

**AGENDA ITEM 39**

Consider a resolution determining the necessity to condemn property interests required for the construction of Parmer Lane expansion project, and take any other appropriate action. (Parcels 28, 30, 32, 35—Carmody).

Charlie Crossfield addressed the Court.

**Moved: Commissioner Boatright**

**Seconded: Commissioner Hays**

**Motion:** To approve a resolution determining the necessity to condemn property interests required for the construction of Parmer Lane expansion project, and take any other appropriate action. (Parcels 28, 30, 32, 35—Carmody).

**Vote: 5 – 0**

< Attachment >

**IN THE COMMISSIONERS' COURT  
OF WILLIAMSON COUNTY, TEXAS**

**RESOLUTION**

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to Parcels 28A, 28B, 30A, 30B, 32A, 32B and 35 (described by metes and bounds in Exhibits "A-G" –Carmody parcels) for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of County Road 268 (aka Parmer Lane extension), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to County Road 268 (aka Parmer Lane extension), at such locations as are necessary and that such constructing, reconstructing, maintaining, widening, straightening, lengthening, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires the acquisition of a public utility easement in, upon and across Parcel 35E (described by metes and bounds in Exhibit "H" –Carmody easement) for the purpose of placing public utility facilities as a part of the right-of-way improvements for County Road 268 (aka Parmer Lane extension); and


WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires the acquisition of a drainage easement in, upon and across Parcels 30DE and 35DE (described by metes and bounds in Exhibits "I-J"—Carmody easements) for the purpose of facilitating proper drainage in, around, and as a part of the right-of-way improvements for County Road 268 (aka Parmer Lane extension); and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore,

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibits attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist him in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners.

Adopted this 23<sup>rd</sup> day of March, 2004.

  
\_\_\_\_\_  
John C. Doerfler  
Williamson County Judge



## METES AND BOUNDS DESCRIPTION

BEING A 1.534-ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 13, "KITITIE HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.534 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found on a point being the intersection of the westerly right-of-way line of County Road 268 (right-of-way width varies) with the northerly right-of-way line of County Road 269 (right-of-way width varies), said point also being the southeasterly corner of said Tract 13, "Kittie Hill Acres" and the southeasterly corner of a 10 foot wide Road Widening Easement as dedicated by said plat of "Kittie Hills Acres";

THENCE with the southerly boundary line of said Tract 13, same being the southerly boundary line of said 10 foot wide Road Widening Easement and the northerly right-of-way line of said County Road 269, S68°27'23"W for a distance of 229.97 feet to a point, from which a 1/2" iron rod found on a point in the northerly right-of-way line of said County Road 269, being the southeasterly corner of Tract 9, and the southwesterly corner of Tract 10, of said "Kittie Hill Acres", bears S68°27'23"W, 291.92 feet, and S69°40'22"W, 336.13 feet;

THENCE departing the northerly right-of-way line of said County Road 269, same being the southerly boundary line of said 10 foot wide Road Widening Easement, through the interior of said Tract 13, N21°13'30"W, a distance of 4.07 feet and N25°22'45"E for a distance of 8.68 feet to a capped iron rod set on a point in a northerly boundary line of said 10 foot wide Road Widening Easement, said point being the southwesterly corner and POINT OF BEGINNING hereof;

THENCE departing the northerly boundary line of said 10 foot wide Road widening Easement, through the interior of said Tract 13, the following two (2) courses and distances:

- 1) N25°22'45"E for a distance of 64.81 feet to a capped iron rod set on a point for a corner in the westerly boundary line hereof;
- 2) N19°22'31"W for a distance of 362.05 feet to a capped iron rod set on a point in the northerly boundary line of said Tract 13, same being the southerly boundary line of Tract 12 of said "Kittie Hill Acres", said point being the northwesterly corner hereof;

THENCE with the northerly boundary line of said Tract 13 and the southerly boundary line of said Tract 12, N68°58'27"E for a distance of 156.62 feet to a capped iron rod set on a point in the westerly boundary line of said 10 wide Road Widening Easement, being the northeasterly corner hereof, from which a 1/2" iron rod found on a point in the westerly right-of-way line of said County Road 268, being the northeasterly corner of Tract 11, of said "Kittie Hill Acres", and the southeasterly corner of that certain 57.07-acre tract of land conveyed to Jack Carmody and Cheryl Carmody by instrument recorded in




Volume 2302, Page 583 of the Deed Records of Williamson County, Texas, bears N68°58'27"E , 10.00 feet, and N20°59'08"W, 876.84 feet; THENCE through the interior of said Tract 13, with a westerly and a northerly boundary line of said 10 wide Road Widening Easement, the following two (2) courses and distances:

- 1) S20°59'08"E for a distance of 404.66 feet to a capped iron rod set on a point for the southeasterly corner hereof;
- 2) S68°27'23"W for a distance of 213.71 feet to the POINT OF BEGINNING hereof and containing 1.534 acres of land, more or less.

<> **DIAMOND SURVEYING, INC.**

1915 S. AUSTIN AVE., SUITE 111, GEORGETOWN, TX 78626  
(512) 931-3100

  
SHANE SHAFER, R.P.L.S. NO. 5281      12/4/02      DATE  
DSI PARCEL NO. 28A



# SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 1.534 ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 13, "KITTE HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 100'

JACK CARMODY  
AND CHERYL CARMODY  
(57.07 ACRES)  
VOLUME 2302, PAGE 583

## SURVEYOR'S NOTES:

- 1) THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN CABINET "F", SLIDES 45-46, PLAT RECORDS, AND VOLUME 1215, PAGE 413 OFFICIAL RECORDS.
- 2) 5'X35' ELECTRIC/TELEPHONE LINES EASEMENT RECORDED IN VOLUME 799, PAGE 641 IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT TO BE ACCURATELY SHOWN HEREON.
- 3) THIS TRACT IS SUBJECT TO A 150 FOOT RADIUS SANITARY EASEMENT AROUND EACH WELL SITE AS STATED ON PLAT RECORDED IN CABINET "F", SLIDES 45-46, PLAT RECORDS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO.
- 4) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

TRACT 11  
TRACT 12  
KITTE HILL ACRES  
CABINET "F", SLIDES 45-46

## LINE TABLE

NO.	BEARING	DISTANCE
L1	S68°27'23"W	291.92'
L2	N21°13'30"W	4.07'
L3	N25°22'45"E	8.68'
L4	N25°22'45"E	64.81'
L5	N68°58'27"E	10.00'

## LEGEND

- = CAPPED IRON ROD SET
- = 1/2" IRON ROD FOUND
- Δ = CALCULATED POINT
- WM = WATER METER
- x- = WIRE FENCE
- w- = WATER LINE
- ( ) = RECORD PER CAB. "F", SL. 45

COUNTY ROAD 268 (R.O.W. WIDTH VARIES)  
(BEARING BASIS)

10' ROAD WIDENING EASEMENT  
CABINET "F", SLIDE 45

BEGIN FOR  
REFERENCE

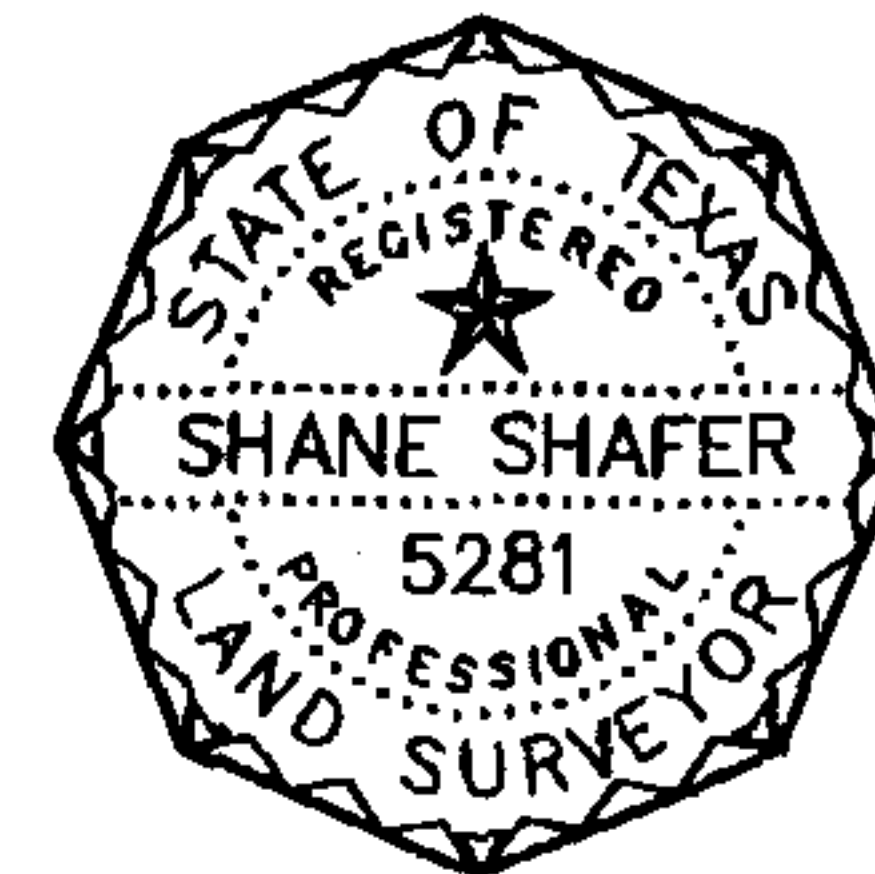
COUNTY ROAD 269  
(R.O.W. WIDTH VARIES)

TRACT 13  
KITTE HILL ACRES  
CABINET "F", SLIDES 45-46

TRACT 10  
KITTE HILL ACRES  
CABINET "F", SLIDES 45-46

S/E CORNER LOT 10 &  
S/W CORNER LOT 13

S/E CORNER LOT 9 &  
S/W CORNER LOT 10



D.S.I. PARCEL #28A

DIAMOND SURVEYING, INC.

1015 S. AUSTIN, SUITE 101, GEORGETOWN, TX 78626  
(512) 934-3100

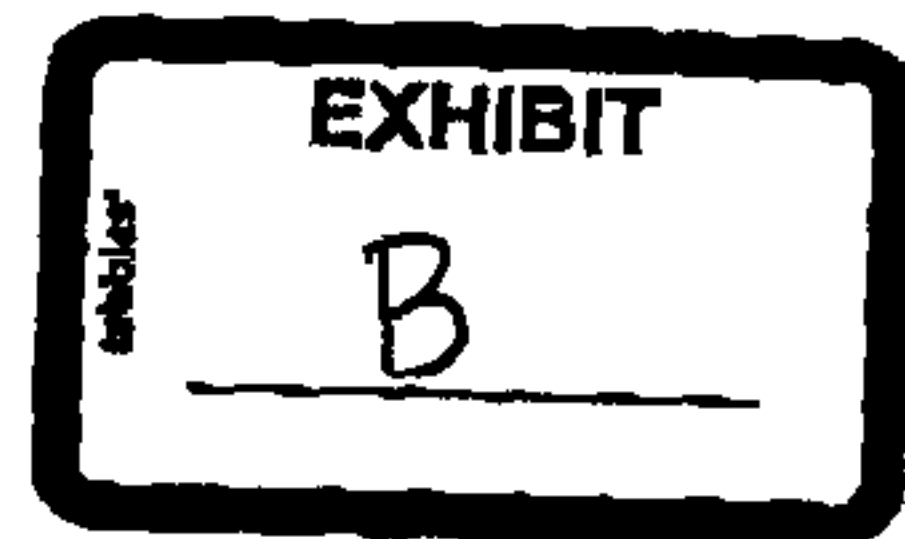
SHANE SHAFER, R.P.L.S. No. 5281

DATE

12/4/02

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 December 4, 2002. At the time of this survey there were no encroachments, conflicts, or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed in connection with the Title Report described in Case No. 2002 RR 242145-M (G0384) of Austin Title Company. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

28 B



## METES AND BOUNDS DESCRIPTION

BEING A 0.145-ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 13, "KITITIE HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT WIDE ROAD WIDENING EASEMENT AS DEDICATED BY SAID PLAT OF "KITITIE HILL ACRES", SAID 0.145 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on a point being the intersection of the westerly right-of-way line of County Road 268 (right-of-way width varies) with the northerly right-of-way line of County Road 269 (right-of-way width varies), said point also being the southeasterly corner of said Tract 13, "Kittie Hill Acres", the southeasterly corner of said 10 foot wide Road Widening Easement, and the southeasterly corner and POINT OF BEGINNING hereof;

THENCE with the southerly boundary line of said Tract 13, same being the southerly boundary line of said 10 foot wide Road Widening Easement and the northerly right-of-way line of said County Road 269, S68°27'23"W for a distance of 229.97 feet to a capped iron rod set on a point for the southwesterly corner hereof, from which a 1/2" iron rod found on a point in the northerly right-of-way line of said County Road 269, being the southeasterly corner of Tract 9, and the southwesterly corner of Tract 10, of said "Kittie Hill Acres", bears S68°27'23"W, 291.92 feet, and S69°40'22"W, 336.13 feet;

THENCE departing the northerly right-of-way line of said County Road 269, same being the southerly boundary line of said 10 foot wide Road Widening Easement, through the interior of said Tract 13, the following five (5) courses and distances:

- 1) N21°13'30"W for a distance of 4.07 feet to a capped iron rod set on a point for a corner hereof;
- 2) N25°22'45"E for a distance of 8.68 feet to a capped iron rod set on a point in a northerly boundary line of said 10 foot wide Road Widening Easement for a corner hereof;
- 3) N68°27'23"E along the northerly boundary line of said 10 foot wide Road Widening Easement for a distance of 213.71 feet to a capped iron rod set on a point for a corner hereof;
- 4) N20°59'08"W along a westerly boundary line of said 10 foot wide Road Widening Easement for a distance of 401.66 feet to a capped iron rod set on a point for the northwesterly corner hereof;




- 5) N68°58'27"E for a distance of 10.00 feet to a capped iron rod set on a point in the westerly right-of-way line of said County Road 268, being the northeasterly corner of said Tract 13, and the southeasterly corner of Tract 12 of said "Kittie Hill Acres", said point also being the northeasterly corner hereof, from which a 1/2" iron rod found on a point in the westerly right-of-way line of said County Road 268, being the northeasterly corner of Tract 11 of said "Kittie Hill Acres", and the southeasterly corner of that certain 57.07-acre tract of land conveyed to Jack Carmody and Cheryl Carmody by instrument recorded in Volume 2302, Page 583 of the Official Records of Williamson County, Texas, bears N20°59'08"W a distance of 876.84 feet;

THENCE with the easterly boundary line of said Tract 13, same being the westerly right-of-way line of said County Road 268 and the easterly boundary line of said 10 foot wide Road Widening Easement, S20°59'08"E for a distance of 414.57 feet to the POINT OF BEGINNING hereof and containing 0.145 acres of land, more or less.

 **DIAMOND SURVEYING, INC.**  
1915 S. AUSTIN AVE., SUITE 111, GEORGETOWN, TX 78626  
(512) 931-3100



  
SHANE SHAFER, R.P.L.S. NO. 5281      12/4/02      DATE  
DSI PARCEL NO. 28B



# SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.145 ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 13, "KITTE HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT WIDE ROAD WIDENING EASEMENT AS DEDICATED BY SAID PLAT OF "KITTE HILL "ACRES.

SCALE: 1" = 100'

JACK CARMODY  
AND CHERYL CARMODY  
(57.07 ACRES)  
VOLUME 2302, PAGE 583

## SURVEYOR'S NOTES:

- 1) THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN CABINET "F", SLIDES 45-46, PLAT RECORDS, AND VOLUME 1215, PAGE 413, OFFICIAL RECORDS.
- 2) 5'X35' ELECTRIC TELEPHONE LINE EASEMENT RECORDED IN VOLUME 799, PAGE 641 IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT TO BE ACCURATELY SHOWN HEREON.
- 3) THIS TRACT IS SUBJECT TO A 150 FOOT RADIUS SANITARY EASEMENT AROUND EACH WELL SITE AS STATED ON PLAT RECORDED IN CABINET "F", SLIDES 45-46, PLAT RECORDS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO.
- 4) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

TRACT 11  
TRACT 12  
KITTE HILL ACRES  
CABINET "F", SLIDES 45-46

## LINE TABLE

NO.	BEARING	DISTANCE
L1	S68°27'23"W	291.92'
L2	N21°13'30"W	4.07'
L3	N25°22'45"E	8.68'
L4	N68°58'27"E	10.00'

## LEGEND

- = CAPPED IRON ROD SET
- = 1/2" IRON ROD FOUND
- Δ = CALCULATED POINT
- WM = WATER METER
- x- = WIRE FENCE
- w- = WATER LINE
- ( ) = RECORD PER CAB. "F", SL. 45

COUNTY ROAD 268 (R.O.W. WIDTH VARIES)

(S18°55'E (BEARING BASIS) 1291.45')

S20°59'08"E

(N18°55'W  
N20°59'08"W

876.95'

876.84'

EXISTING  
RIGHT-OF-WAY

L4

(S18°55'E

S20°59'08"E

N20°59'08"W

0.145 ACRE  
TRACT

PLANTERS

40' ACCESS EASEMENT  
DOCUMENT NO. 9720625

PROPOSED RIGHT-OF-WAY  
TO BE CONVEYED BY  
SEPERATE INSTRUMENT

TRACT 13

KITTE HILL ACRES  
CABINET "F", SLIDES 45-46

20' ELECTRIC/TELEPHONE  
LINE EASEMENT  
VOLUME 799, PAGE 641

L3

L2

S/E CORNER LOT 10 &  
S/W CORNER LOT 13

TRACT 10  
KITTE HILL ACRES  
CABINET "F", SLIDES 45-46

S/E CORNER LOT 9 &  
S/W CORNER LOT 10



DSI PARCEL NO. 28B

DIAMOND SURVEYING, INC.

1915 S. AUSTIN, SUITE 111, GEORGETOWN, TX 78626

Shane Shafer  
SHANE SHAFER, R.P.L.S. No. 5281

12/4/02  
DATE



30A

## METES AND BOUNDS DESCRIPTION

BEING A 1.642-ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 12, "KITITIE HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.642 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found on a point being the intersection of the westerly right-of-way line of County Road 268 (right-of-way width varies) with the northerly right-of-way line of County Road 269 (right-of-way width varies), said point also being the southeasterly corner of Tract 13, of said "Kittie Hill Acres" and the southeasterly corner of a 10 foot wide Road Widening Easement as dedicated by said plat of "Kittie Hills Acres";

THENCE with the easterly boundary line of said Tract 13, same being the easterly boundary line of said 10 foot wide Road Widening Easement and the westerly right-of-way line of said County Road 268, N20°59'08"W for a distance of 414.57 feet to a point being the southeasterly corner of Tract 12, and the northeasterly corner of Tract 13, of said "Kittie Hill Acres";

THENCE departing the westerly right-of-way line of said County Road 268, through the interior of said 10 foot wide Road Widening Easement, with the southerly boundary line of said Tract 12, same being the northerly boundary line of said Tract 13, S68°58'27"W for a distance of 10.00 feet to a capped iron rod set on a point being the southeasterly corner and POINT OF BEGINNING hereof;

THENCE continuing with the southerly boundary line of said Tract 12 and the northerly boundary line of said Tract 13, S68°58'27"W for a distance of 156.62 feet to a capped iron rod set on a point for the southwesterly corner hereof;

THENCE departing the northerly boundary line of said Tract 13, through the interior of said Tract 12, N22°37'43"W for a distance of 439.28 feet to a capped iron rod set on a point in the northerly boundary line of said Tract 12, same being the southerly boundary line of Tract 11 of said "Kittie Hill Acres", said point being the northwesterly corner hereof;

THENCE with the southerly boundary line of said Tract 11 and the northerly boundary line of said Tract 12, N68°58'11"E for a distance of 169.21 feet to a capped iron rod set on a point in a westerly boundary line of said 10 foot wide Road Widening Easement, being the northeasterly corner hereof, from which a 1/2" iron rod found on a point in the westerly right-of-way line of said County Road 268, being the northeasterly corner of said Tract 11, and the southeasterly corner of that certain 57.07-acre tract of land conveyed to Jack Carmody And Cheryl Carmody by instrument recorded in Volume 2302, Page 583 of the Deed records of Williamson County, Texas, bears N68°58'11"E; 10.00 feet, and N20°59'08"W 437.72 feet;

THENCE through the interior of said Tract 12, with the westerly boundary line of said 10 foot wide Road Widening Easement, S20°59'08"E for a distance of 439.12 feet to the POINT OF BEGINNING hereof and containing 1.642 acres of land, more or less.

◇ **DIAMOND SURVEYING, INC.**

1915 S. AUSTIN AVE., SUITE III, GEORGETOWN, TX 78626  
(512) 931-3100

Shane Shafer 12/1/02  
SHANE SHAFER, R.P.L.S. NO. 5281 DATE  
DSI PARCEL NO. 30A



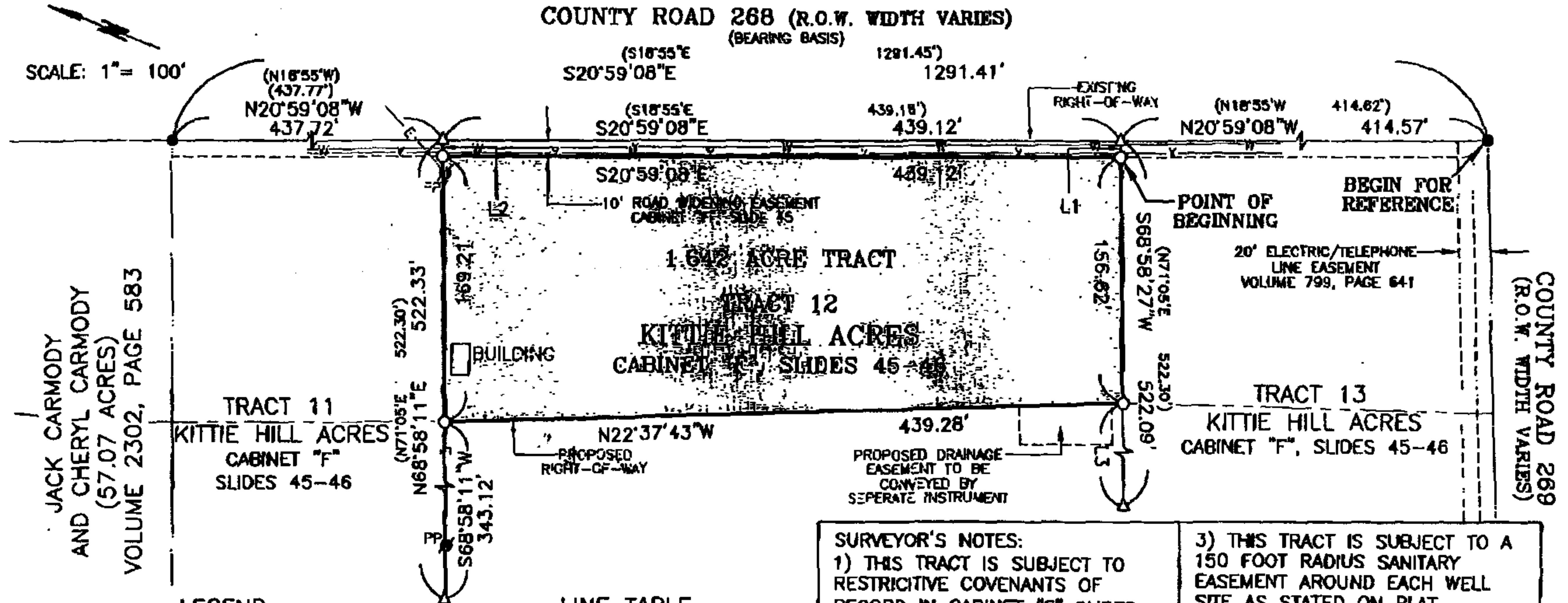


# SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 1.642 ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 12, "KITTIE HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

COUNTY ROAD 268 (R.O.W. WIDTH VARIES)  
(BEARING BASIS)

SCALE: 1" = 100'



## LEGEND

- = CAPPED IRON ROD SET
- = 1/2" IRON ROD FOUND
- Δ = CALCULATED POINT
- PP = POWER POLE
- E— = OVERHEAD ELECTRIC LINE
- X— = WIRE FENCE
- W— = WATER LINE
- ( ) = RECORD PER CAB. "F", SL. 45

## LINE TABLE

NO.	BEARING	DISTANCE
L1	S68°58'27"W	10.00'
L2	N68°58'11"E	10.00'
L3	S68°58'27"E	355.47'

## SURVEYOR'S NOTES:

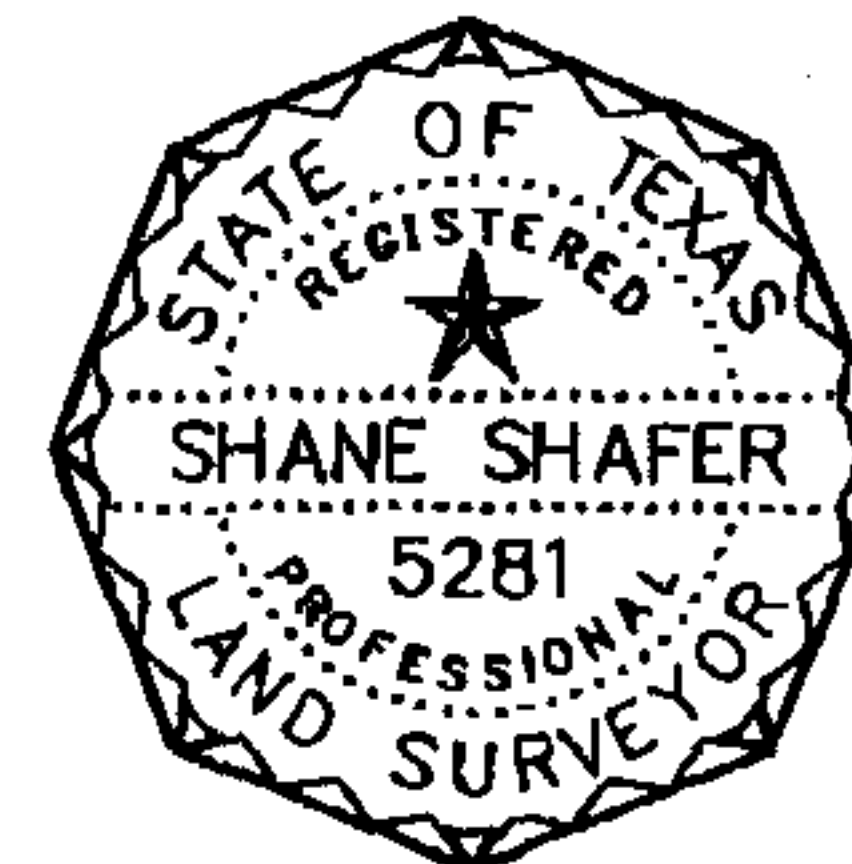
- 1) THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN CABINET "F" SLIDES 45-46, PLAT RECORDS, AND VOLUME 1872, PAGE 482, OFFICIAL RECORDS.
- 2) 5'X35' ELECTRIC/TELEPHONE LINES EASEMENT RECORDED IN VOLUME 799, PAGE 641 IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT TO BE ACCURATELY SHOWN HEREON.

- 3) THIS TRACT IS SUBJECT TO A 150 FOOT RADIUS SANITARY EASEMENT AROUND EACH WELL SITE AS STATED ON PLAT RECORDED IN CABINET "F", SLIDES 45-46, PLAT RECORDS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO.
- 4) ACCESS EASEMENT RECORDED IN DOCUMENT NO. 9720625 DOES NOT AFFECT THIS TRACT.
- 5) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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 December 4, 2002. At the time of this survey there were no encroachments, conflicts, or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed in connection with the Title Report described in Case No. 2002 RR 242149-S (00384) of Austin Title Company. USE OF THIS SURVEY FOR ANY PURPOSE 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

12/4/02  
DATE



DSI PARCEL NO. 30A  
DIAMOND SURVEYING, INC.  
1905 B. AUSTIN, SUITE 111, GEORGETOWN, TX 78626  
(512) 931-3100



308



## METES AND BOUNDS DESCRIPTION

BEING A 0.101-ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 12, "KITITIE HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 10 WIDE ROAD WIDENING EASEMENT AS DEDICATED BY SAID PLAT OF "KITITIE HILL ACRES", SAID 0.101 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found on a point being the intersection of the westerly right-of-way line of County Road 268 (right-of-way width varies) with the northerly right-of-way line of County Road 269 (right-of-way width varies), said point also being the southeasterly corner of Tract 13, of said "Kittie Hill Acres" and the southeasterly corner of said 10 foot wide Road Widening Easement;

THENCE with the easterly boundary line of said Tract 13, same being the easterly boundary line of said 10 foot wide Road Widening Easement and the westerly right-of-way line of said County Road 268, N20°59'08"W for a distance of 414.57 feet to a capped iron rod set on a point being the southeasterly corner of Tract 12, and the northeasterly corner of Tract 13, of said "Kittie Hill Acres", said point also being the southeasterly corner and POINT OF BEGINNING hereof;

THENCE departing the westerly right-of-way line of said County Road 268, through the interior of said 10 foot wide Road Widening Easement, with the southerly boundary line of said Tract 12, same being the northerly boundary line of said Tract 13, S68°58'27"W for a distance of 10.00 feet to a capped iron rod set on a point in the westerly boundary line of said 10 foot wide Road Widening Easement for the southeasterly corner hereof;


THENCE departing the northerly boundary line of said Tract 13, through the interior of said Tract 12, with the westerly boundary line of said 10 foot wide Road Widening Easement, N20°59'08"W for a distance of 439.12 feet to a capped iron rod set on a point in the northerly boundary line of said Tract 12, same being the southerly boundary line of Tract 11 of said "Kittie Hill Acres", said point being the northwesterly corner hereof;

THENCE with the southerly boundary line of said Tract 11 and the northerly boundary line of said Tract 12, N68°58'11"E for a distance of 10.00 feet to a capped iron rod set on a point in the westerly right-of-way line of said County Road 268, same being the easterly boundary line of said 10 foot wide Road Widening Easement, said point being the northeasterly corner hereof, from which a 1/2" iron rod found on a point in the westerly right-of-way line of said County Road 268, being the northeasterly corner of said Tract 11, and the southeasterly corner of that certain 57.07-acre tract of land conveyed to Jack Carmody And Cheryl Carmody by instrument recorded in Volume 2302, Page 583 of the Deed records of Williamson County, Texas, bears N20°59'08"W 437.72 feet;

THENCE with the easterly boundary line of said Tract 12, same being the easterly boundary line of said 10 foot wide Road Widening Easement and the westerly right-of-way line of said County Road 268, S20°59'08"E for a distance of 439.12 feet to the POINT OF BEGINNING hereof and containing 0.101 acres of land, more or less.

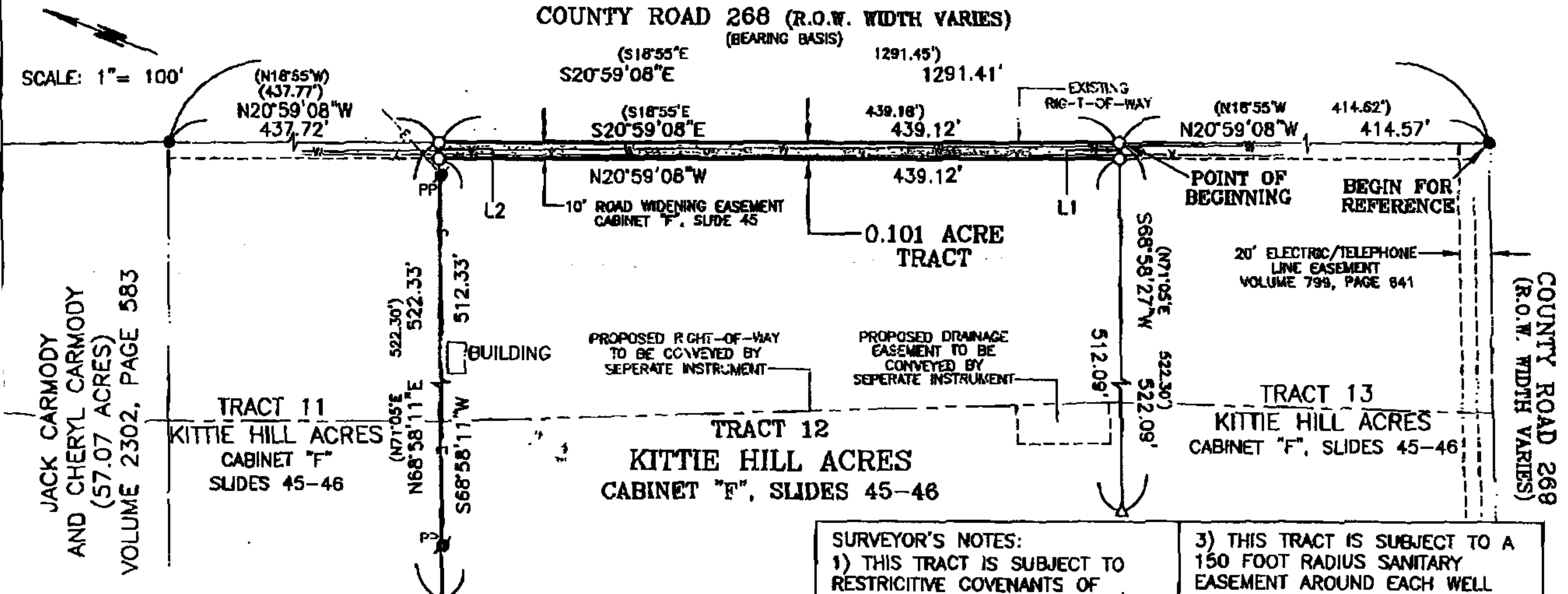
 **DIAMOND SURVEYING, INC.**  
1915 S. AUSTIN AVE., SUITE 111, GEORGETOWN, TX 78626  
(512) 931-3100



 12/4/02  
SHANE SHAFER, R.P.L.S. NO. 5281 / DATE  
DSI PARCEL NO. 30B

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.101 ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 12, "KITTE HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT WIDE ROAD WIDENING EASEMENT AS DEDICATED BY SAID PLAT OF "KITTE HILL ACRES".



- LEGEND
- O = CAPPED IRON ROD SET
  - = 1/2" IRON ROD FOUND
  - Δ = CALCULATED POINT
  - PP = POWER POLE
  - E— = OVERHEAD ELECTRIC LINE
  - X— = WIRE FENCE
  - W— = WATER LINE
  - ( ) = RECORD PER CAB. "F", SL. 45

LINE TABLE

NO.	BEARING	DISTANCE
L1	S68°58'27"W	10.00'
L2	N68°58'11"E	10.00'

SURVEYOR'S NOTES:

- 1) THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN CABINET "F" SLIDES 45-46, PLAT RECORDS, AND VOLUME 1872, PAGE 482, OFFICIAL RECORDS.
- 2) 5'X35' ELECTRIC/TELEPHONE LINES EASEMENT RECORDED IN VOLUME 799, PAGE 641 IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT TO BE ACCURATELY SHOWN HEREON.

- 3) THIS TRACT IS SUBJECT TO A 150 FOOT RADIUS SANITARY EASEMENT AROUND EACH WELL SITE AS STATED ON PLAT RECORDED IN CABINET "F", SLIDES 45-46, PLAT RECORDS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO.
- 4) ACCESS EASEMENT RECORDED IN DOCUMENT NO. 9720625 DOES NOT AFFECT THIS TRACT.
- 5) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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 December 4, 2002. At the time of this survey there were no encroachments, conflicts, or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed in connection with the Title Report described in Case No. 2002 RR 242149-S (00364) of Austin Title Company. USE OF THIS SURVEY FOR ANY PURPOSE 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  
12/4/02  
DATE



OSI PARCEL NO. 30B  
DIAMOND SURVEYING, INC.  
1915 S. AUSTIN, SUITE 111, GEORGETOWN, TX 78626  
(512) 931-5100



32A



## METES AND BOUNDS DESCRIPTION

BEING A 1.650-ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 11, "KITTY HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.650-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found on a point in the westerly right-of-way line of County Road 268 (right-of-way width varies), being the northeasterly corner of said Tract 11, and the southeasterly corner of that certain 57.07-acre tract of land conveyed to Jack Carmody and Cheryl Carmody by instrument recorded in Volume 2302, Page 583 of the Deed records of Travis County, Texas, said point also being the northeasterly corner of a 10 foot wide Road Widening Easement as dedicated by said plat of "Kittie Hill Acres";

THENCE departing the westerly right-of-way line of said County Road 268, with the northerly boundary line of said Tract 11, same being the southerly boundary line of said 57.07-acre Carmody tract, and a northerly boundary line of said 10 foot wide Road Widening Easement, S69°16'25"W for a distance of 10.00 feet to a capped iron rod set on a point in a westerly boundary line of said 10 foot wide Road Widening Easement for the northeasterly corner and POINT OF BEGINNING hereof;

THENCE departing the southerly boundary line of said 57.07-acre Carmody tract, through the interior of said Tract 11, with a westerly boundary line of said 10 foot wide Road Widening Easement, S20°59'08"E for a distance of 437.78 feet to a capped iron rod set on a point in the southerly boundary line of said Tract 11, same being the northerly boundary line of Tract 12 of said "Kittie Hill Acres", said point being the southeasterly corner hereof, from which a 1/2" iron rod found on a point at the intersection of the westerly right-of-way line of said County Road 268 with the northerly right-of-way line of County Road 269 (right-of-way width varies), being the southeasterly corner of Tract 13 of said "Kittie Hill Acres", and the southeasterly corner of said 10 foot wide Road Widening Easement, bears N68°58'11"E, 10.00 feet and S20°59'08"E a distance of 853.69 feet;

THENCE departing the westerly boundary line of said 10 foot wide Road Widening Easement, with the southerly boundary line of said Tract 11 and the northerly boundary line of said Tract 12, S68°58'11"W for a distance of 169.21 feet to a capped iron rod set on a point for the southwesterly corner hereof;

THENCE departing the northerly boundary line of said Tract 12, through the interior of said Tract 11, the following two (2) courses and distances:


- 1) N20°49'15"W for a distance of 212.54 feet to a capped iron rod set on a point in the westerly boundary line hereof;



- 2) N16°20'07"W for a distance of 226.79 feet to a capped iron rod set on a point in the northerly boundary line of said Tract 11, same being the southerly boundary line of said 57.07-acre Carmody tract, said point being the northwesterly corner hereof from which a 1/2" iron rod found on a point in the southerly boundary line of said 57.07-acre Carmody tract, being the most northwesterly corner of Tract 8 of said "Kittie Hill Acres" and the most easterly corner of Airport Drive, a 50 foot wide right-of-way as dedicated by said plat of "Kittie Hill Acres" bears S69°16'25"W a distance of 627.15 feet;

THENCE with the northerly boundary line of said Tract 11 and the southerly boundary line of said 57.07-acre Carmody tract, N69°16'25"E for a distance of 150.22 feet to the POINT OF BEGINNING hereof and containing 1.650 acres of land, more or less.

 **DIAMOND SURVEYING, INC.**  
1915 S. AUSTIN AVE., SUITE III, GEORGETOWN, TX 78626  
(512) 931-3100

  
SHANE SHAFER, R.P.L.S. NO. 5281  
DSI PARCEL NO. 32A

12/5/02  
DATE

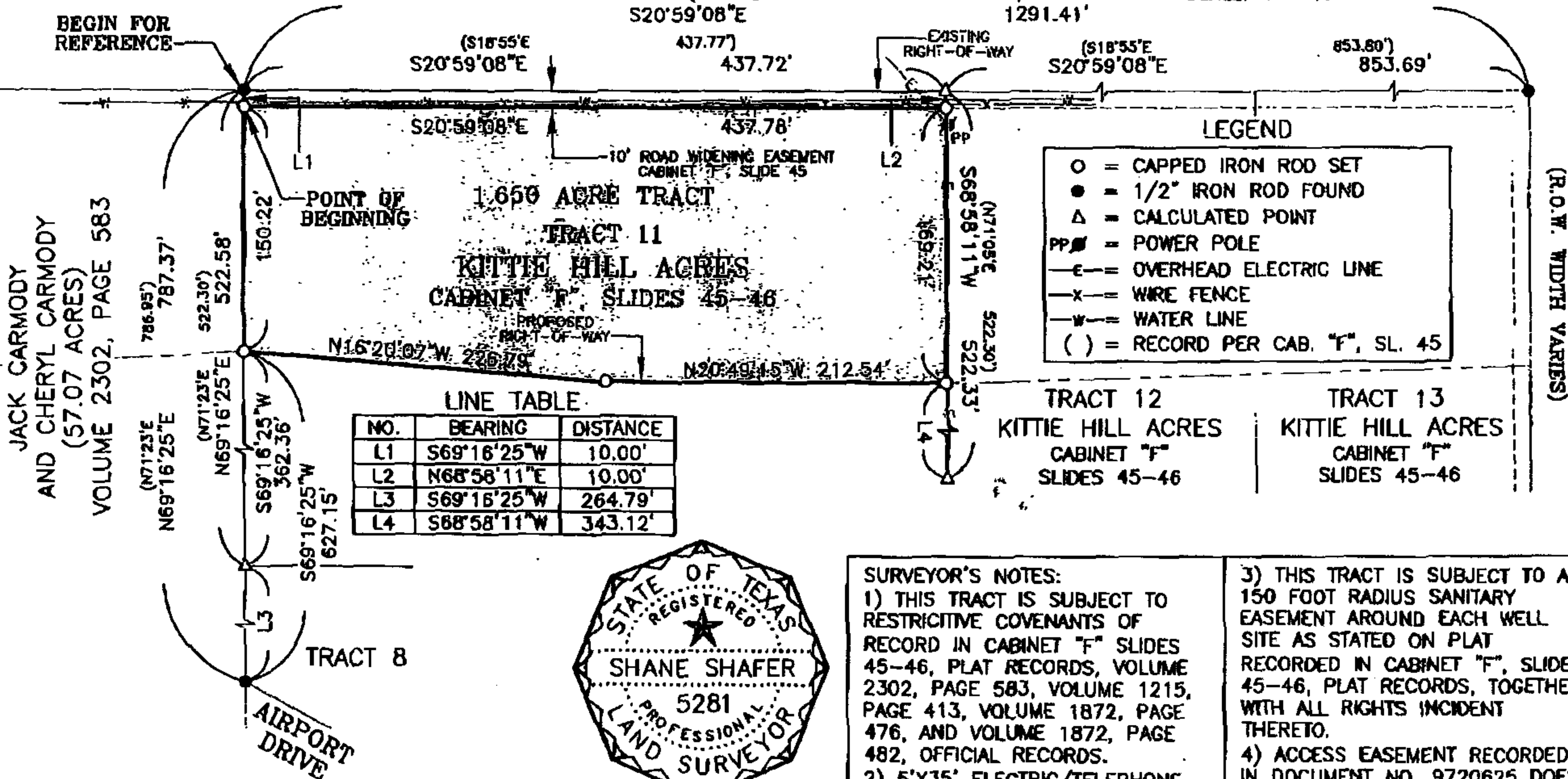


# SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 1.650 ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 11, "KITTE HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

COUNTY ROAD 268 (R.O.W. WIDTH VARIES)  
(BEARING BASIS)

SCALE: 1" = 100'



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 December 5, 2002. At the time of this survey there were no encroachments, conflicts, or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed in connection with the Title Report described in Case No. 2002 RR 243460-S (00384) of Austin Title Company. USE OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

## SURVEYOR'S NOTES:

1) THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN CABINET "F" SLIDES 45-46, PLAT RECORDS, VOLUME 2302, PAGE 583, VOLUME 1215, PAGE 413, VOLUME 1872, PAGE 476, AND VOLUME 1872, PAGE 482, OFFICIAL RECORDS.  
2) 5'X35' ELECTRIC/TELEPHONE LINES EASEMENT RECORDED IN VOLUME 799, PAGE 641 IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT TO BE ACCURATELY SHOWN HEREON.

3) THIS TRACT IS SUBJECT TO A 150 FOOT RADIUS SANITARY EASEMENT AROUND EACH WELL SITE AS STATED ON PLAT RECORDED IN CABINET "F", SLIDES 45-46, PLAT RECORDS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO.  
4) ACCESS EASEMENT RECORDED IN DOCUMENT NO. 9720625 DOES NOT AFFECT THIS TRACT.  
5) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

*Shane Shafer*

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

12/5/02  
DATE

DSI PARCEL NO. 32A  
**DIAMOND SURVEYING, INC**  
1045 S. AUSTIN, SUITE 111, GEORGETOWN, TX 78626  
(512) 959-2100

32B



## METES AND BOUNDS DESCRIPTION

BEING A 0.100-ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 11, "KITITIE HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT WIDE ROAD WIDENING EASEMENT AS DEDICATED BY SAID PLAT OF "KITITIE HILLE ACRES", SAID 0.100 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on a point in the westerly right-of-way line of County Road 268 (right-of-way width varies), being the northeasterly corner of said Tract 11, the southeasterly corner of that certain 57.07-acre tract of land conveyed to Jack Carmody and Cheryl Carmody by instrument recorded in Volume 2302, Page 583 of the Deed records of Travis County, Texas, and the northeasterly corner of a 10 foot wide Road Widening Easement as dedicated by said plat of "Kitlie Hill Acres", said point also being the northeasterly corner and POINT OF BEGINNING hereof;

THENCE with the easterly boundary line of said Tract 11, same being the westerly right-of-way line of said County Road 268 and the easterly boundary line of said 10 foot wide Road Widening Easement, S20°59'08"E for a distance of 437.72 feet to a capped iron rod set on a point being the southeasterly corner of said Tract 11 and the northeasterly corner of Tract 12 of said "Kittie Hill Acres", said point also being the southeasterly corner hereof, from which a 1/2" iron rod found on a point at the intersection of the westerly right-of-way line of said County Road 268 with the northerly right-of-way line of County Road 269 (right-of-way width varies), being the southeasterly corner of Tract 13 of said "Kittie Hill Acres", and the southeasterly corner of said 10 foot wide Road Widening Easement, bears S20°59'08"E a distance of 853.69 feet;

THENCE departing the westerly right-of-way line of said County Road 268 with the southerly boundary line of said Tract 11, same being the northerly boundary line of said Tract 12, through the interior of said 10 foot wide Road Widening Easement, S68°58'11"W for a distance of 10.00 feet to a capped iron rod set on a point in a westerly boundary line of said 10 foot wide Road Widening Easement for the southwesterly corner hereof;

THENCE departing the northerly boundary line of said Tract 12, through the interior of said Tract 11, with a westerly boundary line of said 10 foot wide Road widening Easement, N20°59'08"W for a distance of 437.78 feet to a capped iron rod set on a point in the northerly boundary line of said Tract 11, same being the southerly boundary line of said 57.07-acre Carmody tract, said point being the northwesterly corner hereof, from which a 1/2" iron rod found on a point in the southerly boundary line of said 57.07-acre Carmody tract, being the most northwesterly corner of Tract 8 of said "Kittie Hill Acres" and the most easterly corner of Airport Drive, a 50 right-of-way as dedicated by said plat of "Kittie Hill Acres" bears S69°16'25"W a distance of 777.37 feet;



THENCE with the northerly boundary line of said Tract 11 and the southerly boundary line of said 57.07-acre Carmody tract, N69°16'25"E for a distance of 10.00 feet to the POINT OF BEGINNING hereof and containing 0.100 acres of land, more or less.

**DIAMOND SURVEYING, INC.**  
1915 S. AUSTIN AVE., SUITE 111, GEORGETOWN, TX 78626  
(512) 931-3100



Shane Shafer 12/5/02  
SHANE SHAFER, R.P./L.S. NO. 5281 DATE  
DSI PARCEL NO. 32B

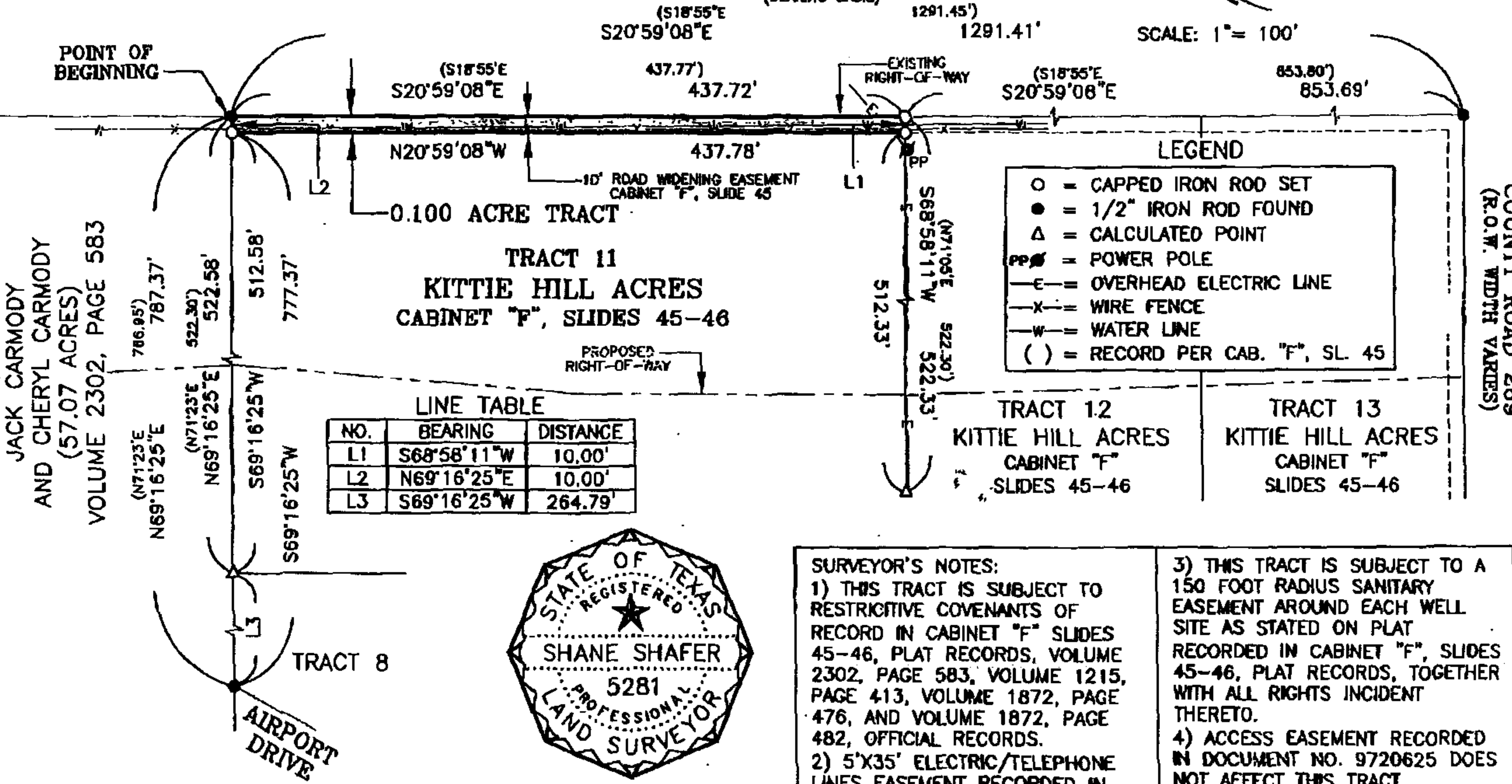


SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.100 ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 11, "KITITIE HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 10 FOOT WIDE ROAD WIDENING EASEMENT AS DEDICATED BY SAID PLAT OF "KITITIE HILL ACRES".

COUNTY ROAD 268 (R.O.W. WIDTH VARIES)  
(BEARING BASIS)

SCALE: 1" = 100'



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 December 5, 2002. At the time of this survey there were no encroachments, conflicts, or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed in connection with the Title Report described in Case No. 2002 RR 243460-S (00384) of Austin Title Company. USE OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

SURVEYOR'S NOTES:

1) THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN CABINET "F" SLIDES 45-46, PLAT RECORDS, VOLUME 2302, PAGE 583, VOLUME 1215, PAGE 413, VOLUME 1872, PAGE 476, AND VOLUME 1872, PAGE 482, OFFICIAL RECORDS.

2) 5'X35' ELECTRIC/TELEPHONE LINES EASEMENT RECORDED IN VOLUME 799, PAGE 641 IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT TO BE ACCURATELY SHOWN HEREON.

3) THIS TRACT IS SUBJECT TO A 150 FOOT RADIUS SANITARY EASEMENT AROUND EACH WELL SITE AS STATED ON PLAT RECORDED IN CABINET "F", SLIDES 45-46, PLAT RECORDS, TOGETHER WITH ALL RIGHTS INCIDENT THERETO.

4) ACCESS EASEMENT RECORDED IN DOCUMENT NO. 9720625 DOES NOT AFFECT THIS TRACT.

5) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Shane Shafer  
SHANE SHAFER, R.P.L.S. NO. 5281  
12/5/02  
DATE

DSI PARCEL NO. 32B  
DIAMOND SURVEYING, INC  
1005 E. AUSTIN, SUITE 111, GEORGETOWN, TX 78626  
(512) 932-3100

35



## METES AND BOUNDS DESCRIPTION

BEING 4.781-ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 57.07-ACRE TRACT OF LAND CONVEYED TO JACK CARMODY AND CHERYL CARMODY BY INSTRUMENT RECORDED IN VOLUME 2302, PAGE 583 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 4.781-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on a point in the westerly right-of-way line of County Road 268 (right-of-way width varies), said point being the southeasterly corner of said 57.07-acre Carmody tract, and the northeasterly corner of Lot 11, "Kittie Hill Acres", a subdivision according to the plat thereof recorded in Cabinet "F", Slides 45-46 of the Plat Records of Williamson County, Texas, said point also being the southeasterly corner and POINT OF BEGINNING hereof;

THENCE departing the westerly right-of-way line of said County Road 268, with the southerly boundary line of said 57.07-acre Carmody tract, same being the northerly boundary line of said Lot 11, S69°16'25"W a distance of 160.22 feet to a capped iron rod set on a point for the southwesterly corner hereof, from which a 1/2" iron rod found on a point in the southerly boundary line of said 57.07-acre Carmody tract and the easterly right-of-way line of Airport Drive (50' right-of-way width), same being the northwesterly corner of Lot 8 of said "Kittie Hill Acres", bears S69°16'25"W a distance of 627.15 feet;

THENCE departing the northerly boundary line of said Lot 11, through the interior of said 57.07-acre Carmody tract, the following three (3) courses and distances:

- 1) N24°16'14"W for a distance of 603.74 feet to a capped iron rod set on a point for a corner in the westerly boundary line hereof;
- 2) N14°43'59"W for a distance of 461.78 feet to a capped iron rod set on a point for a corner in the westerly boundary line hereof;
- 3) N23°56'07"W for a distance of 180.18 feet to a capped iron rod set on a point in the northerly boundary line of said 57.07-acre Carmody tract, same being the southerly boundary line of that certain 87.35-acre tract of land conveyed to Densford Aviation Services, Inc. by instrument recorded in Volume 2379, Page 375 of the Deed Records of Williamson County, Texas, said point being the northwesterly corner hereof;


THENCE with the northerly boundary line of said 57.07-acre Carmody tract and the southerly boundary line of said 87.35-acre Densford Aviation tract, the following two (2) courses and distances:

- 1) N81°39'28"E for a distance of 108.36 feet to a calculated point for a corner in the northerly boundary line hereof;

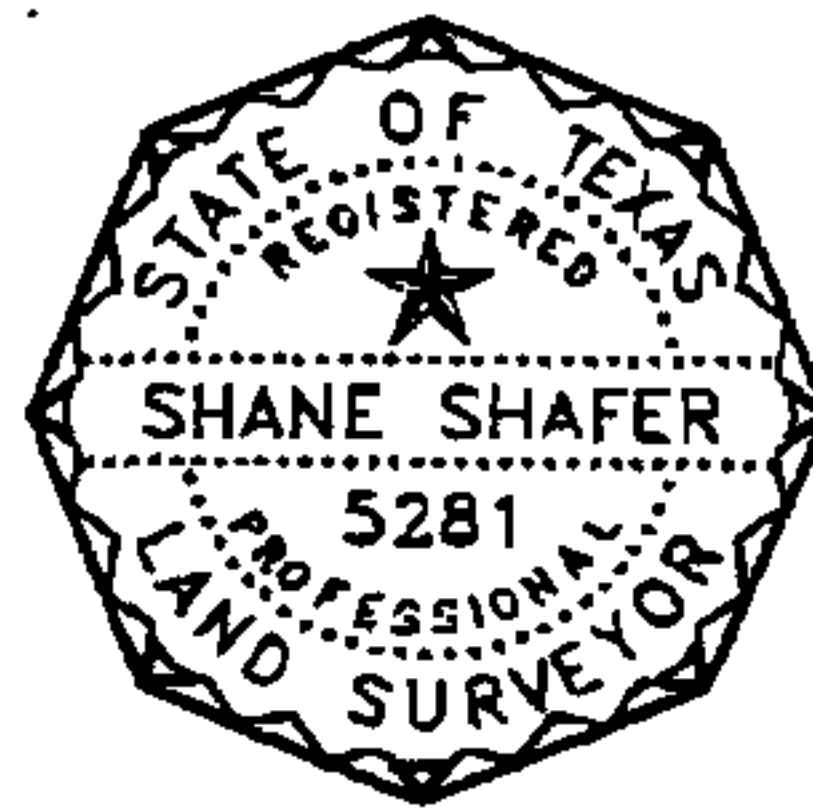
- 2) S86°42'02"E for a distance of 51.61 feet to a capped iron rod set on a point in the westerly right-of-way line of said County Road 268, being the northeasterly corner of said 57.07-acre Carmody tract and the southeasterly corner of said 87.35-acre Densford Aviation tract, said point also being the northeasterly corner hereof;

THENCE with the easterly boundary line of said 57.07-acre Carmody tract, same being the westerly right-of-way line of said County Road 268, S21°02'02"E for a distance of 1197.50 feet to the POINT OF BEGINNING hereof and containing 4.781 acres of land, more or less.

◇ **DIAMOND SURVEYING, INC.**  
316 LEANDER ROAD, GEORGETOWN, TX 78626  
(512) 931-3100

  
SHANE SHAFER, R.P.L.S. NO. 5281  
DSI PARCEL NO. 35

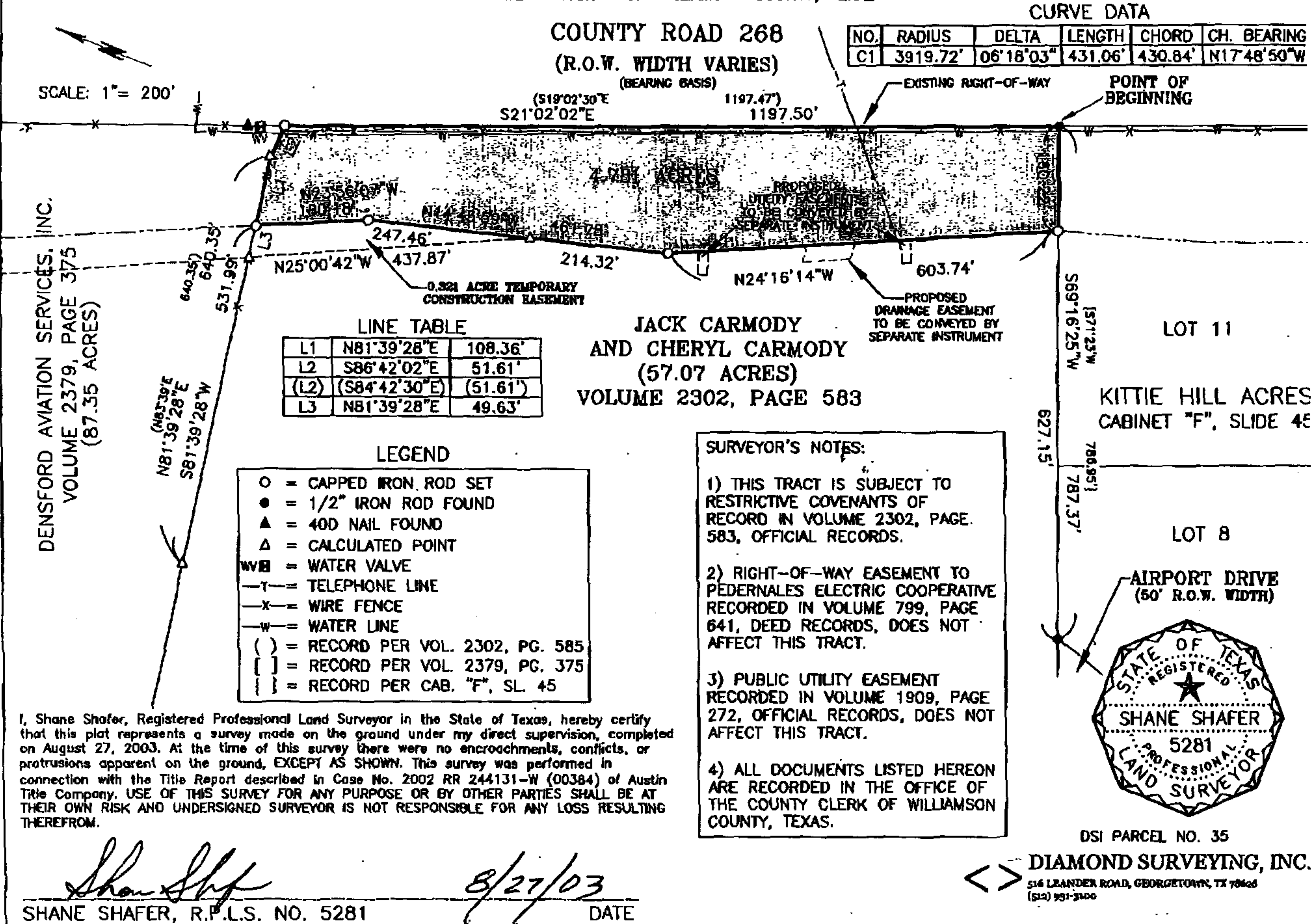
8/27/03  
DATE





SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 4.781 ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF A 57.07 ACRE TRACT OF LAND CONVEYED TO JACK CARMODY AND CHERYL CARMODY BY INSTRUMENT RECORDED IN VOLUME 2302, PAGE 583 OF THE DEED RECORDS OF WILLAMSON COUNTY, TEXAS.





358(1) + (2)

METES AND BOUNDS DESCRIPTION  
FOR TWO (2) UTILITY EASEMENTS

BEING A 0.012-ACRE TRACT OF LAND, HEREIN CALLED "TRACT A" AND A 0.012-ACRE TRACT OF LAND HEREIN CALLED "TRACT B", BOTH TRACTS BEING SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 57.07-ACRE TRACT OF LAND CONVEYED TO JACK CARMODY AND CHERYL CARMODY BY INSTRUMENT RECORDED IN VOLUME 2302, PAGE 583 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID "TRACT A" AND "TRACT B" BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

## TRACT A

BEGINNING FOR REFERENCE at a 1/2" iron rod found on a point in the westerly right-of-way line of County Road 268 (right-of-way width varies), said point being the southeasterly corner of said 57.07-acre Carmody tract, and the northeasterly corner of Lot 11, "Kittie Hill Acres", a subdivision according to the plat thereof recorded in Cabinet "F", Slides 45-46 of the Plat Records of Williamson County, Texas;

THENCE departing the westerly right-of-way line of said County Road 268, with the southerly boundary line of said 57.07-acre Carmody tract, same being the northerly boundary line of said Lot 11, S69°16'25"W a distance of 160.22 feet to a point, from which point a 1/2" iron rod found on a point in the southerly boundary line of said 57.07-acre Carmody tract and the easterly right-of-way line of Airport Drive, being the northwesterly corner of Lot 8 of said "Kittie Hill Acres", bears S69°16'25"W a distance of 627.15 feet;

THENCE departing the northerly boundary line of said Lot 11, through the interior of said 57.07-acre Carmody tract, N24°16'14"W for a distance of 229.15 feet to a capped iron rod set on a point for the southeasterly corner and POINT OF BEGINNING hereof;

THENCE continuing through the interior of said 57.07-acre Carmody tract, the following four (4) courses and distances:

- 1) S64°51'45"W for a distance of 34.89 feet to a capped iron rod set on a point for the southwesterly corner hereof;
- 2) N25°08'15"W for a distance of 15.00 feet to a capped iron rod set on a point for the northwesterly corner hereof;
- 3) N64°51'45"E for a distance of 35.11 feet to a capped iron rod set on a point for the northeasterly corner hereof;
- 4) S24°16'14"E for a distance of 15.00 feet to the POINT OF BEGINNING hereof and containing 0.012 acre of land, more or less.

## TRACT B

BEGINNING FOR REFERENCE at a 1/2" iron rod found on a point in the westerly right-of-way line of County Road 268 (right-of-way width varies), said point being the southeasterly corner of said 57.07-acre Carmody tract, and the northeasterly corner of Lot 11, "Kittie Hill Acres", a subdivision according to the plat thereof recorded in Cabinet "F", Slides 45-46 of the Plat Records of Williamson County, Texas;

THENCE departing the westerly right-of-way line of said County Road 268, with the southerly boundary line of said 57.07-acre Carmody tract, same being the northerly boundary line of said Lot 11, S69°16'25"W a distance of 160.22 feet to a point, from which point a 1/2" iron rod found on a point in the southerly boundary line of said 57.07-acre Carmody tract and the easterly right-of-way line of Airport Drive, being the northwesterly corner of Lot 8 of said "Kittie Hill Acres", bears S69°16'25"W a distance of 627.15 feet;

THENCE departing the northerly boundary line of said Lot 11, through the interior of said 57.07-acre Carmody tract, N24°16'14"W for a distance of 539.97 feet to a capped iron rod set on a point for the southeasterly corner and POINT OF BEGINNING hereof;

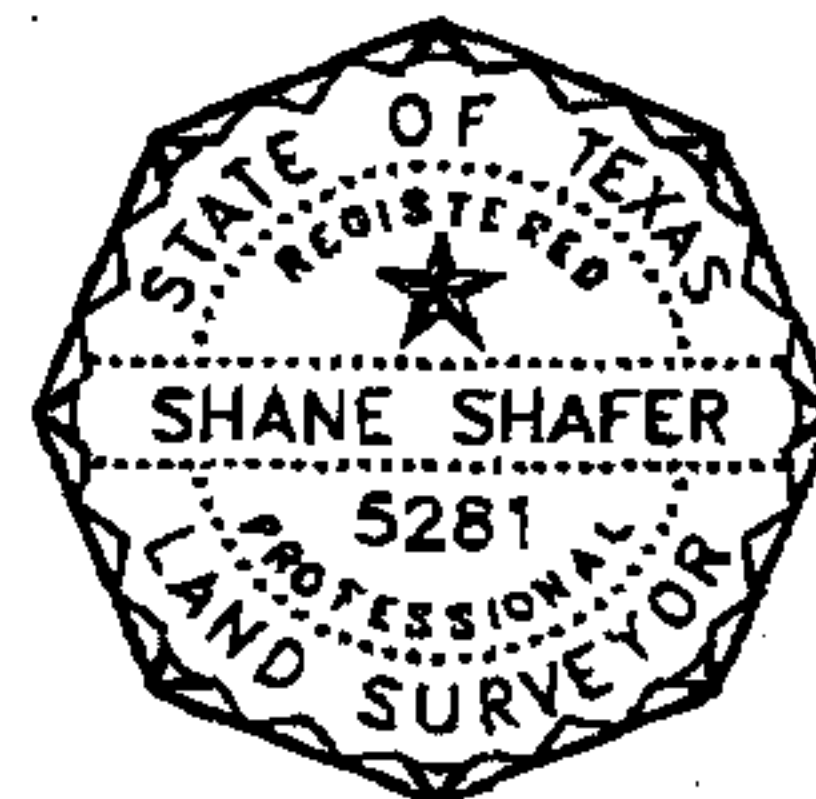
THENCE continuing through the interior of said 57.07-acre Carmody tract, the following four (4) courses and distances:

- 1) S71°31'46"W for a distance of 35.76 feet to a capped iron rod set on a point for the southwesterly corner hereof;
- 2) N18°28'14"W for a distance of 15.00 feet to a capped iron rod set on a point for the northwesterly corner hereof;
- 3) N71°31'46"E for a distance of 34.24 feet to a capped iron rod set on a point for the northeasterly corner hereof;
- 4) S24°16'14"E for a distance of 15.08 feet to the POINT OF BEGINNING hereof and containing 0.012 acre of land, more or less.

◇ DIAMOND SURVEYING, INC.  
516 LEANDER ROAD, GEORGETOWN, TX 78626  
(512) 931-3100

*Shane Shafer*  
SHANE SHAFER, R.P.L.S. NO. 5281  
DSI DE-PARCEL NO. 35

8/27/03  
DATE



BEING A 0.012 ACRE TRACT OF LAND (TRACT "A") AND A 0.012 ACRE TRACT OF LAND (TRACT "B") SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 57.07 ACRE TRACT OF LAND CONVEYED TO JACK CARMODY AND CHERYL CARMODY BY INSTRUMENT RECORDED IN VOLUME 2302, PAGE 583 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

S21'02'02"E

1197.47")  
1197.50'

EXISTING RIGHT-OF-WAY

**BEGIN FOR  
REFERENCE**

SCALE: 1"= 100'

POINT OF  
BEGINNING  
TRACT "B"  
0.012-ACRE

JACK CARMODY  
AND CHERYL CARMODY  
(57.07 ACRES)  
VOLUME 2302, PAGE 583

POINT OF  
BEGINNING  
TRACT "A"  
0.012-ACRE

LOT 11

KITTIE HILL ACRES  
CABINET "F", SLIDE 45

N24°16'14"W 603.74'

N24°16'14"W 539.97'

N24°16'14"W 229.15'

PROPOSED RIGHT-OF-WAY

295.82'

PROPOSED  
DRAINAGE EASEMENT  
TO BE CONVEYED BY  
SEPARATE INSTRUMENT

**SURVEYOR'S NOTES:**  
ALL DOCUMENTS LISTED HEREON  
ARE RECORDED IN THE OFFICE OF  
THE COUNTY CLERK OF  
WILLIAMSON COUNTY, TEXAS.

### LEGEND

- = CAPPED IRON ROD SET  
 ● = 1/2" IRON ROD FOUND  
 Δ = CALCULATED POINT  
 —T— = TELEPHONE LINE  
 —X— = WIRE FENCE  
 —W— = WATER LINE  
 ( ) = RECORD PER VOL 2302, PG. 583

I, Shane Shofer, 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 August 27, 2003. At the time of this survey there were no encroachments, conflicts, or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed in connection with the Title Report described in Case No. 2002 RR 244131-W (00384) of Austin Title Company. USE OF THIS SURVEY FOR ANY PURPOSE OR 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. 5281

DATE \_\_\_\_\_

## LINE TABLE

NO.	BEARING	DISTANCE
L1	S64°51'45"W	34.89'
L2	N25°08'15"W	15.00'
L3	N64°51'45"E	35.11'
L4	S24°16'14"E	15.00'
L5	S71°31'46"W	35.76'
L6	N18°28'14"W	15.00'
L7	N71°31'46"E	34.24'
L8	S24°16'14"E	15.08'



DSI UE-PARCEL NO. 35

**DIAMOND SURVEYING, INC.**

546 LEANDER ROAD, GEORGETOWN, TX 78624  
(512) 931-3808



30DE



## METES AND BOUNDS DESCRIPTION

BEING A 0.035-ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 12, "KITITIE HILL ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.035 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found on a point being the intersection of the westerly right-of-way line of County Road 268 (right-of-way width varies) with the northerly right-of-way line of County Road 269 (right-of-way width varies), said point also being the southeasterly corner of Tract 13, of said "Kittie Hill Acres" and the southeasterly corner of a 10 foot wide Road Widening Easement as dedicated by said plat of "Kittie Hills Acres";

THENCE with the easterly boundary line of said Tract 13, same being the easterly boundary line of said 10 foot wide Road Widening Easement and the westerly right-of-way line of said County Road 268, N20°59'08"W for a distance of 414.57 feet to a point being the southeasterly corner of Tract 12, and the northeasterly corner of Tract 13, of said "Kittie Hill Acres";

THENCE departing the westerly right-of-way line of said County Road 268, with the southerly boundary line of said Tract 12, same being the northerly boundary line of said Tract 13, S68°58'27"W passing at 10 feet the westerly boundary line of said 10 foot wide Road Widening Easement and continuing in all a total distance of 166.62 feet to a point on the proposed westerly right-of-way line of said County Road 268;

THENCE departing the northerly boundary line of said Tract 13, through the interior of said Tract 12, with the proposed westerly right-of-way line of said County Road 268, N22°37'43"W for a distance of 7.36 feet to a capped iron rod set on a point for the southeasterly corner and POINT OF BEGINNING hereof;

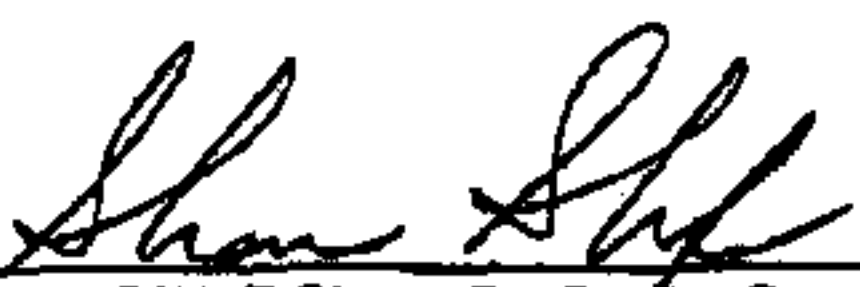
THENCE continuing through the interior of said Tract 12, the following four (4) courses and distances:

- 1) S69°02'08"W, departing the proposed westerly right-of-way line of said County Road 268, for a distance of 26.63 feet to a capped iron rod set for the southwesterly corner hereof;
- 2) N20°57'52"W for a distance 60.00 feet to a capped iron rod set on a point for the northwesterly corner hereof;
- 3) N69°02'08"E for a distance of 24.89 feet to a capped iron rod set on a point in the proposed westerly right-of-way line of said County Road 268 for the northeasterly corner hereof;

- 4) S22°37'43"E, along the proposed westerly right-of-way line of said County Road 268 for a distance of 60.03 feet to the POINT OF BEGINNING hereof and containing 0.035 acres of land, more or less.

 **DIAMOND SURVEYING, INC.**  
1915 S. AUSTIN AVE., SUITE 111, GEORGETOWN, TX 78626  
(512) 931-3100

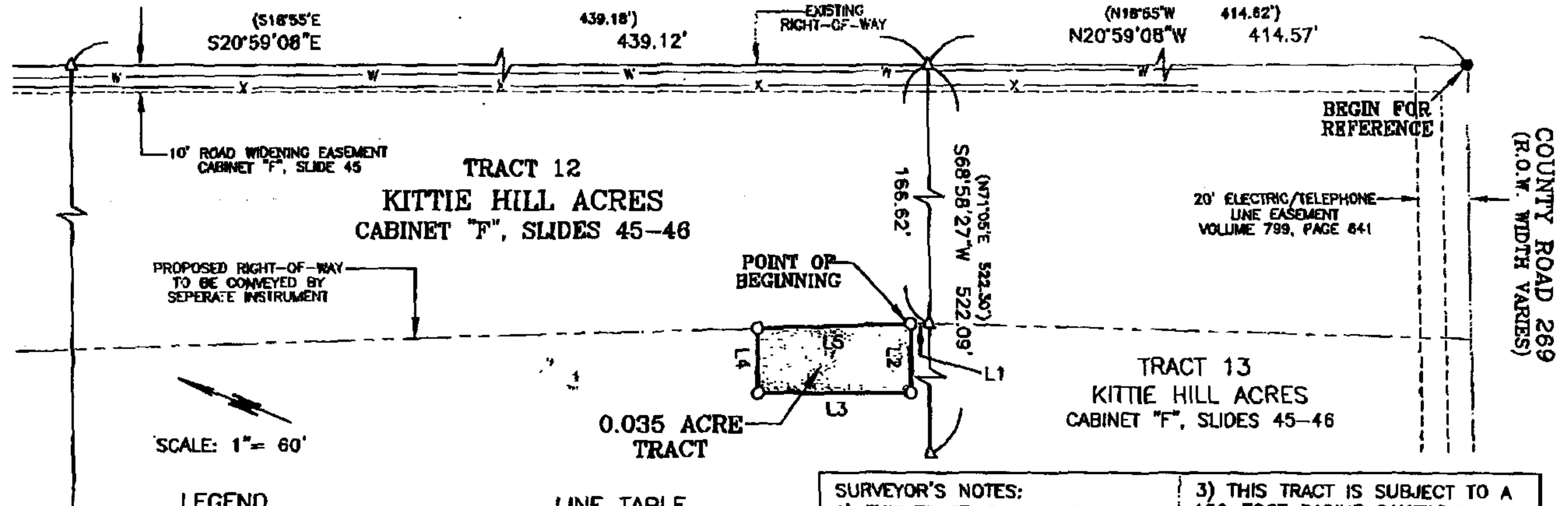


  
SHANE SHAFER, R.P./L.S. NO. 5281  
DSI D.E. PARCEL NO. 30. DATE 12/4/02

# SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.035 ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 12, "KITTE HILL ACRES"; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "F", SLIDES 45-46 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

COUNTY ROAD 268 (R.O.W. WIDTH VARIES)  
(BEARING BASIS)



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 December 4, 2002. At the time of this survey there were no encroachments, conflicts, or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed in connection with the Title Report described in Case No. 2002 RR 242149-S (00384) of Austin Title Company. USE OF THIS SURVEY FOR ANY PURPOSE 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

12/4/02  
DATE



DSI DE-PARCEL NO. 30  
DIAMOND SURVEYING, INC.  
1945 S. AUSTIN, SUITE 111, GEORGETOWN, TX 78604  
(512) 931-3100



35 DE



## METES AND BOUNDS DESCRIPTION

BEING 0.042-ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 57.07-ACRE TRACT OF LAND CONVEYED TO JACK CARMODY AND CHERYL CARMODY BY INSTRUMENT RECORDED IN VOLUME 2302, PAGE 583 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.042-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod found on a point in the westerly right-of-way line of County Road 268 (right-of-way width varies), said point being the southeasterly corner of said 57.07-acre Carmody tract, and the northeasterly corner of Lot 11, "Kittie Hill Acres", a subdivision according to the plat thereof recorded in Cabinet "F", Slides 45-46 of the Plat Records of Williamson County, Texas;

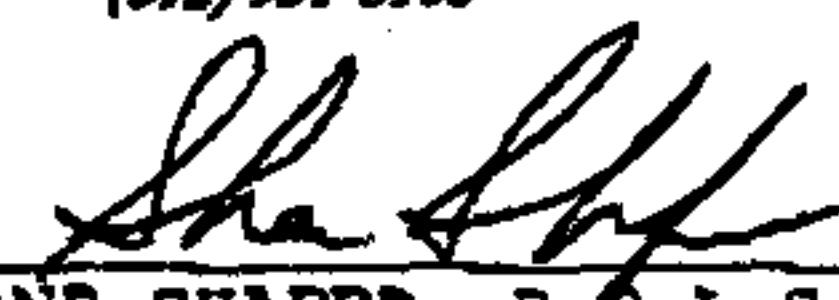
THENCE departing the westerly right-of-way line of said County Road 268, with the southerly boundary line of said 57.07-acre Carmody tract, same being the northerly boundary line of said Lot 11, S69°16'25"W a distance of 160.22 feet to a point, from which point a 1/2" iron rod found on a point in the southerly boundary line of said 57.07-acre Carmody tract and the easterly right-of-way line of Airport Drive, being the northwesterly corner of Lot 8 of said "Kittie Hill Acres", bears S69°16'25"W a distance of 627.15 feet;

THENCE departing the northerly boundary line of said Lot 11, through the interior of said 57.07-acre Carmody tract, N24°16'14"W for a distance of 314.55 feet to a capped iron rod set on a point for the southeasterly corner and POINT OF BEGINNING hereof;

THENCE continuing through the interior of said 57.07-acre Carmody tract, the following four (4) courses and distances:

- 1) S84°02'08"W for a distance of 26.33 feet to a capped iron rod set on a point for the southwesterly corner hereof;
- 2) N24°16'14"W for a distance of 73.73 feet to a capped iron rod set on a point for the northwesterly corner hereof;
- 3) N84°02'08"E for a distance of 26.33 feet to a capped iron rod set on a point for the northeasterly corner hereof;
- 4) S24°16'14"E for a distance of 73.73 feet to the POINT OF BEGINNING hereof and containing 0.042 acre of land, more or less.

 **DIAMOND SURVEYING, INC.**  
516 LEANDER ROAD, GEORGETOWN, TX 78626  
(512) 931-3100

  
SHANE SHAFER, R.P.L.S. NO. 5281  
DSI DE-PARCEL NO. 35

8/27/03  
DATE



SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.042 ACRE TRACT OF LAND SITUATED IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 57.07 ACRE TRACT OF LAND CONVEYED TO JACK CARMODY AND CHERYL CARMODY BY INSTRUMENT RECORDED IN VOLUME 2302, PAGE 583 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

COUNTY ROAD 268 (R.O.W. WIDTH VARIES)

(S19°02'30"E  
S21°02'02"E  
1197.47'  
1197.50'

EXISTING RIGHT-OF-WAY

BEGIN FOR  
REFERENCE

SCALE: 1"= 60'

SURVEYOR'S NOTES:  
ALL DOCUMENTS LISTED HEREON  
ARE RECORDED IN THE OFFICE OF  
THE COUNTY CLERK OF  
WILLIAMSON COUNTY, TEXAS.

JACK CARMODY  
AND CHERYL CARMODY  
(57.07 ACRES)  
VOLUME 2302, PAGE 583

LOT 11

KITTIE HILL ACRES  
CABINET "F", SLIDE 45

POINT OF  
BEGINNING

S24°16'14"E  
73.73'  
N24°16'14"W  
73.73'  
N84°02'08"E  
26.33'  
S84°02'08"W  
26.33'

PROPOSED RIGHT-OF-WAY

N24°16'14"W  
314.55'

LEGEND

- = CAPPED IRON ROD SET
- = 1/2" IRON ROD FOUND
- Δ = CALCULATED POINT
- T— = TELEPHONE LINE
- X— = WIRE FENCE
- W— = WATER LINE
- ( ) = RECORD PER VOL. 2302, PG. 583

S69°16'25"W  
160.22'  
787.37'  
786.95'  
(BEARING BASIS)  
S69°16'25"W  
(S71°25'W)  
627.15'



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 August 27, 2003. At the time of this survey there were no encroachments, conflicts, or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed in connection with the Title Report described in Case No. 2002 RR 244131-W (00384) of Austin Title Company. USE OF THIS SURVEY FOR ANY PURPOSE OR 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

8/27/03

DATE

DSI DE-PARCEL NO. 35  
DIAMOND SURVEYING, INC.  
506 LEANDER ROAD, GEORGETOWN, TX 78626  
(512) 933-3400