

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

**NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT**

**Effective Date:** May 23, 2025, 2025

**Grantor:** FAITH MISSIONARY BAPTIST CHURCH

**Grantor  
Mailing Address:** 1561 Sam Bass Road  
Round Rock, Texas 78681

**Grantee:** WILLIAMSON COUNTY, TEXAS

**Grantee  
Mailing Address:** 710 Main Street, Suite 301  
Georgetown, Texas 78626

**Easement Tract:**

The 0.063 acre (2,750 square foot) tract or parcel of land located in Williamson County, Texas, more fully described in Exhibit "A", attached hereto and made a part hereof for all purposes.

**Benefitted Property:**

The 0.5358 acre (23,343 square foot) tract or parcel of land located in Williamson County, Texas, more fully described in Exhibit "B", attached hereto and made a part hereof for all purposes, and as further described in Document No. 2023095110, Official Records of Williamson County, Texas.

The 1.94 acre (84,625 square foot) Non-Exclusive Trail Easement tract of parcel of land located in Williamson County, Texas, more fully described in Exhibit "C", attached hereto and made a part hereof for all purposes, and as further described in Document No. 2023095109, Official Records of Williamson County, Texas.

**Improvements:** a paved driveway and related appurtenances

## **GRANT OF EASEMENT; GRANTOR'S RESERVED RIGHTS**

1. Pursuant to the terms and provisions of this Non-Exclusive Access Easement Agreement (this "Agreement"), Grantor hereby grants, sells, and conveys to Grantee, its successors and permitted assigns, a permanent non-exclusive easement, appurtenant to the Benefitted Property (the "Easement"), upon and across the Easement Tract for the purposes of (i) providing free and uninterrupted vehicular and pedestrian ingress and egress to Grantee, its successors, permitted assigns, agents, employees, contractors, and the public between Sam Bass Road and the Benefitted Property, and (ii) constructing, installing and/or maintaining within the Easement Tract a paved driveway approach and access road and any related improvements that are necessary or convenient for such ingress and egress (the "Improvements"). Grantor hereby covenants and agrees to warrant and forever defend title to the Easement herein granted unto Grantee, its successors and permitted assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject to the matters set forth herein and further subject to all matters of record in Williamson County, Texas that are valid and subsisting and affect the Easement Tract and all other matters that are visible and apparent on the ground.

2. Grantor expressly reserves the right, on behalf of Grantor, its successors, assigns, agents, employees, contractors, subcontractors, invitees, licensees and tenants to enter onto and use the Easement Tract and the Improvements constructed thereon for vehicular and pedestrian ingress and egress and all other purposes that do not prevent or unreasonably interfere with Grantee's use of the Easement Tract for ingress or egress as provided herein. Grantor will also have the right, without the joinder or consent of Grantee, to grant future easements to public or private utility companies ("Utility Easements") for utility, telephone, cable television, storm sewer, water, sanitary sewer, electric or other power lines, and other utilities (the "Utility Facilities") within and across the Easement Tract, provided that such Utility Easements do not unreasonably interfere with Grantee's continuous use of the Easement for ingress and egress, except during periods of actual construction or maintenance of the Utility Facilities.

## **GRANTOR'S AND GRANTEE'S OBLIGATIONS**

3. Grantee and Grantor will jointly be obligated to keep and maintain all Improvements (including, after construction, any Alternative Improvements) and the Easement Tract (including any Alternative Access Tract) in good condition and repair in accordance with all applicable laws, rules, regulations and requirements of all public authorities ("Maintenance Obligations"). Grantee may not permit any lien to attach to the Easement Tract as a result of any construction, installation, or maintenance by Grantee. In the event of acceptance of the Easement Tract for roadway purposes by a governmental entity with jurisdiction, Grantor's Maintenance Obligations will cease.

Maintenance Obligations will include:

- (a) Maintaining the surfaces of the Improvements within the Easement Tract at appropriate grades and in a condition so that any roadway or driveway will be a reasonably passable all-weather surface.
- (b) Removing all trash, debris, trash and refuse from the Easement Tract which directly results from Grantee's use of the Easement;



4. To the fullest extent allowed by law, Grantee, its successors and permitted assigns, will be solely liable for liability, damages, costs or expenses based on property damage or personal injury arising from or related to its activities and those of its agents, employees, contractors, and other third parties coming in, over, or upon the Easement Tract, including its and such parties' use of the Easement Tract and any Improvements (collectively, "Liabilities"), and Grantor will have no liability for such Liabilities. To the extent permitted by applicable law, Grantee indemnifies and agrees to hold Grantor harmless from the Liabilities.

Grantor and Grantee will each be responsible for compliance with all applicable laws, rules, regulations and requirements of all public authorities with jurisdiction (collectively, "Applicable Laws") with respect to its use and improvement of and access over the Easement Tract and the Improvements, as applicable, and Grantee will also be responsible with compliance with Applicable Laws with respect to performance of its maintenance obligations hereunder.

### **ENFORCEMENT**

5. Grantor and Grantees may each enforce, by any proceeding at law or in equity, including specific performance, the other party's obligations imposed by this Agreement. Grantor's or Grantee's failure to enforce any requirement under this Agreement does not waive its future right to do so.

### **OBLIGATIONS TO RUN WITH THE LAND**

6. The rights and obligations contained in this Agreement will run with the land comprising the Easement Tract and the Benefitted Tract and inure to and be for the benefit of Grantor and Grantee and their respective successors and assigns, and each of their agents, employees, contractors, subcontractors, invitees, licensees and tenants, and the public using the Benefitted Property. When a transfer of ownership of either tract takes place, the transferor will not be liable for a breach of this Agreement occurring after the transfer.

### **MODIFICATION OR TERMINATION**

7. This Agreement may be modified, amended, or terminated upon the filing of a written modification, amendment, or termination document in the Official Public Records of Williamson County, Texas, executed and acknowledged by Grantor and Grantee, or the then-owners of the Easement Tract and the Benefitted Property, respectively, and any mortgagees holding first lien security interests on any portion of the Easement Tract and the Benefitted Property; provided, however, that in the event of termination of this Agreement, the joinder of such mortgagees will not be required.

### **PUBLIC DEDICATION**

8. This Agreement and the Easement will terminate upon the earlier of (a) completion of a public roadway on, over, and across the Easement Tract which provides reasonably equivalent access between the Benefitted Tract and Sam Bass Road Drive approved by Grantee, that is dedicated to and accepted by Williamson County, City of Round Rock or any other applicable governmental authority, such dedication to be evidenced by a recorded plat or other dedicatory instrument that covers the Easement Tract; and (b) completion, dedication, and acceptance by Williamson County, City of Round Rock or any other applicable governmental authority of a public roadway located on, over, and across an alternative location that provides access between the Benefitted Property and Sam Bass Road or other alternate public roadway in a location and alignment agreed to with Grantee. At that time, this Agreement and the Easement, will terminate without further action by either Grantor or Grantee. The foregoing

notwithstanding, Grantee agrees to execute a release or termination of this Agreement and the Easement, if it is requested to do so by Grantor, or its successors and assigns.

### **NOTICES**

9. Any notice or communication required or permitted under this Agreement must be given in writing and sent by (i) personal delivery or delivery by courier service, with proof of delivery, (ii) deposit in the United States mail, postage prepaid, as certified mail, return receipt requested, or (iii) sent by a nationally recognized overnight courier service such as UPS or Federal Express with proof of delivery, and addressed to each party's mailing address as set forth above. Any notice or communication will be deemed to have been given (a) in the case of personal delivery or delivery by courier service, on the date of personal delivery or delivery by the courier service, (b) in the case of delivery by U.S. Mail, as registered or certified mail, three days after the date of deposit with or delivery to the U.S. Mail, upon proof of deposit or delivery, or (c) in the case of delivery by a nationally recognized overnight delivery service, one day after the date of deposit with the overnight delivery service, upon proof of deposit. Any notice given under this Agreement will be ineffective unless given in accordance with the provisions of this Paragraph. Either party may change its address for notice by giving the other party five (5) days' written notice of the change.

### **MISCELLANEOUS**

10. Words of any gender used in this Agreement will include any other gender, and words in singular number will include the plural and vice versa, unless context requires otherwise.

11. The captions used in connection with interpretation of the articles and sections of this Agreement are for convenience only and will not be deemed to construe or limit the meaning of the language contained in this Agreement.

12. This Agreement will be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas. Both parties irrevocably agree that any legal proceedings in respect of this Agreement or the Easement will be brought in the courts of Williamson County, Texas.

13. If any provision contained in this Agreement is held to be invalid, illegal or unenforceable, the invalidity, illegality or unenforceability will not affect any other provision and this Agreement will be construed as if the invalid, illegal or unenforceable provision had never been contained herein.

14. This Agreement constitutes the entire agreement between Grantor and Grantee and supersedes any prior understandings or written or oral agreements between the parties concerning the Easement.

15. To facilitate execution, this Agreement may be executed in any number of counterparts, and it will not be necessary that the signatures of all signatories be contained on any one counterpart. Additionally, for purposes of facilitating the execution of this Agreement, the signature pages taken from separate, individually executed counterparts of this Agreement may be combined to form multiple fully executed counterparts. All executed counterparts of this Agreement will be deemed to be originals, but all such counterparts, when taken together, will constitute one and the same instrument. An electronic signature on this Agreement will have the same force and effect as an original signature.



16. Grantor and Grantee acknowledge that they and their respective counsel have each reviewed and revised this Agreement, and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this Agreement or any amendments or exhibits hereto.

Executed on the date or dates indicated below, to be effective as of the Effective Date.

*[Signature and Acknowledgment Pages Follow]*

**GRANTOR:**

**FAITH MISSIONARY BAPTIST CHURCH**

By: Donnie Rogers

Name: Donnie Rogers

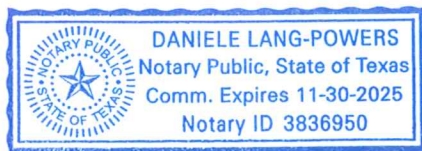
Title: Deacon / Trustee / Treasurer

STATE OF TEXAS

COUNTY OF Travis

§  
§  
§

This instrument was acknowledged before me on the 23rd day of May, 2025, by Donnie Rogers, in the capacity and for the purposes and consideration recited herein.



Daniele Lang-Powers  
Notary Public, State of Texas



**ACCEPTED AND AGREED BY GRANTEE:**

WILLIAMSON COUNTY, TEXAS

By: Steven Snell  
Steven Snell, County Judge

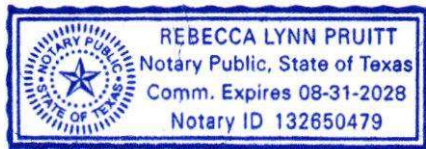
STATE OF TEXAS

§  
§  
§

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 4<sup>th</sup> day of June, 2025, by Steven Snell, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

(seal)



Rebecca Lynn Pruitt  
Notary Public, State of Texas

**After recording please return to:**

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

FIELD NOTES  
FOR

A 0.063 ACRE OR 2,750 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF LOT 1, BLOCK A, FAITH MISSIONARY BAPTIST CHURCH, A SUBDIVISION IN THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN CABINET Q, SLIDES 65-66, PLAT RECORDS, WILLIAMSON COUNTY TEXAS, (P.R.) SAID 0.063 ACRE BEING IN THE J.M. HARREL SURVEY, ABSTRACT NO. 284, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

**COMMENCING** at a found 3/8 inch iron rod for the existing east corner of a called 0.5358 acre tract of land recorded in the name of Williamson County in Document No. 2023095110, Official Public Records, Williamson County, Texas, (O.P.R.) being the north corner of a called 0.420 acre tract, as described in a deed to James Daniel Johnson, as recorded in Document Number 2019034982 O.P.R. same being on the southwest Right-of-Way, (R.O.W.), line of Sam Bass Road (variable width R.O.W.)

**THENCE, North 43°03'15" West**, along and with the southwest R.O.W. line of Sam Bass Road and the northeast line of said 0.5358 acre tract a distance of 180.47 feet to a calculated point being the north corner of said 0.5358 acre tract and east corner of said Lot1 for the **POINT OF BEGINNING** herein described tract;

**THENCE, South 47°27'53" West**, with the common line between said 0.5358 acre tract and said Lot 1, a distance of **110.00 feet** to a calculated point,

**THENCE**, over and across said Lot 1, the following two (2) courses and distances:

1. **North 43°03'15" West**, a distance of **25.00 feet** to a calculated point;
2. **North 47°27'53" East**, a distance of **110.00 feet** to a calculated point; on the northeast line of said Lot 1 and the southwest R.O.W. line of said Sam Bass Road;

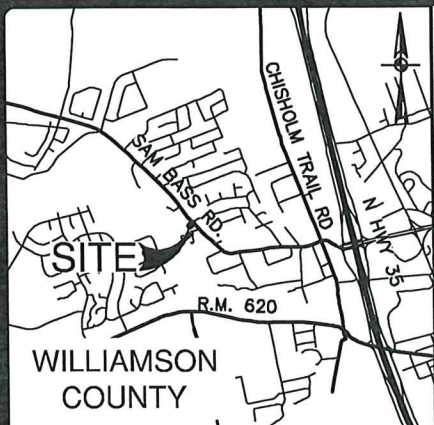
**THENCE, South 43°03'15" East**, along and with the southwest R.O.W. line of Sam Bass Road and the northeast line of said Lot 1, a distance of 25.00 feet to the **POINT OF BEGINNING** and containing 0.063 acres (2,750 SF) in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50867-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 16, 2025  
JOB No.:50867-02  
DOC.ID.:N:\Transpo\CIVIL\50867-02\Easements\  
Easement Release 50867-02\_0.063\_Acres.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01



05/16/2025





LOCATION MAP

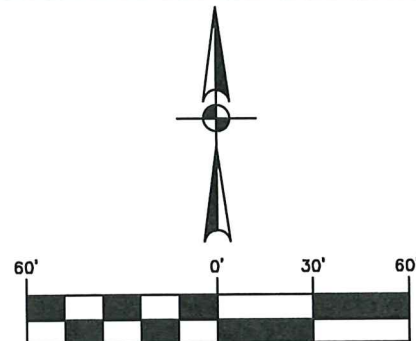
1" = 5,000'

LEGEND:

- D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- FD. FOUND
- I.R. IRON ROD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



SCALE: 1" = 60'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°27'53"W	110.00'
L2	N43°03'15"W	25.00'
L3	N47°27'53"E	110.00'
L4	S43°03'15"E	25.00'

J.M. HARREL  
SURVEY  
ABSTRACT 284

CENTERLINE OF TEXAS POWER &  
LIGHT COMPANY EASEMENT  
VOL. 801, PG. 307, DR

**0.063 ACRES**

(2,750 SQ. FT. MORE OR LESS)

PLAT OF  
FAITH MISSIONARY BAPTIST CHURCH  
LOT 1, BLOCK A  
CABINET Q, SLIDES 65-66 (P.R.)

OWNER: FAITH MISSIONARY  
BAPTIST CHURCH  
DOC. #9655326 (O.R.)

0.5358 ACRE  
WILLIAMSON COUNTY  
DOC. #2023095110 (O.R.)

EXHIBIT OF

A 0.063 ACRE, OR 2,750 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF LOT 1, BLOCK A OF THE PLAT OF FAITH MISSIONARY BAPTIST CHURCH RECORDED IN CABINET Q, SLIDES 65-66 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN CONVEYANCE TO FAITH MISSIONARY BAPTIST CHURCH IN WARRANTY DEED RECORDED IN DOCUMENT NO. 9655326 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, OUT OF THE J.M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



05/16/2025

JOB No.: 50867-02

# EXHIBIT "B"

**Parcel**  
0.5358 Acres (23,342 Square Feet)  
Jacob M. Harrell Survey, Abstract No. 284  
Williamson County, Texas

## DESCRIPTION OF PARCEL

DESCRIPTION OF A 0.5358 ACRE (23,342 SQUARE FOOT) TRACT OF LAND, LOCATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, OF FAITH MISSIONARY BAPTIST CHURCH SUBDIVISION, A PLAT OF RECORD IN CABINET Q, SLIDE 65, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A WARRANTY DEED TO FAITH MISSIONARY BAPTIST CHURCH, OF RECORD IN DOCUMENT NO. 1996055326, SAID OFFICIAL PUBLIC RECORDS, SAID 0.5358 ACRE (23,342 SQUARE FOOT) TRACT OF LAND BEING SURVEYED ON THE GROUND IN APRIL, JUNE, JULY, 2021, AND OCTOBER, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the south right-of-way line of Sam Bass Road, a variable width right-of-way, no dedication found to date, for the common east corner of said Lot 1 and a called 0.420 acre tract of land, described in a General Warranty Deed to James Daniel Johnson, of record in Document No. 2019034982, of said Official Public Records, for the southeast corner of the tract described herein, from which point a 3/8-inch iron rod found, bears North 19°33'34" West, a distance of 2.14 feet;

**THENCE, South 66° 04' 56" West**, with the common line between said Lot 1, and said 0.420 acre tract, at a distance of 185.88 feet, pass a 1/2-inch iron rod with aluminum cap found, for the southwest corner of a called 100 foot wide electric line easement and right-of-way, to the Lower Colorado River Authority, of record in Volume 2265, Page 193, of said Official Public Records, continuing for a total distance of **191.07 feet**, to a 1/2-inch iron rod with cap stamped "INLAND GEODETICS" set, for the southwest corner of the tract described herein;

**THENCE**, departing said common line, over and across said Lot 1, the following four (4) courses and distances:

1. **North 43° 24' 26" West**, a distance of **35.77 feet** to a 1/2-inch iron rod with cap stamped "INLAND GEODETICS" set for corner;
2. **North 45° 34' 16" East**, a distance of **43.50 feet** to a 1/2-inch iron rod with cap stamped "INLAND GEODETICS" set for corner;
3. **North 42° 49' 34" West**, a distance of **81.56 feet** to a 1/2-inch iron rod with cap stamped "INLAND GEODETICS" set for the northwest corner of the tract described herein;
4. **North 47° 10' 26" East**, a distance of **136.01 feet** to a 1/2-inch iron rod with cap stamped "INLAND GEODETICS" set in the south right-of-way of said Sam Bass Road, and for the northeast corner of the tract described herein, from which point the northeast corner of said Lot 1 and the southeast corner of a called 0.1070 acre tract of land, described in a Special Warranty Deed and Assignment, to Brushy Creek Municipal Utility District, of record in Document No. 2004016444, of said Official Public Records, bears North 43° 20' 42" West, with the common line between said Lot 1, and said



Sam Bass Road, a distance of 136.77 feet, from which point a 1/2-inch iron rod with aluminum cap stamped "BAKER-AICKLEN" found, bears North 45° 45' 47" West, with the common line between said 0.1070 acre tract of land and said Sam Bass Road, a distance of 43.64 feet, for the southeast corner of Lot 1, Block A, Freedom Church Subdivision, a plat of record in Document No. 2021096891, of said Official Public Records, and the northeast corner of said 0.1070 acre tract of land;

**THENCE, South 43° 20' 42" East**, with the common line between said Lot 1 and said Sam Bass Road, at a distance of 61.50 feet, pass a 1/2-inch iron rod with aluminum cap found, and continuing for a total distance of **180.48 feet**, to the **POINT OF BEGINNING** and containing 0.5358 acres of land, more or less, within these metes and bounds;

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00011.


The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

THE STATE OF TEXAS                    §  
   §        KNOWN ALL MEN BY THESE PRESENT  
COUNTY OF WILLIAMSON           §

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of April, June, July, 2021, and October, 2023, under my direct supervision.

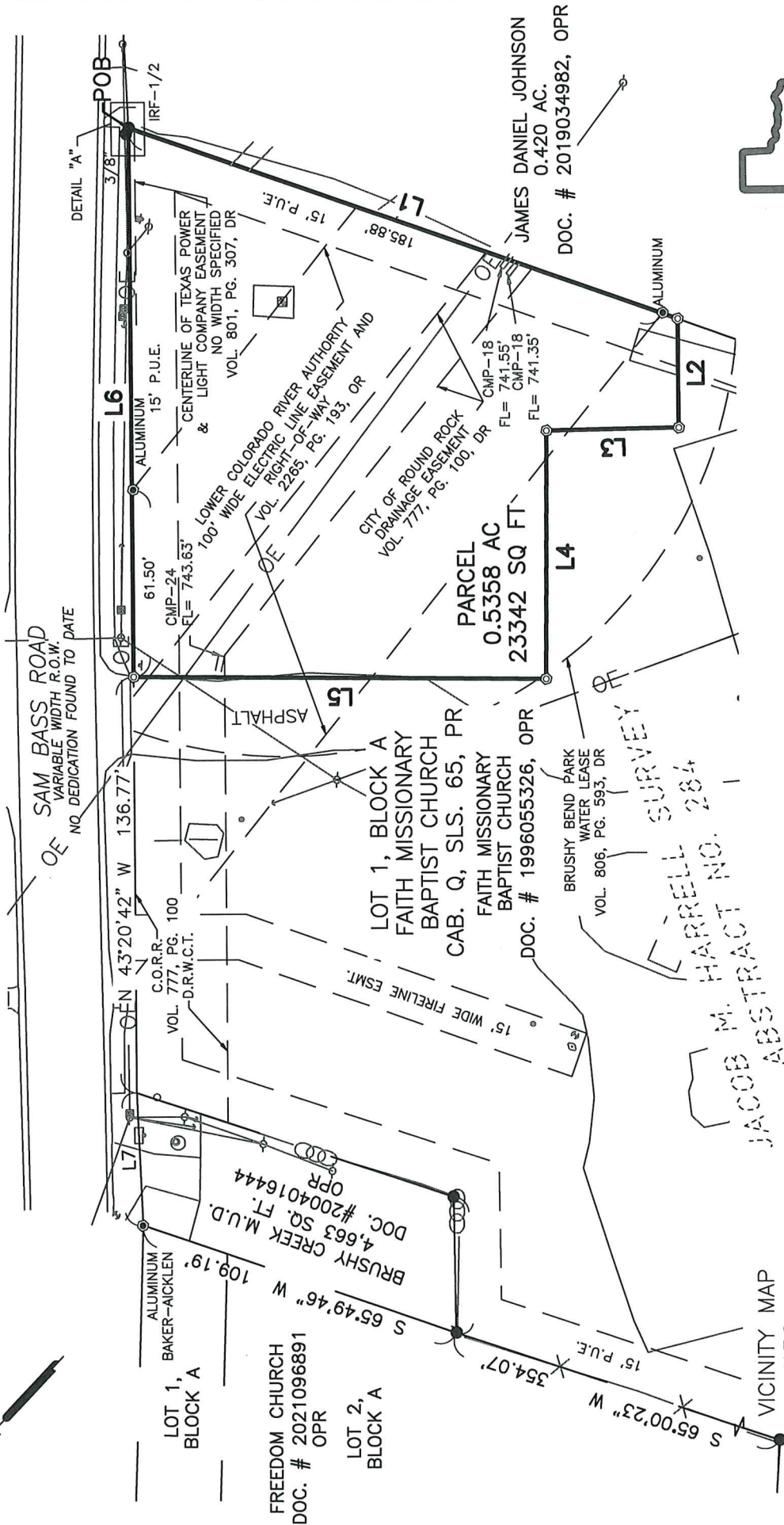
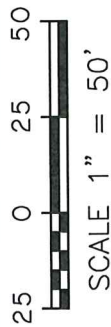
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 13th of October, 2023, A.D.

INLAND GEODETICS

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



P:\Projects\RVI Planning (RVI)\RVI-001-Brushy Creek Trail\5 -Descriptions-Reports\PARCEL\RVI-001-PARCEL-BRUSHY CREEK TRAIL-Metes and Bounds



HW-79

I-H 35

CHISOLM TRAIL

MEADOWS DR

SAM BASS RD

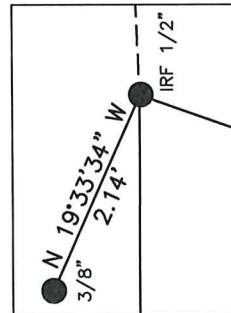
CREEK BEND BLVD

ROUND ROCK AVE

★ SITE LOCATION

N

DETAIL "A"  
N.T.S.



## SKETCH TO ACCOMPANY DESCRIPTION

SHOWING PROPERTY OF  
FAITH MISSIONARY  
BAPTIST CHURCH  
PROJECT: BRUSHY CREEK TRAIL  
WILLIAMSON COUNTY



1504 CHISHOLM TRAIL RD., #103  
ROUND ROCK, TX 78681  
512-238-1200  
FIRM REG. NO. 100591-00

SHEET 3 OF 4

RVI-001

10/12/2023



NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD 83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 1.00011.
2. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE NOR A TITLE COMMITMENT OR TITLE POLICY. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY AFFECT THE PROPERTY.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
4. UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0489F, THAT BEARS AN EFFECTIVE/REVISED DATE OF 12/20/2019. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.
6. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
7. THE FOREGOING MAP AND SURVEY ON WHICH IT IS BASED IS ACCOMPANIED BY AND A PART OF SEPARATE METES AND BOUND DESCRIPTION OF THE SUBJECT TRACT.

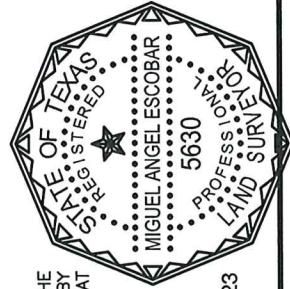
THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN APRIL, JUNE, JULY, 2021, AND OCTOBER 2023 BY ME OR UNDER MY SUPERVISION, AND THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

INLAND GEODETICS



MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.  
TEXAS REG. NO. 5630

10/13/2023



LINE	BEARING	DISTANCE
L1	S 66°04'56" W	191.07'
L2	N 43°24'26" W	35.77'
L3	N 45°34'16" E	43.50'
L4	N 42°49'34" W	81.56'
L5	N 47°10'26" E	136.01'
L6	S 43°20'42" E	180.48'
L7	N 45°45'47" W	43.64'

LEGEND

- IRON ROD FOUND 1/2" IN DIAMETER OR OTHERWISE NOTED
- ⦿ IRON ROD FOUND W/CAP 1/2" IN DIAMETER OR OTHERWISE NOTED
- ⦿ IRON ROD SET W/CAP 1/2" IN DIAMETER "INLAND GEODETICS"
- ⦿ POWER POLE
- ⦿ WELL
- ⦿ PULLBOX
- ⦿ TELEPHONE PEDESTAL
- ⦿ SIGN
- X— WIRE FENCE
- CD— CHAINLINK FENCE
- OE— OVERHEAD ELECTRIC LINE
- //— WOOD FENCE
- POB POINT OF BEGINNING
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- OR OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

SKETCH TO ACCOMPANY DESCRIPTION

SHOWING PROPERTY OF  
FAITH MISSIONARY  
BAPTIST CHURCH  
PROJECT: BRUSHY CREEK TRAIL  
WILLIAMSON COUNTY



1504 CHISHOLM TRAIL RD., #103  
ROUND ROCK, TX 78681  
512-238-1200  
FIRM REG. NO. 100591-00  
SHEET 4 OF 4  
RV1-001 10/12/2023

# EXHIBIT "C"

Page 1 of 9  
Proj. No. RVI-001  
October 13, 2023

**Easement**  
1.942 Acres (84,625 Square Feet)  
Jacob M. Harrell Survey, Abstract No. 284  
Williamson County, Texas

## DESCRIPTION OF EASEMENT

DESCRIPTION OF A 1.942 ACRE (84,625 SQUARE FOOT) TRACT OF LAND, LOCATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, FAITH MISSIONARY BAPTIST CHURCH SUBDIVISION, A PLAT OF RECORD IN CABINET Q, SLIDE 65, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A WARRANTY DEED TO FAITH MISSIONARY BAPTIST CHURCH, OF RECORD IN DOCUMENT NO. 1996055326, SAID OFFICIAL PUBLIC RECORDS, SAID 1.942 ACRE (84,625 SQUARE FOOT) TRACT OF LAND BEING SURVEYED ON THE GROUND IN APRIL, JUNE, JULY, 2021, AND OCTOBER, 2023, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found in the south right-of-way line of Sam Bass Road, a variable width right-of-way, no dedication found to date, for the common east corner of said Lot 1 and a called 0.420 acre tract of land, described in a General Warranty Deed to James Daniel Johnson, of record in Document No. 2019034982, of said Official Public Records, for the southeast corner of the tract described herein, from which point a 3/8-inch iron rod found, bears North 19°33'34" West, a distance of 2.14 feet;

**THENCE, South 66° 04' 56" West**, with the common line between said Lot 1 and said 0.420 acre tract, at a distance of 185.88 feet pass a 1/2-inch iron rod with an aluminum cap found, in said common line, for the southwest corner of a called 100' wide electric line easement and right-of-way, to the Lower Colorado River Authority, of record in Volume 2265, Page 193, of said Official Public Records, and continuing for a total distance of **191.07 feet**, to a 1/2-inch iron rod with cap stamped "INLAND GEODETICS" set, for the southeast corner and the **POINT OF BEGINNING** of the tract described herein;

**THENCE, South 66° 04' 56" West**, with said common line, a distance of **96.58 feet**, to a tangent point of curve to the right;

**THENCE**, departing said common line, over and across said Lot 1, the following seven (7) courses and distances;

1. **With** said tangent curve to the right, having a delta angle of **22° 31' 38"**, a radius of **100.00 feet**, an arc length of **39.32 feet**, and a chord which bears **South 87° 07' 32" West**, for a distance of **39.06 feet**, to a point of tangency;
2. **North 85°19'08" West**, a distance of **96.36 feet**, to a tangent point of curve to the left;
3. **With** said tangent curve to the left, having a delta angle of **45° 30' 26"**, a radius of **100.00 feet**, an arc length of **79.43 feet**, and a chord which bears **South 59° 38' 20" West**, for a distance of **77.35 feet**, to a point of tangency;
4. **South 30° 53' 40" West**, a distance of **24.89 feet**, to a tangent point of curve to the right;
5. **With** said tangent curve to the right, having a delta angle of **20° 57' 31"**, a radius of **100.00 feet**, an arc length of **36.58 feet**, and a chord which bears **South 42° 46' 08" West**, for a chord distance of **36.38 feet**, to a point of tangency;



6. **South 52° 07' 27" West**, a distance of **45.01 feet**, to a point for corner, and
7. **South 30° 24' 25" East**, a distance of **11.95 feet**, to a point in said common line;

**THENCE, South 66° 04' 56" West**, with said common line, and the north line of a called 2.056 acre tract of land, described in a General Warranty Deed, to Williamson County, of record in Document No. 2018011931, of said Official Public Records, a distance of **213.36 feet**, to a point in the center of Bushy Creek, and the east line of The Oaklands Section 1B, a plat of record in Cabinet G, Slide 173, of said Official Public Records, for the northwest corner of said 2.056 acre tract, the southwest corner of said Lot 1, and the southwest corner of the tract described herein;

**THENCE**, with the meanders of Bushy Creek, and the common line between said The Oaklands Section 1B and said Lot 1, the following three (3) courses and distances,

1. **North 03° 56' 25" West**, a distance of **90.48 feet**, to a point for corner;
2. **North 17° 23' 25" West**, a distance of **102.45 feet**, to a point for corner, and
3. **North 36° 02' 25" West**, a distance of **274.20 feet**, to a point, for the northeast corner of said The Oaklands Section 1B, the southeast corner of Sauls Ranch East Subdivision, a plat of recorded in Document No. 2023066851, of said Official Public Records, the southwest corner of Lot 2, Block A, Freedom Church Subdivision, a plat of record in Document No. 2021096891, of said Official Public Records, the northwest corner of said Lot 1, and the northwest corner of the tract described herein;

**THENCE, North 67° 26' 45" East**, with the common line between said Lot 1, and said Lot 2, at a distance of 90.39 feet, pass a 1/2-inch iron rod found, at a distance of 110.65 feet, pass a 1/2-inch iron rod with cap stamped "REF COR RPLS 4967" found, in all a total distance of **177.17 feet**, to a point for the northeast corner of the herein described tract, from which point a 1/2-inch iron rod found for the most northerly northeast corner of said Lot 1 and an interior ell corner of said Lot 2 bears **North 67° 26' 45" East**, a distance of 14.66 feet;

**THENCE**, departing said common line, over and across said Lot 1, the following thirteen (13) courses and distances;

1. **South 30° 24' 25" East**, a distance of **421.47 feet**, to a point for corner;
2. **North 52° 07' 27" East**, a distance of **42.39 feet**, to a tangent point of curve to the left;
3. **With** said tangent curve to the left, having a delta angle of **17° 22' 44"**, a radius of **100.00 feet**, an arc length of **30.33 feet**, and a chord which bears **North 42° 40' 05" East**, a distance of **30.22 feet**, to a point of tangency;
4. **North 30° 48' 13" East**, a distance of **23.82 feet**, to a tangent point of curve to the right;
5. **With** said tangent curve to the right, having a delta angle of **57° 48' 51"**, a radius of **100.00 feet**, an arc length of **100.90 feet**, and a chord which bears **North 59° 43' 52" East**, a distance of **96.68 feet**, to a point of tangency;
6. **South 85° 21' 10" East**, a distance of **98.43 feet**, to a tangent point of curve to the left;
7. **With** said tangent curve to the left, having a delta angle of **24° 54' 44"**, a radius of **100.00 feet**, an arc length of **43.48 feet**, and a chord which bears **North 84° 03' 15" East**, a distance of **43.14 feet**, to a point of tangency;
8. **North 66° 28' 09" East**, a distance of **38.86 feet**, to a tangent point of curve to the left;



9. **With** said tangent curve to the left having a delta angle of **37° 36' 08"**, a radius of **20.00 feet**, an arc length of **13.13 feet**, and a chord which bears **North 47°02'22" East**, a distance of **12.89 feet**, to a point for corner;
10. **North 23° 09' 14" East**, a distance of **3.33 feet**, to a tangent point of curve to the right;
11. **With** said tangent curve to the right, having a delta angle of **27° 15' 10"**, a radius of **25.00 feet**, an arc length of **11.89 feet**, and a chord which bears **North 31° 56' 41" East**, a distance of **11.78 feet**, to a point for corner;
12. **North 45° 34' 16" East**, a distance of **7.65 feet**, to a point for corner, and
13. **South 43° 24' 26" East**, a distance of **35.77 feet**, to the **POINT OF BEGINNING**, and containing 1.942 acres of land, more or less, within these metes and bounds.

Bearings are based on the Texas Coordinate System of 1983, Central Zone, (NAD 83(2011)). All distances are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00011.

The subject tract shown hereon is an easement, monuments were not set for corners.

The foregoing metes and bounds description, and survey on which it was based, is accompanied by and a part of a survey map of the subject tract.

THE STATE OF TEXAS                    §  
   §        KNOWN ALL MEN BY THESE PRESENT  
COUNTY OF WILLIAMSON    §

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the months of April, June, July, 2021, and October, 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 13th of October, 2023, A.D.

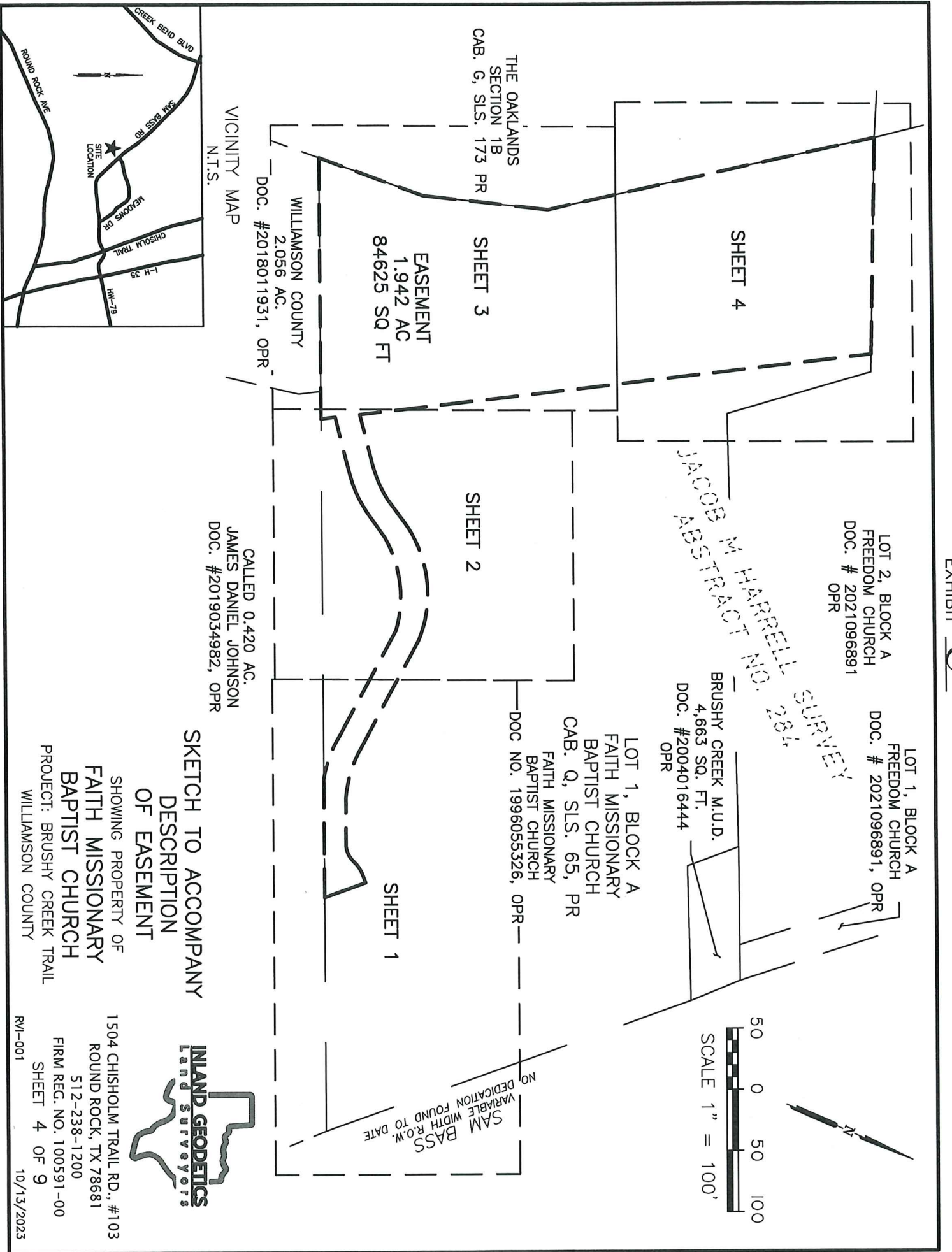
INLAND GEODETTICS

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

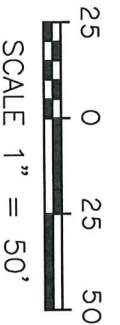


P:\Projects\RVI Planning (RVI)\RVI-001-Brushy Creek Trail\5 -Descriptions-Reports\ESMT\RVI-001-BRUSHY CREEK TRAIL-Metes and Bounds.dox

EXHIBIT C



EXHIBIT



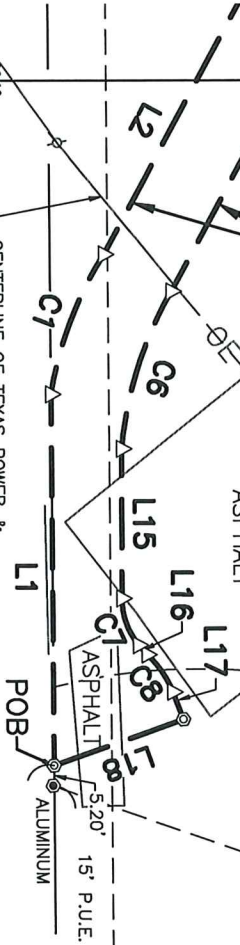
LOT 1, BLOCK A  
FAITH MISSIONARY  
BAPTIST CHURCH  
CAB. Q, SLS. 65, PR  
FAITH MISSIONARY  
BAPTIST CHURCH  
DOC NO. 1996055326, OPR

MATCH LINE

BRUSHY BEND PARK  
WATER LEASE  
VOL. 806, PG. 593, DR

EASEMENT  
1.942 AC  
84625 SQ FT

ASPHALT



CENTERLINE OF TEXAS POWER &  
LIGHT COMPANY AND SOUTHWESTERN  
BELL TELEPHONE COMPANY EASEMENT  
NO WIDTH SPECIFIED  
VOL. 761, PG. 708, DR

CALLLED 0.420 AC.  
JAMES DANIEL JOHNSON  
DOC. #2019034982, OPR

CITY OF ROUND ROCK  
DRAINAGE EASEMENT  
VOL. 777, PG. 100, DR

LOWER COLORADO RIVER AUTHORITY  
100' WIDE ELECTRIC LINE EASEMENT  
AND RIGHT-OF-WAY  
VOL. 2265, PG. 193, OR

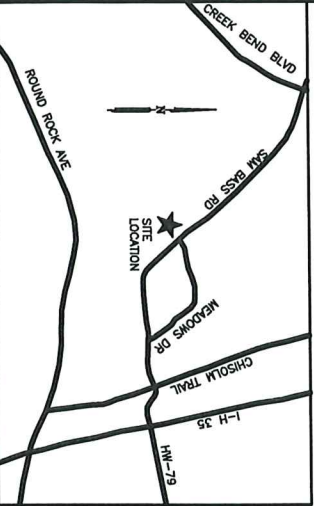
CENTERLINE OF TEXAS POWER  
& LIGHT COMPANY EASEMENT  
NO WIDTH SPECIFIED  
VOL. 801, PG. 307, DR

15' P.U.E.

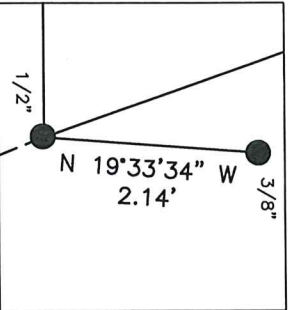
SAM BASS ROAD  
NO DEDICATION FOUND TO DATE  
VARIABLE WIDTH R.O.W.

DETAIL "A"

VICINITY MAP  
N.T.S.



DETAIL "A"  
N.T.S.



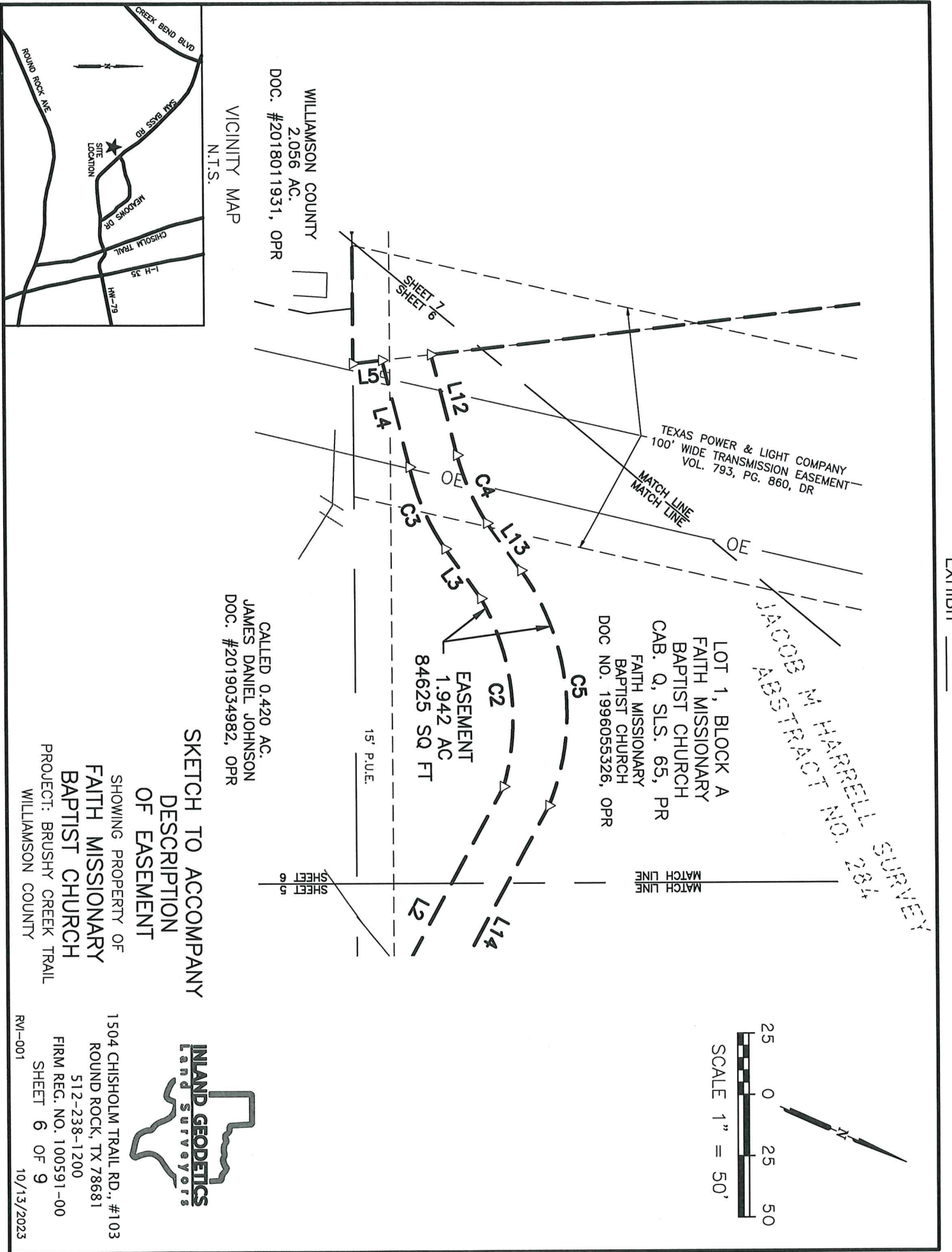
SKETCH TO ACCOMPANY  
DESCRIPTION  
OF EASEMENT

SHOWING PROPERTY OF  
FAITH MISSIONARY  
BAPTIST CHURCH  
PROJECT: BRUSHY CREEK TRAIL  
WILLAMSON COUNTY

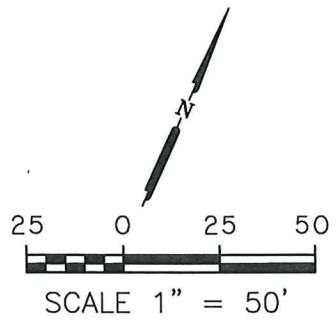


1504 CHISHOLM TRAIL RD., #103  
ROUND ROCK, TX 78681  
512-238-1200  
FIRM REG. NO. 100591-00  
SHEET 5 OF 9  
RM-001  
10/13/2023





JACOB M HARRELL SURVEY  
ABSTRACT NO. 284



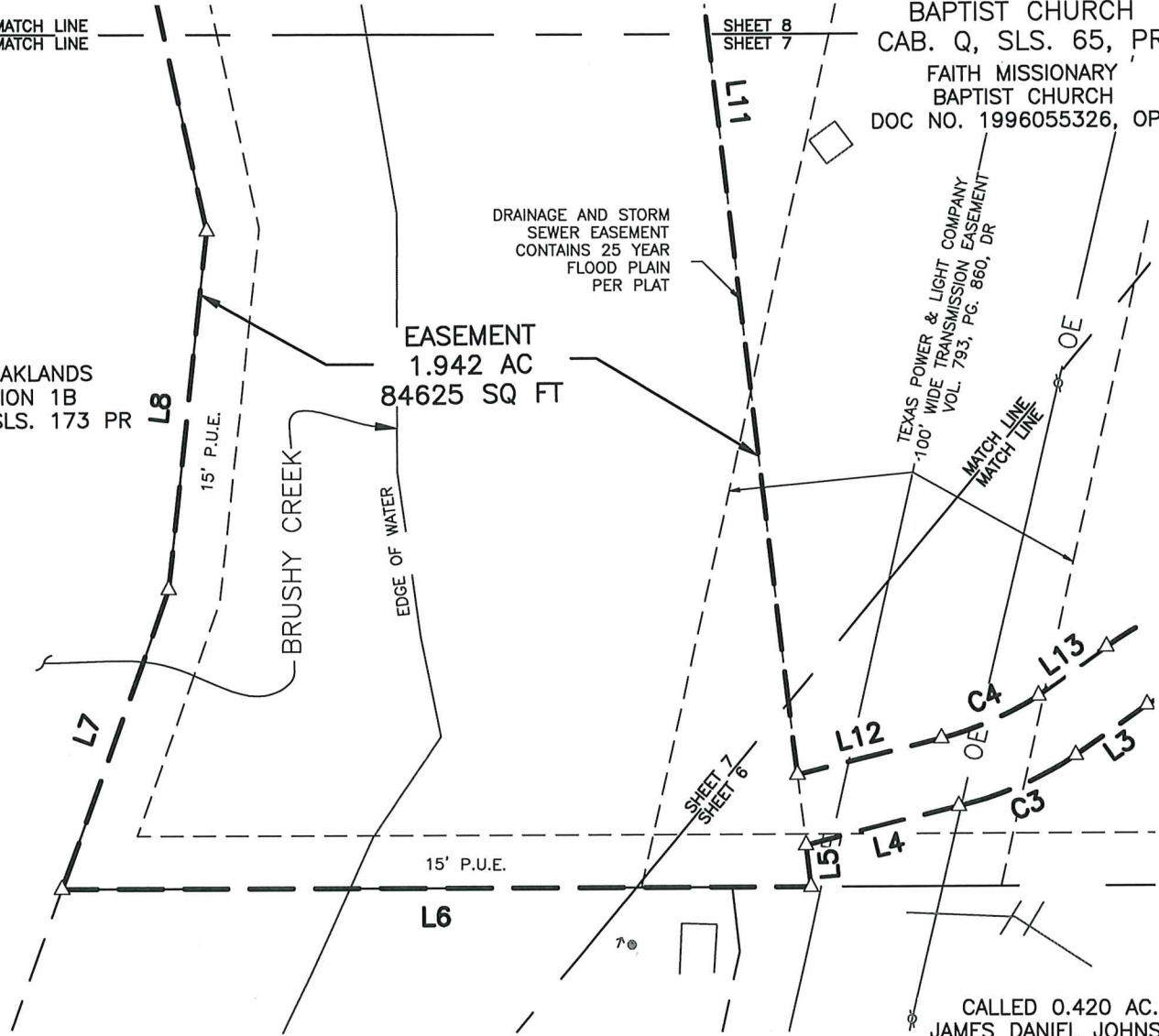
LOT 1, BLOCK A  
FAITH MISSIONARY  
BAPTIST CHURCH  
CAB. Q, SLS. 65, PR  
FAITH MISSIONARY  
BAPTIST CHURCH  
DOC NO. 1996055326, OPR

DRAINAGE AND STORM  
SEWER EASEMENT  
CONTAINS 25 YEAR  
FLOOD PLAIN  
PER PLAT

EASEMENT  
1.942 AC  
84625 SQ FT

THE OAKLANDS  
SECTION 1B  
CAB. G, SLS. 173 PR

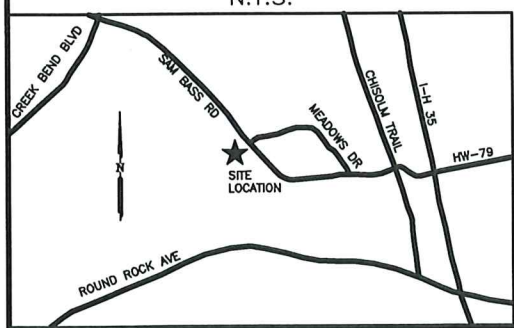
TEXAS POWER & LIGHT COMPANY  
100' WIDE TRANSMISSION EASEMENT  
VOL. 793, PG. 860, DR



WILLIAMSON COUNTY  
2.056 AC.  
DOC. #2018011931, OPR

CALLED 0.420 AC.  
JAMES DANIEL JOHNSON  
DOC. #2019034982, OPR

VICINITY MAP  
N.T.S.



SKETCH TO ACCOMPANY  
DESCRIPTION  
OF EASEMENT

SHOWING PROPERTY OF  
FAITH MISSIONARY  
BAPTIST CHURCH  
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WILLIAMSON COUNTY



1504 CHISHOLM TRAIL RD., #103  
ROUND ROCK, TX 78681  
512-238-1200  
FIRM REG. NO. 100591-00  
SHEET 7 OF 9  
RVI-001 10/13/2023

P:\PROJECTS\RVI PLANNING (RVI)\001-BRUSHY CREEK TRAIL\4 -DRAWINGS\EASEMENT\RVI-001-ESMT-BRUSHY CREEK TRAIL.DWG  
BSM

P:\PROJECTS\RV\ PLANNING (RV)\RV-001--BRUSHY CREEK TRAIL\4 -DRAWINGS\EASEMENT\RV-001-ESMT-BRUSHY CREEK TRAIL.DWG

DAVID CURRY SURVEY,  
ABSTRACT NO. 130

SAULS RANCH EAST  
DOC. # 2023066851, OPR

LOT 2, BLOCK A  
FREEDOM CHURCH  
DOC. # 2021096891  
OPR

LOT 2, BLOCK A  
FREEDOM CHURCH  
DOC. # 2021096891  
OPR

JACOB M HARRELL SURVEY  
ABSTRACT NO. 284

THE OAKLANDS  
SECTION 1B  
CAB. G, SLS. 173 PR

EASEMENT  
1.942 AC  
84625 SQ FT

LOT 1, BLOCK A  
FAITH MISSIONARY  
BAPTIST CHURCH  
CAB. Q, SLS. 65, PR  
FAITH MISSIONARY  
BAPTIST CHURCH  
DOC NO. 1996055326, OPR

# SKETCH TO ACCOMPANY DESCRIPTION OF EASEMENT

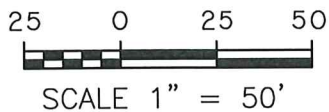
SHOWING PROPERTY OF  
FAITH MISSIONARY  
BAPTIST CHURCH  
PROJECT: BRUSHY CREEK TRAIL  
WILLAMSON COUNTY



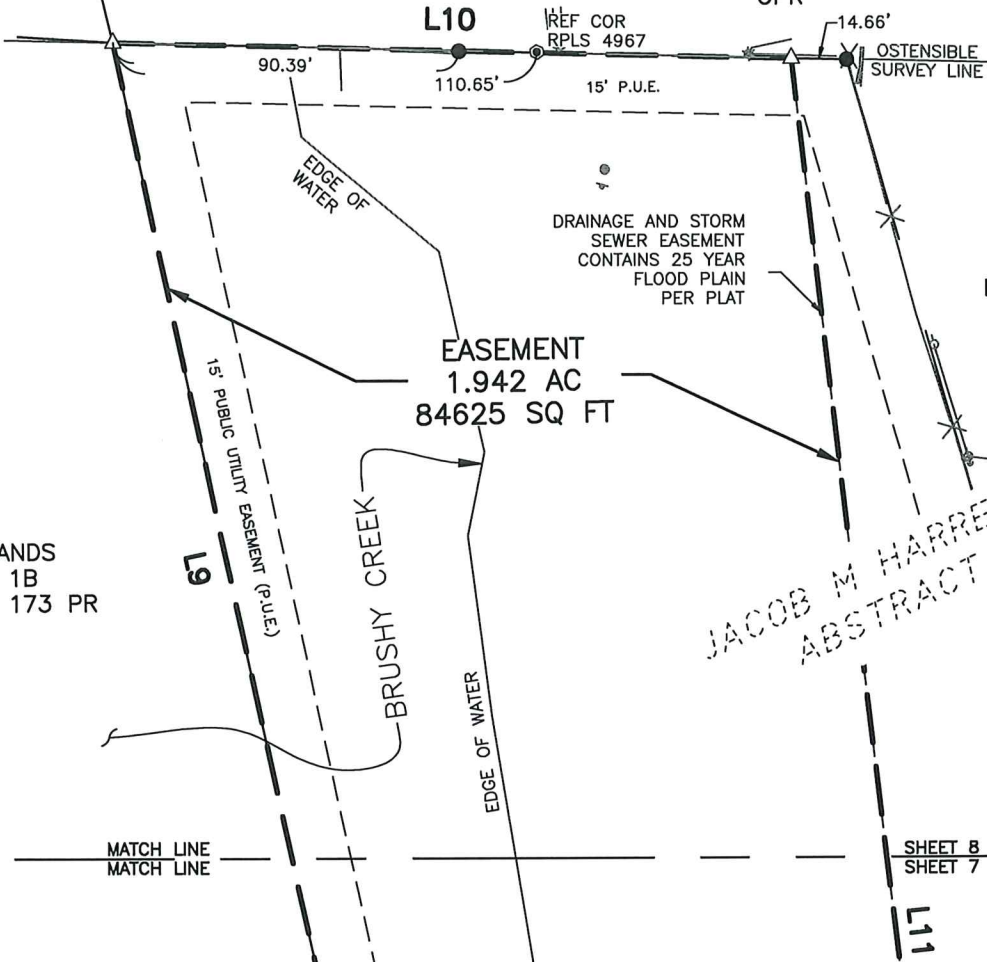
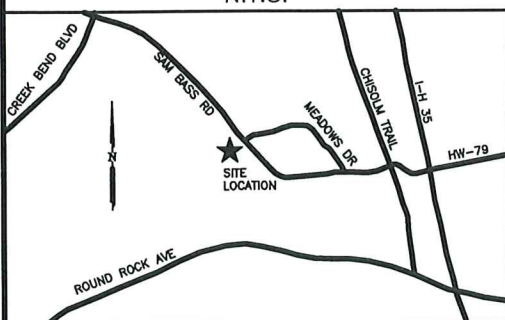
1504 CHISHOLM TRAIL RD., #103  
ROUND ROCK, TX 78681  
512-238-1200  
FIRM REG. NO. 100591-00  
SHEET 8 OF 9

RV-001

10/13/2023



VICINITY MAP  
N.T.S.





LEGEND

- IRON ROD FOUND 1/2" IN DIAMETER OR OTHERWISE NOTED
- IRON ROD FOUND W/CAP 1/2" IN DIAMETER OR OTHERWISE NOTED
- △ CALCULATED POINT
- ⊙ IRON ROD SET W/CAP 1/2" IN DIAMETER "INLAND GEODETICS"
- ⊕ POWER POLE
- ⊕ WELL
- ⊕ PULLBOX
- ⊕ TELEPHONE PEDESTAL
- ⊕ SIGN
- X— WIRE FENCE
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- POB POINT OF BEGINNING
- OPR OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLAMSON COUNTY, TEXAS
- OR OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD-83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A SURFACE-TO-GRID COMBINED ADJUSTMENT FACTOR OF 1.00011.
2. REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.
3. THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT. MONUMENTS WERE NOT SET FOR CORNERS.

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN APRIL, JUNE, JULY, 2021, AND OCTOBER 2023, BY ME OR UNDER MY SUPERVISION, AND THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

INLAND GEODETICS

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.  
TEXAS REG. NO. 5630

10/13/2023



LINE	BEARING	DISTANCE
L1	S 66°04'56" W	96.58'
L2	N 85°19'08" W	96.36'
L3	S 30°53'40" W	24.89'
L4	S 52°07'27" W	45.01'
L5	S 30°24'25" E	11.95'
L6	S 66°04'56" W	213.36'
L7	N 03°56'25" W	90.48'
L8	N 17°23'25" W	102.45'
L9	N 36°02'25" W	274.20'
L10	N 67°26'45" E	177.17'
L11	S 30°24'25" E	421.47'
L12	N 52°07'27" E	42.39'
L13	N 30°48'13" E	23.82'
L14	S 85°21'10" E	98.43'
L15	N 66°28'09" E	38.86'
L16	N 23°09'14" E	3.33'
L17	N 45°34'16" E	7.65'
L18	S 43°24'26" E	35.77'
L19	S 66°04'56" W	191.07'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	39.32'	39.06'	S 87°07'32" W	22°31'38"
C2	100.00'	79.43'	77.35'	S 59°38'20" W	45°30'26"
C3	100.00'	36.58'	36.38'	S 42°46'08" W	20°57'31"
C4	100.00'	30.33'	30.22'	N 42°40'05" E	17°22'44"
C5	100.00'	100.90'	96.68'	N 59°43'52" E	57°48'51"
C6	100.00'	43.48'	43.14'	N 84°03'15" E	24°54'44"
C7	20.00'	13.13'	12.89'	N 47°02'22" E	37°36'08"
C8	25.00'	11.89'	11.78'	N 31°56'41" E	27°15'10"

SKETCH TO ACCOMPANY  
DESCRIPTION  
OF EASEMENT



SHOWING PROPERTY OF  
FAITH MISSIONARY  
BAPTIST CHURCH  
PROJECT: BRUSHY CREEK TRAIL  
WILLAMSON COUNTY

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