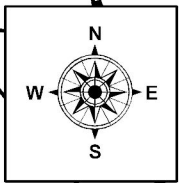


Exhibit E



Tract 4
Hairy Man Rd ROW,
Calculated GIS acreage = 0.45 approximate acres

Tract 2
Wyoming Springs Dr ROW, 0.374 acres
Deed: 2004079127
Date: 10/7/2004

Tract 1
Wyoming Springs Dr ROW, 5.10 acres
Deed: 1998061935
Date: 10/21/1998

Tract 3
Wyoming Springs Dr ROW, 0.92 acres
Document Sketch: SV-36179.002, R420644
Date: 05/12/2022

Tract 5
Wyoming Springs Dr ROW,
Calculated GIS acreage = 0.45 approximate acres
Adjacent Deed: Slide M,179 (Stone Canyon)

Wyoming

Springs Dr

ETJ
City Limit

Hairy Man Rd

Creek Bend Blvd

Brightwater Blvd

DEDICATION OF RIGHT-OF-WAY

THE STATE OF TEXAS §
THE COUNTY OF WILLAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT RSRF FERN BLUFF L.P., a California limited partnership, ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien or encumbrance, expressed or implied, is retained, have this day GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto to County of Williamson, the following described property for street purposes, to wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Williamson, State of Texas, described in EXHIBIT "A", attached hereto and made a part hereof for all purposes, to which reference is hereby made for a more particular description of said property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the right and appurtenances thereto in anywise belonging, unto the County of Williamson and its successors and assigns forever; and Grantors, whether one or more, do hereby bind its successors and assigns to warrant and forever defend all and singular the said premises unto the said County of Williamson, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not to otherwise.

IN WITNESS THEREOF, Grantor has caused this instrument to be executed on this 11th day of September, 1998, A.D.

RSRF FERN BLUFF L.P., a California limited partnership

BY: RSRF COMPANY, LLC,
a California limited liability company
General Partner

BY: BAYVIEW HOLDINGS, INC.
A Delaware corporation
Managing Member

BY: Geri Holt
Geri Holt, Senior Vice President

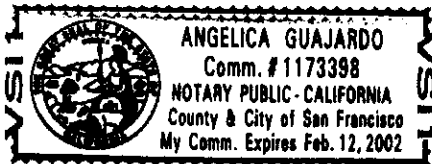
OFFICIAL RECORDS
WILLAMSON COUNTY, TEXAS

THE STATE OF CALIFORNIA §

THE COUNTY OF SAN FRANCISCO §

BEFORE ME, the undersigned authority, on this day personally appeared Gerri Holt, Senior Vice President of Bayview Holdings, Inc., a Delaware corporation, Managing Member, of RSRF Company, LLC, a California limited liability company, General Partner of RSRF Fern Bluff, LP, a California limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and she acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL this the 11th day of September 11, 1998, A.D.



Angelica Guajardo
Notary Public in and for the State of California
Angelica Guajardo
My Commission expires on FEB 12, 2002

**FIELD NOTES FOR 5.100 ACRES OF LAND
IN THE WILLIAM DUGAN SURVEY, A-190, WILLIAMSON COUNTY, TEXAS**

FIELD NOTES describing 5.100 acres of land, being a portion of the remainder of that certain 337.375 acre tract of land conveyed to RSRF Fern Bluff, L.P., by deed recorded in Volume 2657, Page 657 of the Deed Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found the Northeast corner of Wyoming Springs Drive, as shown on a plat of record of Stone Canyon Section One recorded in Cabinet M, Slides 179-185 of the Plat Records of Williamson County, Texas, for the Southeast corner and POINT OF BEGINNING of the hereinafter described tract.

THENCE S84°46'01"W, 120.00 feet to an iron pin found on the East line of Lot 1, Block O of said Stone Canyon Section One, for the Southwest corner of this tract, being the Point of Curvature of a curve to the right having a radius of 1060.00 feet and a central angle of 8°58'31".

THENCE along the West line hereof, the following eight (8) courses:

1. along the arc of said curve 166.05 feet, the long chord of which bears N00°44'43"W, 165.88 feet to an iron pin found on the East line of said Lot 1, for the Point of Tangency of said Curve.
2. N03°44'32"E, 256.57 feet to an iron pin found on the East line of Lot 8 of said Block O, for the Point of Curvature of a curve to the left having a radius of 1000.00 feet and a central angle of 22°33'13".
3. along the arc of said curve 393.63 feet, the long chord of which bears N07°32'04"W, 391.10 feet to an iron pin found on the East line of Lot 13 of said Block O, for the Point of Tangency of said Curve.
4. N18°48'41"W, 674.20 feet to an iron pin set at the Point of Curvature of a curve to the left having a radius of 1940.00 feet and a central angle of 13°12'47".
5. along the arc of said curve 447.38 feet, the long chord of which bears N25°25'04"W, 446.39 feet to an iron pin set at the Point of Tangency of said Curve.
6. N32°01'27"W, 155.05 feet to an iron pin set at the Point of Curvature of a curve to the right having a radius of 2060.00 feet and a central angle of 10°22'41".

7. along the arc of said curve 373.13 feet, the long chord of which bears N26°50'07"W, 372.62 feet to an iron pin set at the Point of Reverse Curvature of a curve to the left having a radius of 25.00 feet and a central angle of 64°14'27".
8. along the arc of said curve 28.03 feet, the long chord of which bears N53°46'00"W, 26.58 feet to an iron pin set on the South right-of-way line of County Road No. 174, for the Point of Tangency of said curve.

THENCE along the South right-of-way line of County Road No. 174, for the North line hereof, the following two (2) courses:

1. S85°53'13"E, 119.09 feet to an iron pin set for an angle point of this tract.
2. S74°46'27"E, 86.96 feet to an iron pin set at the Point of Curvature of a curve to the left having a radius of 25.00 feet and a central angle of 129°54'28".

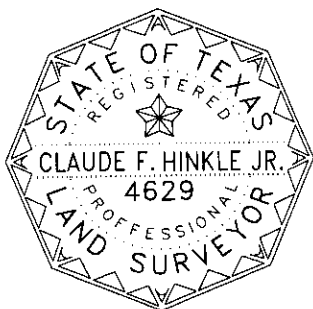
THENCE along the East line hereof, the following seven (7) courses:

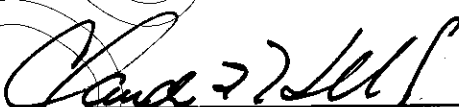
1. along the arc of said curve 56.68 feet, the long chord of which bears S40°16'18"W, 45.30 feet to an iron pin set at the Point of Compound Curvature of a curve to the left having a radius of 1940.00 feet and a central angle of 7°20'32".
2. along the arc of said curve 248.60 feet, the long chord of which bears S28°21'12"E, 248.43 feet to an iron pin set at the Point of Tangency of said Curve.
3. S32°01'27"E, 131.14 feet to an iron pin set on the division line between the remainder of said 337.375 acre tract and that certain tract of land conveyed to C. L. Sauls by deed recorded in Volume 608, Page 936 of said Deed Records, for an angle point of this tract.
4. along the division line between the remainder of said 337.375 acre tract and said Sauls tract, S18°48'41"E, 1530.01 feet to an iron pin set on the division line between said 337.375 acre tract and that certain tract of land conveyed to C. L. Sauls by deed recorded in Volume 380, Page 568 of said Deed Records, being the Point of Curvature of a curve to the right having a radius of 1120.00 feet and a central angle of 3°42'52".
5. along the arc of said curve 72.61 feet, the sub-chord of which bears S01°53'06"W, 72.59 feet to an iron pin set at the Point of Tangency of said Curve.
6. S03°44'32"W, 256.57 feet to an iron pin set at the Point of Curvature of a curve to the left having a radius of 940.00 feet and a central angle of 8°58'31".

7. along the arc of said curve 147.25 feet, the sub-chord of which bears S00°44'43"E, 147.10 feet to the POINT OF BEGINNING of the herein described tract, containing 5.100 acres of land, more or less.

I Claude F. Hinkle, Jr., a REGISTERED PROFESSIONAL LAND SURVEYOR, do hereby certify that these field notes were prepared from existing records, supplemental surveys, and computations made by Austin Surveyors, and are true and correct to the best of my knowledge.

AUSTIN SURVEYORS
P. O. Box 180243
Austin, Texas 78757

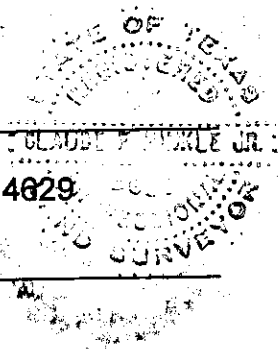




Claude F. Hinkle, Jr.
Registered Professional Land Surveyor No. 4629

7.21.98

Date



1248-8013-84
8013ROW1.DOC/mew

SKETCH TO ACCOMPANY FIELD NOTES
FOR 5.100 ACRES OF LAND
IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190
WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 300'

LEGEND

- IRON PIN FOUND
○ IRON PIN SET

CURVE TABLE

NO.	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHORD
C1	8°58'31"	N00°44'43"W	1060.00'	166.05'	83.19'	165.88'
C2	22°33'13"	N07°32'04"W	1000.00'	393.63'	199.40'	391.10'
C3	13°12'47"	N25°25'04"W	1940.00'	447.38'	224.69'	446.39'
C4	10°22'41"	N26°50'07"W	2060.00'	373.13'	187.08'	372.62'
C5	64°14'27"	N53°46'00"W	25.00'	28.03'	15.69'	26.58'
C6	129°54'28"	S40°16'18"W	25.00'	56.68'	53.50'	45.30'
C7	7°20'32"	S28°21'12"E	1940.00'	248.60'	124.47'	248.43'
C8	3°42'52"	S01°53'06"W	1120.00'	72.61'	36.32'	72.59'
C9	8°58'31"	S00°44'43"E	940.00'	147.25'	73.78'	147.10'

TANGENT TABLE

NUMBER	DISTANCE	BEARING
T1	256.57'	N 03°44'32" E
T2	155.05'	N 32°01'27" W
T3	119.09'	S 85°53'13" E
T4	86.96'	S 74°46'27" E
T5	131.14'	S 32°01'27" E
T6	256.57'	S 03°44'32" W
T7	120.00'	S 84°46'01" W

C.L. SAULS
VOL. 608, PG. 936

RSRF FERN BLUFF L.P.
337.375 AC.
VOL. 2657, PG. 657

5.100 AC.

PROPOSED FUTURE ROW
DEDICATION (BY OTHERS)
S 18°48'41" E 1530.01'
N 18°48'41" W 674.20'

C.L. SAULS
VOL. 380, PG. 568

POINT OF BEGINNING

EXHIBIT "A"
PAGE 4 OF 4

PROJECT NO:	1248-8013-84	DESIGNED BY:	MEW
FILE NO:	88013ROW1.DWG	DRAWN BY:	MEW
DATE:	JULY, 1998	CHECKED BY:	SKIP
SCALE:	1" = 300'	REVISED BY:	



AUSTIN SURVEYORS

2105 Justin Lane #103
Austin, Texas 78757
512-454-6605

BRIGHTWATER BOULEVARD

RSRF FERN BLUFF L.P.
337.375 AC.
VOL. 2657, PG. 657
SPRINGS DRIVE
WYOMING

STONE CANYON SEC. ONE 4
CAB. M. SL. 179-185

FERN BLUFF MUD
3.293 AC.
DOC. # 9655638

SEVILLE ROW

① CHT Davis Hays commission

Doc# 9861935
Pages: 6
Date : 10-21-1998
Time : 05:00:19 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
NANCY E. RISTER
COUNTY CLERK
Rec. \$ 19.00

RECORDED BY 106
NORTH AMERICAN TITLE
TX 046650107

1 NORTH AMERICAN TITLE
CHISHOLM TRAIL, SUITE 3100
ROUND ROCK, TEXAS 78681
(512) 255-6550

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §



DEED

2004079127

11 PGS

DATE: September 30, 2004

GRANTOR: Williamson County Park Foundation, Inc., as Trustee for Fern Bluff Municipal Utility District

GRANTOR'S MAILING ADDRESS (including county):

c/o Charlie Crossfield
Sheets & Crossfield
309 East Main Street
Round Rock, Williamson County, Texas 78664

GRANTEE: Fern Bluff Municipal Utility District

GRANTEE'S MAILING ADDRESS:

c/o Sharlene Collins
Armbrust & Brown, L.L.P.
100 Congress Avenue, Suite 1300
Austin, Travis County, Texas 78701

CONSIDERATION:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY: The following three (3) tracts of land (together with all improvements, rights and appurtenances thereto, collectively, the "Property"), all located in Williamson County, Texas

Tract 1. 0.374 acres of land, more or less, situated in the William Dugan Survey, Abstract No. 190, in Williamson County, Texas, as more fully described by metes and bounds on Exhibit "A" attached hereto and incorporated herein for all purposes ("Tract One").

Tract 2. 15.375 acres of land, more or less, situated in the William Dugan Survey, Abstract No. 190, in Williamson County, Texas, as more fully described by metes and bounds on Exhibit "B" attached hereto and incorporated herein for all purposes ("Tract Two").

Tract 3. 12.114 acres of land, more or less, situated in the William Dugan Survey, Abstract No. 190, in Williamson County, Texas, as more fully described by metes and bounds on Exhibit "C" attached hereto and incorporated herein for all purposes ("Tract Three").

CONVEYANCE:

Grantor, for the consideration hereinbefore stated and subject to the reservations from and exceptions to conveyance and warranty set forth on Exhibit "D" attached hereto and incorporated herein for all purposes, GRANTS, SELLS and CONVEYS to Grantee the Property, together with all and singular the

rights and appurtenances thereto and improvements thereon in any wise belonging, to have and hold the property to Grantee, and Grantee's successors or assigns forever; provided, however, that the Property is conveyed for park and recreational purposes, and other related and compatible purposes, for public use. Grantor does not retain any lien, express or implied, against the Property.

This conveyance is made and accepted subject to the reservations, exceptions and restrictions set forth on Exhibit "D" attached hereto to the extent that they are in effect and apply to the Property.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to those matters shown on Exhibit "D" attached hereto and incorporated herein and to ad valorem taxes on the Property for the current year, which are assumed by Grantee.

WARRANTY:

Grantor binds Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's successors and 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 reservations, exceptions and restrictions set forth herein.

When the context requires, singular nouns and pronouns include the plural.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 30 day of September, 2004.

GRANTOR:

WILLIAMSON COUNTY PARK FOUNDATION,
INC., as Trustee for Fern Bluff Municipal Utility District

By: _____

Name: _____

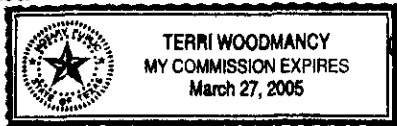
Title: _____

Kathy Green
Kathy Green
President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on the 30 day of September, 2004, by Kathy Green, President of Williamson County Park Foundation, Inc., a Texas non-profit corporation, trustee for Fern Bluff Municipal Utility District, on behalf of the corporation and utility district.



Terri Woodmancy
Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

Ms. Karen Williams
North American Title Company
1 Chisholm Trail, Suite 3100
Round Rock, Texas 78681

EXHIBIT A

AUSTIN SURVEYORS

P.O. BOX 180243
AUSTIN, TEXAS 78718
2105 JUSTIN LANE, #103
(512) 451 6605

Accompaniment for plat 1062-1-Park2P

FIELD NOTES FOR 0.374 ACRES

All that certain tract or parcel of land situated in the William Dugan Survey, A-190, in Williamson County, Texas and being a part of a 337.375 acre tract of land conveyed to RSRN Fern Bluff L.P. by deed recorded in Volume 2657, Page 657 of the Official Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin found on the South right-of-way line of County Road No. 174 in the Northwest corner of a 78.56 acre tract of land conveyed to Clarence Sauls by deed recorded in Volume 608, Page 936 of the Deed Records of Williamson County, Texas, in the Northeast corner of the above mentioned 337.375 acre tract for the Northeast corner of this tract.

THENCE S 18°48'21" E with the West line of the above mentioned 78.56 acre tract and the East line of the said 337.375 acre tract 373.70 feet to an iron pin set for the South corner of this tract.

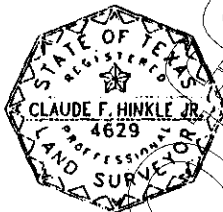
THENCE N 32°01'27" W 131.14 feet to an iron pin set in the PC of a curve to the right said curve having a radius of 1940.00 feet and a central angle of 7°20'32".

THENCE with the arc of the said curve 248.60 feet the long chord of which bears N 28°21'11" W 248.43 feet to an iron pin set in the PT of the said curve and in the PC of a curve to the right said curve having a radius of 25.00 feet and a central angle of 122°09'24".

THENCE with the arc of the said curve 53.30 feet the long chord of which bears N 36°23'47" E 43.76 feet to an iron pin set on the South right-of-way line of County Road No. 174 and the North line of the said 337.375 acre tract for the Northwest corner of this tract.

THENCE S 74°38'21" E 42.61 feet the POINT OF BEGINNING containing 0.374 acres of land, more or less.

I, Claude F. Hinkle, Jr., a Registered Professional Land Surveyor, do hereby certify that these field notes were prepared from an on-the-ground survey made under my supervision during May of 2001 and are correct to the best of my knowledge and belief. These field notes were prepared for a transfer of title to Fern Bluff MUD. Any use of this description by any person for any other purpose is expressly prohibited.



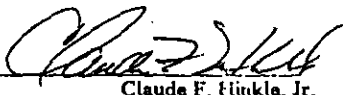

Claude F. Hinkle, Jr.
R.P.L.S. No. 4629
29 Jun 01
Date 1062.doc

EXHIBIT "A"

County: Williamson
Project: Wyoming Springs
Half AVO: 36179.002

Page 1 of 6
May 12th, 2022

A METES AND BOUNDS DESCRIPTION OF 0.920 ACRE (APPROX. 40,083 S.F.) IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 21.394 ACRE TRACT OF LAND CONVEYED TO FERN BLUFF MUNICIPAL UTILITY DISTRICT IN DOCUMENT NO. 2002000474 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 0.920 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the southwest line of a called 5.100 acre tract of land conveyed to the Williamson County in a Dedication of Right-of-Way, recorded in Document No. 9861935, O.P.R.W.C.T., being the northeast corner of Lot 13, Block O of Stone Canyon Section One, a subdivision of record in Cabinet M, Slides 179-185 of the Plat Records of Williamson County, Texas, for the southeast corner of the said 21.394 acre Fern Bluff Municipal Utility District tract, having Texas State Plane Central Zone/NAD 83 surface coordinate values of N 10164356.03 and E 3119702.56 and southeast corner of the herein described tract of land, being in the proposed westerly right-of-way line of Wyoming Springs Drive (right-of-way width varies), being 61.18 feet left of proposed Engineer's Centerline Station (E.C.S.) 121+27.83, from which a 1/2-inch iron rod found at a point of curvature in the southwest line said 5.100 acre right-of-way, being the northeast line of said Lot 13 bears South 20°32'45" East, a distance of 88.63 feet;

THENCE North 59°59'19" West, with the southwest line of the said 21.394 acre Fern Bluff Municipal Utility District tract, being the northeast lines of the Lots 13 and 14, Block O of said Stone Canyon Section One, being the proposed southwest right-of-way line of Wyoming Springs Drive (right-of-way width varies), a distance of 31.48 feet to a calculated point 80.83 feet left of E.C.S. 121+52.43 for the southwest corner of the herein described tract of land;

THENCE with the proposed southwest right-of-way line of Wyoming Springs Drive, over and across the said 21.394 acre Fern Bluff Municipal Utility District tract, the following seven (7) courses and distances:

1. North 20°32'45" West, a distance of 348.23 feet to a calculated point 69.15 feet left of E.C.S. 125+06.15;
2. North 70°26'41" West, a distance of 40.10 feet to a calculated point 97.33 feet left of E.C.S. 125+34.68;
3. North 22°50'11" West, a distance of 115.13 feet to a calculated point 91.40 feet left of E.C.S. 126+49.66;
4. North 22°31'29" West, a distance of 356.55 feet to a calculated point 87.07 feet left of E.C.S. 129+99.82;
5. North 21°31'28" West, a distance of 85.06 feet to a calculated point 85.31 feet left of E.C.S. 130+88.86;
6. North 08°18'01" West, a distance of 24.15 feet to a calculated point 78.67 feet left of E.C.S. 131+12.07;
7. North 23°47'46" West, a distance of 139.35 feet to a calculated point 77.42 feet left of E.C.S. 132+52.71 in the southwest line of the said 5.100 acre right-of-way tract, from which a 1/2-inch iron rod with "Austin" cap found at a point of curvature in same line bears North 33°48'19" West, a distance of 64.21 feet;

County: Williamson
Project: Wyoming Springs
Halff AVO: 36179.002

Page 2 of 6
May 12th, 2022

THENCE with the southwest line of the said 5.100 acre right-of-way tract, being the east line of the said 21.394 acre Fern Bluff Municipal Utility District tract, the following three (3) courses and distances:

1. South 33°48'19" East, a distance of 90.84 feet to a calculated point;
2. with a curve to the right, having a radius of 1940.00 feet, a delta angle of 13°12'43", an arc length of 447.34 feet, and a chord which bears South 27°06'16" East, a distance of 446.35 feet to a 1/2-inch iron rod with "Austin" cap found;
3. South 20°32'45" East, a distance of 585.67 feet to the **POINT OF BEGINNING** and containing 0.920 acre of land, more or less, within these metes and bounds.

NOTES:

The bearing basis of this description is the Texas State Plane Coordinate System (NAD83/Central Zone) based upon multiple, repeated GPS observations utilizing the TXDOT VRS network. Distances are U.S. survey feet, shown in surface values and may be converted to grid using the surface adjustment factor of 1.00012.

This is to certify that this map or plat and the survey on which it is based are true and correct to the best of my knowledge and belief and that the property described hereon was determined by a survey on the ground made under my direction and supervision.

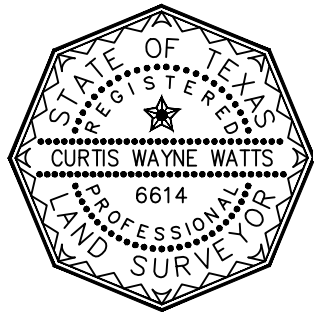
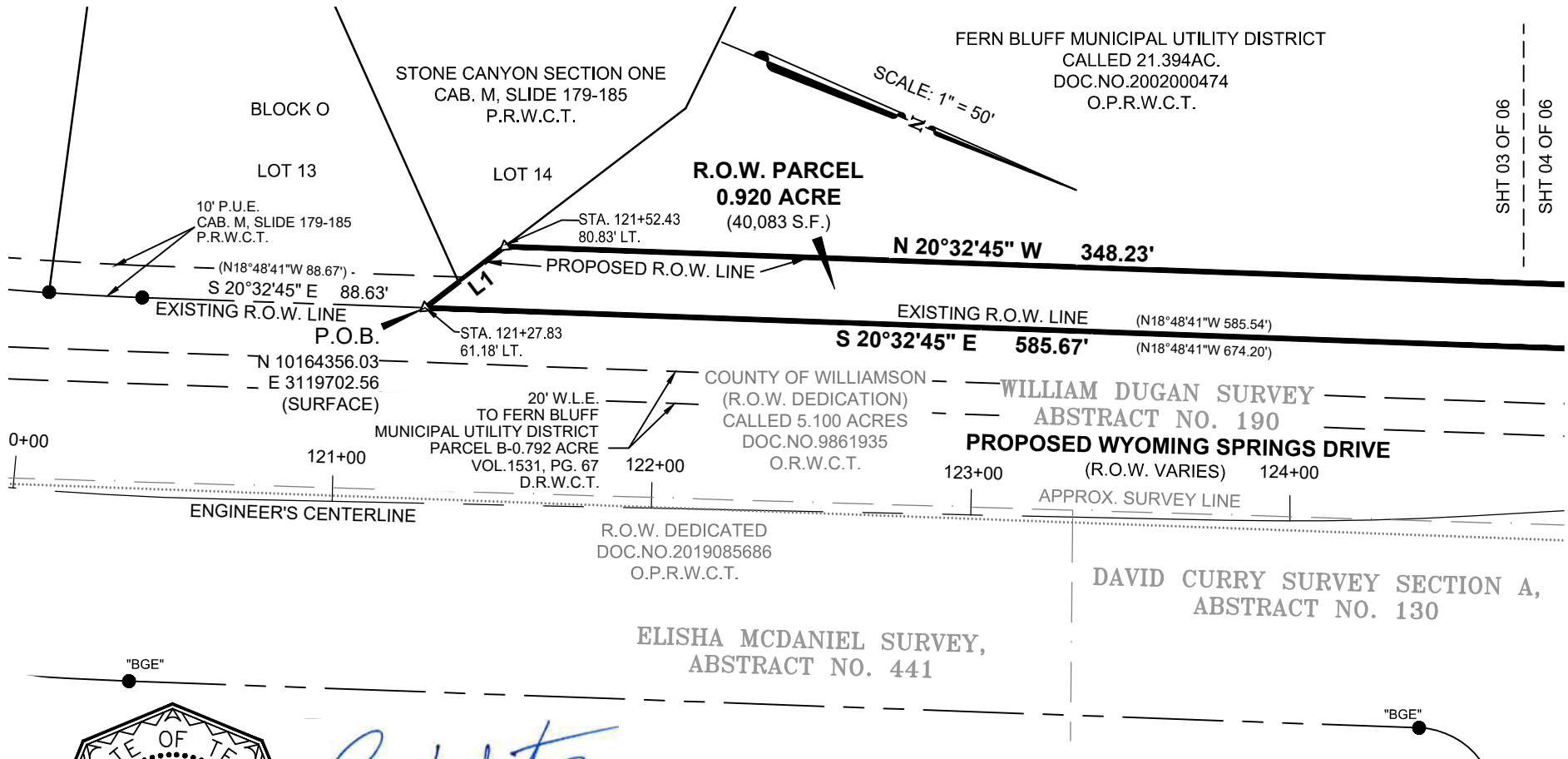
Last day of field survey: 03/02/2022



Curtis Wayne Watts
Registered Professional Land Surveyor
Texas Registration No. 6614
Halff Associates, Inc., TBPELS Firm No. 10029607
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729
512-777-4600



05/12/2022



05/12/2022

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 59°59'19" W	31.48'
L2	N 08°18'01" W	24.15'



9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPCLS SURVEYING FIRM #10029607

R.O.W. PARCEL
0.920 ACRE (40,083 S.F.) OUT OF THE
WILLIAM DUGAN SURVEY, ABSTRACT NO. 190
WILLIAMSON COUNTY, TEXAS

Project No.: 36179.002

Issued: 05/12/2022

SV-36179.002
R420664_ROW_ESMT

03 OF 06

SHT 03 OF 06
SHT 04 OF 06

FERN BLUFF MUNICIPAL UTILITY DISTRICT
CALLED 21.394 AC.
DOC.NO.2002000474
O.P.R.W.C.T.

20' W.W.E. TO THE
FERN BLUFF M.U.D.
DOC. NO. 9757468
O.P.R.W.C.T.

SCALE: 1" = 50'

STA. 125+34.68
97.33' LT.

N 22°50'11" W 115.13'

STA. 126+49.66
91.40' LT.

N 22°31'29" W 356.55'

N 70°26'41" W
40.10'

20' S.S.E. TO
THE PUBLIC
VOL. 1310, PG. 76
D.R.W.C.T.

R.O.W. PARCEL
0.920 ACRE
(40,083 S.F.)

PROPOSED R.O.W. LINE

S.S.E.
TO THE PUBLIC
VOL. 1310, PG. 85
D.R.W.C.T.

STA. 125+06.15 VOL. 1310, PG. 76
69.15' LT.

(N18°48'41"W 585.54') EXISTING R.O.W. LINE

S 20°32'45" E 585.67'

(N18°48'41"W 674.20')

COUNTY OF WILLIAMSON
(R.O.W. DEDICATION)
CALLED 5.100 ACRES
DOC.NO.9861935
O.R.W.C.T.

125+00

126+00

ENGINEER'S CENTERLINE

127+00

128+00

129+00

PROPOSED WYOMING SPRINGS DRIVE
(R.O.W. VARIES)

WILLIAM DUGAN SURVEY
ABSTRACT NO. 190

APPROX. SURVEY LINE

R.O.W. DEDICATED
DOC.NO.2019085686
O.P.R.W.C.T.

20' W.L.E. TO FERN BLUFF
MUNICIPAL UTILITY DISTRICT
PARCEL B-0.792 ACRE
VOL.1531, PG. 67
D.R.W.C.T.

DAVID CURRY SURVEY SECTION A,
ABSTRACT NO. 130



05/12/2022

C. Watts

CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	447.34'	1940.00'	13°12'43"	446.35'	S 27°06'16" E
	(447.38')	(1940.00')	(13°12'47")	(446.39')	(S 32°01'27" E)



9500 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729
TEL (512) 777-4600
FAX (512) 252-8141
TBPCLS SURVEYING FIRM #10029607

R.O.W. PARCEL
0.920 ACRE (40,083 S.F.) OUT OF THE
WILLIAM DUGAN SURVEY, ABSTRACT NO. 190
WILLIAMSON COUNTY, TEXAS

Project No.: 36179.002

Issued: 05/12/2022

SV-36179.002
R420664_ROW_ESMT

04 OF 06

20' W.W.E. TO THE
FERN BLUFF M.U.D.
DOC. NO. 9757468
O.P.R.W.C.T.

SHT 04 OF 06
SHT 05 OF 06

STA. 129+99.82
87.07' LT.

STA. 130+88.86
85.31' LT.

FERN BLUFF MUNICIPAL UTILITY DISTRICT
CALLED 21.394 AC.
DOC. NO. 2002000474
O.P.R.W.C.T.

WILLIAM DUGAN SURVEY
ABSTRACT NO. 190

STA. 132+52.71
77.42' LT.

FINAL PLAT OF
STONE CANYON
SECTION FIVE-A
CAB. Q, SLIDES 57-59
P.R.W.C.T.

N 21°31'28" W

85.06'

R.O.W. PARCEL
0.920 ACRE
(40,083 S.F.)

L2

STA. 131+12.07
78.67' LT.

N 23°47'46" W

139.35'

PROPOSED R.O.W. LINE

EXISTING R.O.W. LINE

90.84'

N 33°48'19" W
64.21'

"AUSTIN"

(N32°01'27"W 155.05')
N33°48'19"W 155.02'

SCALE: 1" = 50'

20' W.L.E. TO FERN BLUFF
MUNICIPAL UTILITY DISTRICT
PARCEL B-0.792 ACRE
VOL. 1531, PG. 67
D.R.W.C.T.

133+00

20' WIDE S.S.E.
TO THE PUBLIC
VOL. 1310, PG. 85
D.R.W.C.T.

132+00

ENGINEER'S CENTERLINE

PROPOSED WYOMING SPRINGS DRIV
(R.O.W. VARIES)

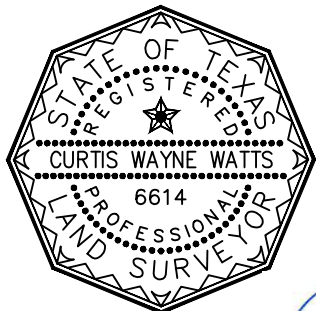
COUNTY OF WILLIAMSON
(R.O.W. DEDICATION)
CALLED 5.100 ACRES
DOC. NO. 9861935
O.R.W.C.T.

APPROX. SURVEY LINE

20' WIDE S.S.E.
TO THE PUBLIC
VOL. 1310, PG. 76, D.R.W.C.T.

R.O.W. DEDICATED
DOC. NO. 2019085686
O.P.R.W.C.T.

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD83/2011). ALL DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET. DATE OF FIELD SURVEY: FEBRUARY 07, 2020.



05/12/2022

C. Watts

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- "AUSTIN" 1/2" IRON ROD W/"AUSTIN" CAP FOUND
- 1/2" IRON ROD SET W/ "HALFF ASSOC. INC." CAP
- P.O.B. POINT OF BEGINNING
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- S.S.E. SANITARY SEWER EASEMENT
- W.W.E. WASTEWATER EASEMENT

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 59°59'19" W	31.48'
L2	N 08°18'01" W	24.15'



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05 OF 06

COMMITMENT FOR TITLE INSURANCE ISSUED BY: TEXAN TITLE INSURANCE COMPANY

G.F. NO.: GT2200563 EFFECTIVE DATE: 02/08/2022 ISSUED: 02/17/2022
THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING
EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL
RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED
ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS.

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Volume 1568, Page 184, and Document No. 2002009093, Official Records, Williamson County, Texas.

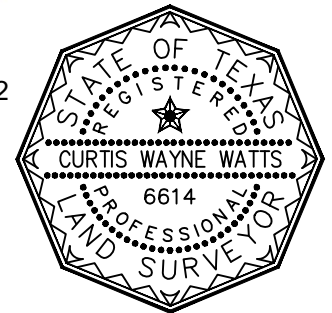
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a. Easement dated September 22, 1936, executed by T. E. Nelson to Texas Power & Light Company, recorded in Volume 235, Page 68, Deed Records, Williamson County, Texas.
- EASEMENT LOCATION CAN NOT BE DETERMINED FROM DESCRIPTION PROVIDED.
- b. Right of Way Easement dated June 27, 1938, executed by the Estate of T. E. Nelson to Texas Power & Light Company, recorded in Volume 293, Page 37, Deed Records, Williamson County, Texas.
- EASEMENT LOCATION CAN NOT BE DETERMINED FROM DESCRIPTION PROVIDED.
- c. Easement dated July 4, 1961, executed by C. N. Avery, Jr., Mary Watt and husband, Terrence Watt and Helen Louise Phinney to Brushy Creek Water Control and Improvement District No. 1, recorded in Volume 445, Page 656, Deed Records, Williamson County, Texas. - DOES NOT AFFECT
- d. Easement dated April 15, 1963, executed by Charles N. Avery, Jr., Mary Watts and husband, Terrence Watts and Helen Phinney to Brushy Creek Water Control and Improvement District No. 1, recorded in Volume 459, Page 114, Deed Records, Williamson County, Texas. - DOES NOT AFFECT
- e. Right of Way Easement dated September 24, 1973, executed by A. N. Avery Estate to Jonah Water Supply Corporation, recorded in Volume 581, Page 308, Deed Records, Williamson County, Texas. - DOES NOT AFFECT
- f. Easement and Right of Way dated August 24, 1977, executed by Charles N. Avery, Jr. to Texas Power & Light Company, recorded in Volume 711, Page 775, Deed Records, Williamson County, Texas.
- CAN NOT BE PROVIDED FROM DESCRIPTION.
- g. Sanitary Sewer Easement dated February 5, 1986, executed by Bill Milburn, Inc. to the Public, recorded in Volume 1310, Page 76, Official Records, Williamson County, Texas. - AFFECTS, SHOWN HEREON
- h. Sanitary Sewer Easement dated February 5, 1986, executed by Bill Milburn, Inc., to the Public, recorded in Volume 1310, Page 80, Official Records, Williamson County, Texas. - DOES NOT AFFECT
- i. Storm Sewer Easement dated February 5, 1986, executed by Bill Milburn, Inc. to the Public, recorded in Volume 1310, Page 85, Official Records, Williamson County, Texas. - AFFECTS, SHOWN HEREON
- j. All proposed Easements as set out in Special Warranty Deed dated August 20, 1993, from Guaranty Federal Bank, F.S.B. to Fern Bluff, Ltd., recorded in Volume 2360, Page 708, Official Records, Williamson County, Texas. - THERE ARE NOT ANY PROPOSED EASEMENTS SET OUT IN THIS DOCUMENT
- k. Water Line Easement dated August 29, 1994, executed by Robertson Stephens & Company, L.P. to Fern Bluff Municipal Utility District, recorded in Volume 2596, Page 96, Official Records, Williamson County, Texas. - DOES NOT AFFECT
- l. Water and Wastewater Easement dated August 29, 1994, executed by Robertson Stephens & Company, L.P. to Fern Bluff Municipal Utility District, recorded in Volume 2596, Page 104, Official Records, Williamson County, Texas. - DOES NOT AFFECT
- m. Easement For Equipment Station dated December 5, 1997, executed by RSRF Fern Bluff, L.P. to Southwestern Bell Telephone Company, recorded under Document No. 9756948, Official Records, Williamson County, Texas. - DOES NOT AFFECT

- n. Wastewater Easement dated December 3, 1997, executed by RSRF Fern Bluff, L.P. to Fern Bluff Municipal Utility District, recorded under Document No. 9757468, Official Records, Williamson County, Texas.
- AFFECTS, SHOWN HEREON
- o. Wastewater Easement dated October 8, 1998, executed by RSRF Fern Bluff, L.P. to Fern Bluff Municipal Utility District, recorded under Document No. 9859235, Official Records, Williamson County, Texas.
- DOES NOT AFFECT
- p. Dedication of Right of Way dated September 11, 1998, executed by RSRF Fern Bluff, L.P. to Williamson County, Texas, recorded under Document No. 9861935, Official Records, Williamson County, Texas.
- DOES NOT AFFECT
- q. Wastewater Easement dated August 29, 2001, executed by RSRF Fern Bluff, L.P. to Lower Colorado River Authority, recorded under Document No. 201064789, Official Records, Williamson County, Texas.
- DOES NOT AFFECT
- r. Drainage and Storm Sewer Easement dated August 29, 2001, executed by RSRF Fern Bluff, L.P. to Fern Bluff Municipal Utility District, recorded under Document No. 2002064791, Official Records, Williamson County, Texas.
- DOES NOT AFFECT
- s. Terms, provisions and conditions of Agreement Regarding Utility Matters dated April 1, 1988 by and between Fern Bluff, Ltd. and Guaranty Federal Bank, F. S. B., recorded in Volume 2361, Page 316, Official Records, Williamson County, Texas.
- SUBJECT TO TERMS, PROVISIONS AND CONDITIONS
- t. Terms, provisions and conditions of Agreement Regarding Utility Matters dated November 30, 1988 by and between Citadel Fern Bluff, Ltd. and Fern Bluff, Ltd., recorded in Volume 2533, Page 438, Official Records, Williamson County, Texas.
- SUBJECT TO TERMS, PROVISIONS AND CONDITIONS

C. W. Watts

05/12/2022



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