51' 53.24"
L = 377.35'
T = 189.35'
R = 2,000.00'
PC Sta 331+35.74
PT Sta 335+13.09

W. KINCAID SURVEY
ABSTRACT 374

BRUSHY CREEK MUNICIPAL
UTILITY DISTRICT
TRACT I
REMAINDER OF A CALLED
23.859 AC.
DOC. NO. 2004019077
O. P. R. W. C. TX.



FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\44\PLAT\02\P-44.dgn

PAGE 4 OF 6
REF. FIELD NOTE NO. 48104

EXISTING	8.247 AC.	ACQUIRE	1.049 AC.	REMAINING	7.198 AC. LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
ROUND ROCK PRESBYTERIAN
CHURCH OF ROUND ROCK, TEXAS
PARCEL 44
1.049 AC. (45,679 SQ. FT.)

GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 1933273, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE N/A, AND ISSUED DATE N/A.

1. RESTRICTIVE COVENANTS: VOLUME 554, PAGE 135 AND VOLUME 568, PAGE 10, PLAT RECORDS AND VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

10A. RIGHTS OF PARTIES IN POSSESSION.

B. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF LAND.

D. ANY PORTION OF SUBJECT PROPERT LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.

E. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

F. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 568, PAGE 10, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

G. EASEMENT:
RECORDED: VOLUME 427, PAGE 229, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: LONE STAR GAS COMPANY
PURPOSE: PIPE LINE (UNPLOTTABLE, MAY AFFECT)

H. EASEMENT:
RECORDED: VOLUME 466, PAGE 132 MODIFIED IN VOLUME 560, PAGE 471 AND VOLUME 655, PAGE 98, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: TEXAS POWER AND LIGHT COMPANY
PURPOSE: ELECTRIC AND COMMUNICATION LINES (DOES NOT AFFECT)

I. EASEMENT FOR INGRESS AND EGREE AS SET OUT IN VOLUME 624, PAGE 808, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

J. TERMS, CONDITIONS, AND STIPULATIONS IN THE POLLUTION ABATEMENT PLAN:
RECORDED: VOLUME 1667, PAGE 16, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

K. AFFIDAVIT TO THE PUBLIC REGARDING AN ON-SITE SEWAGE FACILITY AS RECORDED IN DOCUMENT NO.2001011934, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

L. TERMS, CONDITIONS, AND STIPULATIONS IN ORDER NO. 02110: ORDER GRANTING PETITION REQUESTING ADDITION OF LAND TO BRUSHY CREEK MUNICIPAL UTILITY DISTRICT:
RECORDED: DOCUMENT NO. 2002006236, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

M. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETOAPPEARING IN THE THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

A

BRUSHY CREEK CONGREGATION
OF JEHOVAH'S WITNESSES
CALLED 1.869 AC.
DOC. NO. 2008066488
O.P.R.W.C. TX.

B

ROUND ROCK PRESBYTERIAN
CHURCH OF ROUND ROCK, TEXAS
RECORDED DECEMBER 17, 1986
TRACT I
CALLED 2.00 AC.
VOL. 1462, PG. 219
O.R.W.C. TX.

PAGE 5 OF 6

REF. FIELD NOTE NO. 48104

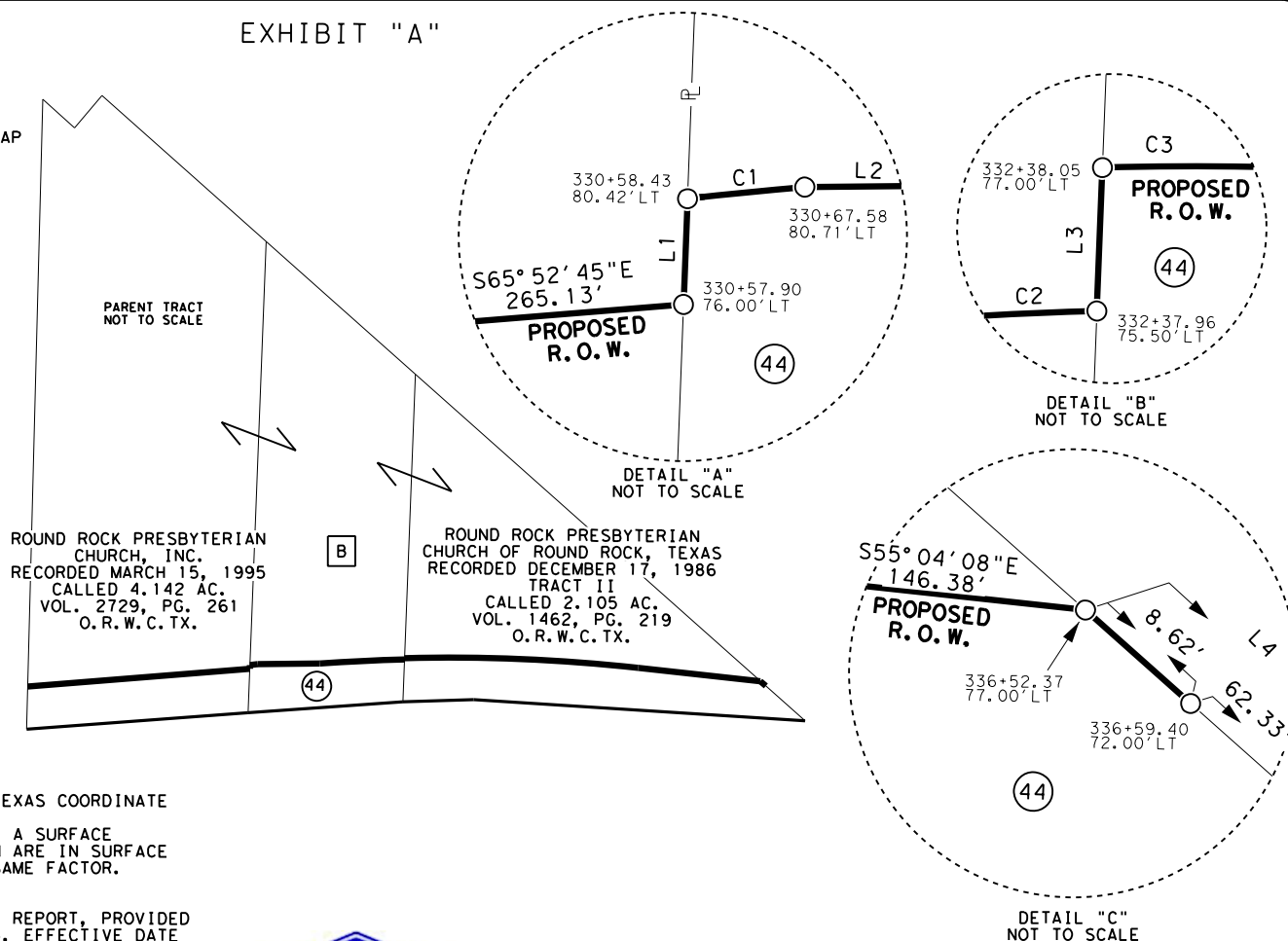
FILE:\\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\44\PLAT\02\P-44.dgn

EXISTING	8.247 AC.	ACQUIRE	1.049 AC.	REMAINING	7.198 AC. LEFT
		4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300		RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF ROUND ROCK PRESBYTERIAN CHURCH OF ROUND ROCK, TEXAS PARCEL 44 1.049 AC. (45,679 SQ. FT.)	

EXHIBIT "A"

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- 1 --- DISTANCE NOT TO SCALE
- 1 --- DEED LINE (COMMON OWNERSHIP)



NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 - THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 1933273, EFFECTIVE DATE IS N/A (NOT INCLUDED IN TITLE COMMITMENT), AND ISSUED DATE IS N/A (NOT INCLUDED IN TITLE COMMITMENT). THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 - SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
 - THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\44\PLAT\02\P-44.dgn

PAGE 6 OF 6
REF. FIELD NOTE NO. 48104

EXISTING	8.247 AC.	ACQUIRE	1.049 AC.	REMAINING	7.198 AC. LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
ROUND ROCK PRESBYTERIAN
CHURCH OF ROUND ROCK, TEXAS
PARCEL 44
1.049 AC. (45,679 SQ. FT.)

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

5/28/2021

EXHIBIT "B"

County: Williamson
Parcel No.: 44E
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 6
March 9, 2023

PROPERTY DESCRIPTION FOR EASEMENT 44E

DESCRIPTION OF A 0.103 ACRE (4,491 SQ. FT.) EASEMENT LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.142 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO ROUND ROCK PRESBYTERIAN CHURCH, INC., RECORDED MARCH 15, 1995 IN VOLUME 2729, PAGE 261, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.), ALSO A PORTION OF A CALLED 2.00 ACRE TRACT OF LAND, DESCRIBED AS TRACT I IN A DEED TO ROUND ROCK PRESBYTERIAN CHURCH OF ROUND ROCK, TEXAS, RECORDED DECEMBER 17, 1986 IN VOLUME 1462, PAGE 219, O.R.W.C.TX, SAID 0.103 ACRE (4,491 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found 422.05 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 328+29.66 on the west line of said 4.142 acre tract, for the northeast corner of a called 1.869 acre tract of land, described in a deed to Brushy Creek Congregation of Jehovah's Witnesses, recorded in Document No. 2008066488, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.);

THENCE S 30°12'22" W, with the common line of said 4.142 acre tract and said 1.869 acre tract, a distance of 337.95 feet to a calculated point (Surface Coordinates: N=10,169,334.11, E=3,112,577.11) being 86.00 feet left of Sam Bass Road E.C.S. 327+93.84, for the northwest corner and **POINT OF BEGINNING** of the easement described herein;

1) **THENCE** S 65°52'45" E, departing the common line of said 4.142 acre tract and said 1.869 acre tract, over and across said 4.142 acre tract, a distance of 265.25 feet to a calculated point being 86.00 feet left of Sam Bass Road E.C.S. 330+59.09, on the east line of said 4.142 acre tract and the west line of said 2.00 acre tract;

2) **THENCE** N 30°53'32" E, with the common line of said 4.142 acre tract and said 2.00 acre tract, a distance of 4.50 feet to a calculated point, 90.47 feet left of Sam Bass Road E.C.S. 330+59.62, for the beginning of a curve to the right;

THENCE departing the common line of said 4.142 acre tract and said 2.00 acre tract, over and across said 2.00 acre tract, the following three (3) courses and distances numbered 3 – 5:

3) With said curve to the right, an arc distance of 8.16 feet, through a central angle of 00°13'25", having a radius of 2,091.61 feet, and a chord which bears S 67°41'10" E, a distance of 8.16 feet to a calculated point, 90.72 feet left of Sam Bass Road E.C.S. 330+67.79,

4) S 61°48'19" E, a distance of 74.09 feet to a calculated point, 85.50 feet left of Sam Bass Road E.C.S. 331+41.14, for the beginning of a curve to the right, and

EXHIBIT "B"

County: Williamson
Parcel No.: 44E
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 2 of 6
March 9, 2023

5) With said curve to the right, an arc distance of 101.60 feet, through a central angle of $02^{\circ}47'29''$, having a radius of 2,085.50 feet, and a chord which bears $S\ 64^{\circ}07'31''\ E$, a distance of 101.60 feet to a calculated point on the east line of said 2.00 acre tract and the west line of a called 2.105 acre tract of land described as Tract II in said deed to Round Rock Presbyterian Church of Round Rock, Texas, recorded in Volume 1462, Page 219, O.R.W.C.TX., for the northeast corner of the easement described herein;

6) **THENCE** $S\ 30^{\circ}55'47''\ W$, with the common line of said 2.00 acre tract and said 2.105 acre tract, passing at a distance of 8.52 feet, a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 77.00 feet left of Sam Bass Road E.C.S. 332+38.05 on the proposed north right-of-way line of said Sam Bass Road, and continuing with the proposed north right-of-way line of said Sam Bass Road, a total distance of 10.02 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 75.50 feet left of Sam Bass Road E.C.S. 332+37.96, for the beginning of a curve to the left and the southeast corner of the easement described herein;

THENCE departing the common line of said 2.00 acre tract and said 2.105 acre tract, with the proposed north right-of-way line of Sam Bass Road, over and across said 2.00 acre tract, the following three (3) courses and distances numbered 7 – 9:

7) With said curve to the left, an arc distance of 100.80 feet, through a central angle of $02^{\circ}46'57''$, having a radius of 2,075.50 feet, and a chord which bears $N\ 64^{\circ}08'19''\ W$, a distance of 100.79 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 75.50 feet left of Sam Bass Road E.C.S. 331+40.83,

8) $N\ 61^{\circ}48'19''\ W$, a distance of 73.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 80.71 feet left of Sam Bass Road E.C.S. 330+67.58, for the beginning of a curve to the left, and

9) With said curve to the left, an arc distance of 9.16 feet, through a central angle of $00^{\circ}15'07''$, having a radius of 2,081.61 feet, and a chord which bears $N\ 67^{\circ}41'10''\ W$, a distance of 9.16 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 80.71 feet left of Sam Bass Road E.C.S. 330+67.58, being on the common line of said 2.00 acre tract and said 4.142 acre tract;

10) **THENCE** $S\ 30^{\circ}53'32''\ W$, with the common line of said 2.00 acre tract and said 4.142 acre tract, a distance of 4.45 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 76.00 feet left of Sam Bass Road E.C.S. 330+57.90;

11) **THENCE** $N\ 65^{\circ}52'45''\ W$, departing the common line of said 2.00 acre tract and said 4.142 acre tract, over and across said 4.142 acre tract, a distance of 265.13 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 76.00 feet left of Sam Bass Road E.C.S. 327+92.77, being on the common line of said 4.142 acre tract and said 1.869 acre tract, for the southwest corner of the easement described herein, from which a 1/2-inch iron rod found on the existing north right-of-way line of Sam Bass Road, a variable width right-of-way, no record information found, for the southwest corner of said 4.142 acre tract and the southeast corner of said 1.869 acre tract, bears $S\ 30^{\circ}12'22''\ W$, a distance of 50.56 feet;

EXHIBIT “B”

County: Williamson
Parcel No.: 44E
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 3 of 6
March 9, 2023

12) **THENCE** N 30°12'22" E, with the common line of said 4.142 acre tract and said 1.869 acre tract, a distance of 10.06 feet to the **POINT OF BEGINNING** and containing 0.103 acres (4,491 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Sent C. Re 3/9/2023

Scott C. Brashear
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "B"

LINE NO.	BEARING	DISTANCE
L1	N30° 53' 32"E	4.50'
L2	S61° 48' 19"E	74.09'
L3	S30° 55' 47"W	10.02'
L4	N61° 48' 19"W	73.90'
L5	S30° 53' 32"W	4.45'
L6	S30° 12' 22"W	50.56'
L7	N30° 12' 22"E	10.06'

GREAT OAKS DR
100' ROW PLAT
DEDICATED IN 303
CAB. C, 1977003005
P.R. W.C. TX.
DOC.

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 333+24.97
N = 10,169,118.80
E = 3,112,847.53
Δ = 10° 48' 36.71" (RT)
D = 02° 51' 53.24"
L = 377.35'
T = 189.35'
R = 2,000.00'
PC Sta 331+35.74
PT Sta 335+13.09

W. KINCAID SURVEY
ABSTRACT 374

BRUSHY CREEK MUNICIPAL
UTILITY DISTRICT
TRACT I
REMAINDER OF A CALLED
23.859 AC.
DOC. NO. 2004019077
O. P. R. W. C. TX.

ROUND ROCK PRESBYTERIAN
CHURCH, INC.
RECORDED MARCH 15, 1995
CALLED 4.142 AC.
VOL. 2729, PG. 261
O. R. W. C. TX.

J.H. DILLARD SURVEY
ABSTRACT 179

ROUND ROCK PRESBYTERIAN
CHURCH OF ROUND ROCK, TEXAS
RECORDED DECEMBER 17, 1986
TRACT II
CALLED 2.105 AC.
VOL. 1462, PG. 219
O. R. W. C. TX.

BRUSHY CREEK MUNICIPAL
UTILITY DISTRICT
CALLED 2485 A.C.
DOC. NO. 2014096490
O.P.R. W.C. TX.

P.O.B.
N=10,169,334.11
E=3,112,577.11
327+93.84
86.00' LT

④4E0.103 AC.

N65° 52' 45" W 265.13'

C.R. 175 (SAM BASS RD)

NO RECORD INFORMATION FOUND

EXISTING R.O.W.

EXISTING R.O.W.

S55° 04' 08" E 373.81

PAGE 4 OF 6
REF. FIELD NOTE NO. 49503

GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILE:\$FILES\$

EXISTING	8.247 AC.
----------	-----------

ACQUIRE	0.000 AC.
---------	-----------

REMAINING	8.247 AC. LEFT
-----------	----------------

The logo for SAM (Society for American Music) is located in the bottom right corner. It features the letters "SAM" in a bold, sans-serif font, enclosed within a stylized oval border. A registered trademark symbol (®) is positioned to the upper right of the logo.

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

EASEMENT SKETCH
SHOWING PROPERTY OF
ROUND ROCK PRESBYTERIAN
CHURCH OF ROUND ROCK, TEXAS
EASEMENT 44
0.103 AC. (4,491 SQ. FT.)

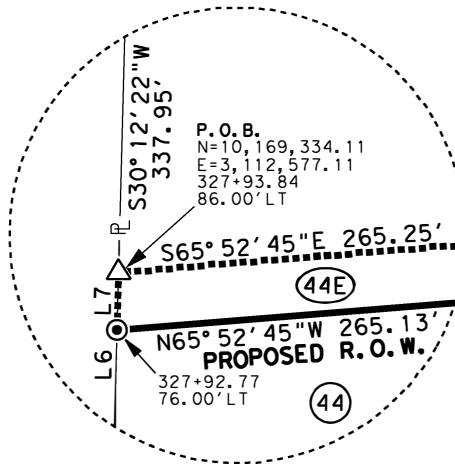
EXHIBIT "C"

A

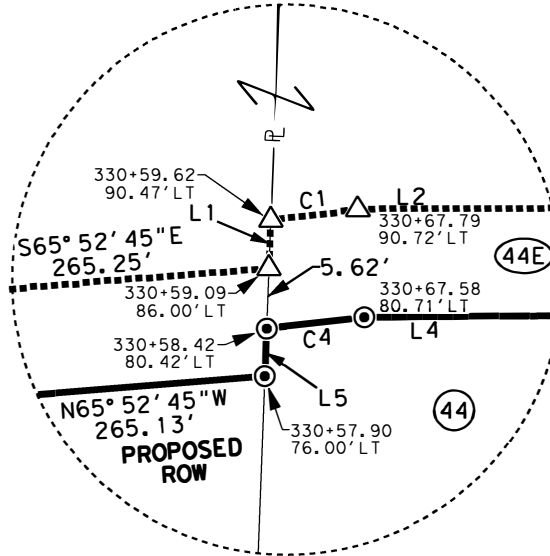
BRUSHY CREEK CONGREGATION
OF JEHOVAH'S WITNESSES
CALLED 1.869 AC.
DOC. NO. 2008066488
O. P. R. W. C. TX.

B

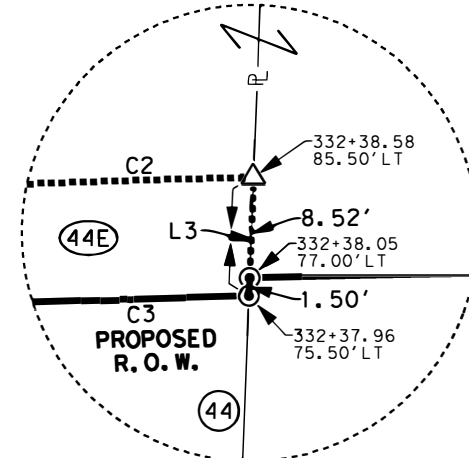
ROUND ROCK PRESBYTERIAN
CHURCH OF ROUND ROCK, TEXAS
RECORDED DECEMBER 17, 1986
TRACT I
CALLED 2.00 AC.
VOL. 1462, PG. 219
O. R. W. C. TX.



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

PAGE 5 OF 6

REF. FIELD NOTE NO. 49503

FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\44\EASEMENT\00\P-44E.dgn

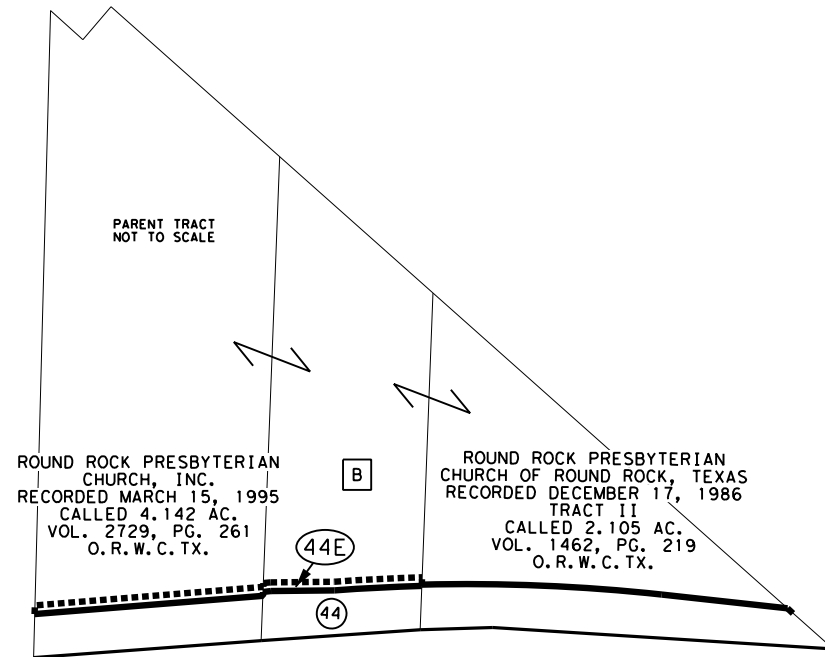
EXISTING	8.247 AC.	ACQUIRE	0.000 AC.	REMAINING	8.247 AC. LEFT
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	4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300	EASEMENT SKETCH SHOWING PROPERTY OF ROUND ROCK PRESBYTERIAN CHURCH OF ROUND ROCK, TEXAS EASEMENT 44 0.103 AC. (4,491 SQ. FT.)
--	---	--

EXHIBIT B "

LEGEND

⊙	5/8" IRON ROD FOUND WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
●	1/2" IRON ROD FOUND UNLESS NOTED
⬡	FENCE POST (TYPE NOTED)
△	CALCULATED POINT
ℙ	PROPERTY LINE
()	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
D.R.W.C. TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C. TX.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C. TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
---	DISTANCE NOT TO SCALE
---	DEED LINE (COMMON OWNERSHIP)



NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 - SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
 - THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 13' 25" RT	2,091.61'	8.16'	8.16'	S67° 41' 10" E
C2	02° 47' 29" RT	2,085.50'	101.60'	101.60'	S64° 07' 31" E
C3	02° 46' 57" LT	2,075.50'	100.80'	100.79'	N64° 08' 19" W
C4	00° 15' 07" LT	2,081.61'	9.16'	9.16'	N67° 41' 10" W



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PAGE 6 OF 6
REF. FIELD NOTE NO. 49503

FILE:\$FILE\$

EXISTING	ACQUIRE	REMAINING
8.247 AC.	0.000 AC.	8.247 AC. LEFT



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

EASEMENT SKETCH
SHOWING PROPERTY OF
ROUND ROCK PRESBYTERIAN
CHURCH OF ROUND ROCK, TEXAS
EASEMENT 44
0.103 AC. (4,491 SQ. FT.)

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

3/9/2023

DATE

Exhibit "C"

AERIAL ELECTRIC UTILITY EASEMENT

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

THAT THE ROUND ROCK PRESBYTERIAN CHURCH OF ROUND ROCK, TEXAS ("Grantor"), for and in consideration of ONE DOLLAR (\$1.00) in hand paid by WILLIAMSON COUNTY, TEXAS, have granted, sold, and conveyed and by these presents do grant, sell, and convey unto PEDERNALES ELECTRIC COOPERATIVE, INC. ("Grantee"), an aerial only easement and right-of-way as hereinafter described for an electric distribution line consisting of a variable number of wires, and all necessary or desirable aerial appurtenances (including telephone and telecommunication wire) (the "Facilities"), over and across the following described lands located in Williamson County County, Texas, to-wit:

All of that certain 0.103 acre (4,491 square feet) of land, more or less, out of the J.H. DILLARD SURVEY, ABSTRACT NO. 179, and being more particularly described by metes and bounds and sketch attached hereto as Exhibit A, said exhibits being incorporated herein by reference for all purposes (Parcel 44E), which unobstructed aerial easement and right of way shall be limited to and extend from a plane fifteen feet (15' 0") above ground level upward from the surface of the Property (the "Aerial Easement").

Together with the right of ingress and egress over the surface area of such land where the Aerial Easement is located for the sole purpose of constructing, reconstructing, inspecting, patrolling, pulling new wire on, maintaining, and removing said aerial lines and appurtenances; the right to relocate within the limits of said Aerial Easement; the right to remove from said lands all trees and parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or their appurtenances.

Following completion of any limited ingress and egress over the surface area of the Aerial Easement as set out herein, if Grantee has removed or damaged improvements, herbage, grading or planted landscaping within the easement area or otherwise on Grantor's property, Grantee shall at its sole expense restore any areas injured by Grantee's activities as closely as commercially possible to the same condition as existed prior to Grantee's entry upon the particular property.

This Aerial Easement is subject to the following covenants, conditions, and reservations:

1. The Grantor has the right to place, construct, operate, repair, replace, and maintain driveways, parking, water and wastewater lines, signs and landscaping on, over, and across the Property, to dedicate and grant public or private easements for such purposes, and to construct improvements on and otherwise use the surface of the Property which shall not exceed a plane fifteen (15) feet above ground level upward from the surface of the Property, so long as such use also complies with any clearance or separation distances required by the National Electrical Safety Code or other applicable state or local statute or permitting requirements.

2. This Aerial Easement is granted and accepted subject to any and all easements, covenants, rights-of-way, conditions, restrictions, encumbrances, mineral reservations, royalty reservations, liens, if any, relating to the Property to the extent, and only to the extent that the same may still be in force and effect, and either shown or record in the office of the County Clerk of Williamson County, Texas, or visible and apparent on the ground.
3. This Aerial Easement is granted for the purposes set forth herein and shall not include the right to use the Property for any improvement of Grantee that actually touches or is connected to the surface of the Property.

TO HAVE AND TO HOLD the above-described easement and rights unto Grantor and their successors and assigns, until said line shall be abandoned.

And we do hereby bind ourselves, our heirs and legal representatives to warrant and forever defend all and singular the above-described easement and rights unto Pedernales Electric Cooperative, Inc., their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands this _____ day of _____, 2025.

[signature page follows]

GRANTOR:

**ROUND ROCK PRESBYTERIAN CHURCH
OF ROUND ROCK, TEXAS**

By:_____

Name:_____

Its:_____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2025 by _____, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626