

EXHIBIT**"A"**

RM620—Parcel 22

CAUSE NO. 18-0795-CC2

CITY OF ROUND ROCK, TEXAS and
THE STATE OF TEXAS**Condemnor**

V.

ROUND ROCK 732 BUILDING, LLC,
PRESERVATION ENTERPRISES, INC., and
WELLS FARGO BANK, NATIONAL
ASSOCIATION**Condemnee**

§ IN THE COUNTY COURT

§

§

§

§

§ AT LAW NO. TWO

§

§

§

§

§ WILLIAMSON COUNTY, TEXAS

JUDGMENT

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

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that fee title in and to approximately 0.258 acre (Parcel 22) of land in Williamson County, Texas, said property being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes (the "R.O.W. Property"), and as further described in Plaintiff's Original Petition, filed among the papers of this cause on or about June 4, 2018, and any amendments thereto; 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 or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, and a writ of possession for such purposes, be vested in the **STATE OF TEXAS**, acting by and through the Texas Transportation Commission,

00436053.DOC

and its assigns for the purpose of constructing, reconstructing, realigning, widening and/or maintaining improvements to RM 620, and to perform associated public use and purposes; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that a public utility easement interest in and to approximately 0.067 acre (Parcel 22-PUE) of land in Williamson County, Texas, said property being more particularly described by metes and bounds in Exhibit “B” attached hereto and incorporated herein for all purposes (the “Easement Property”), and as further described in Plaintiff’s Original Petition, filed among the papers of this cause on or about June 4, 2018, and any amendments thereto; 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 or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, and a writ of possession for such purposes, be vested in the **CITY OF ROUND ROCK, TEXAS** and its assigns for the purpose of constructing, reconstructing, realigning, widening and/or maintaining utility facilities and related appurtenances, and to perform associated public use and purposes.

The specific public utility easement rights granted to and acquired by Condemnor herein in and to the Easement Property by this Judgment are more particularly described in the Public Utility Easement document attached hereto as Exhibit “C” and incorporated herein for all purposes.

It is further ORDERED that in complete satisfaction of any and all claims which have been made or which could have been made in this litigation by and between the parties named herein, including both the property to be acquired and any damages to any remaining property, that Condemnees shall recover from Condemnor the sum of (1) ONE MILLION SIX HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$1,650,000.00) for acquisition of the

R.O.W. Property, and (2) SIXTY-SEVEN THOUSAND and 00/100 Dollars (\$67,000.00) for acquisition of the Easement Property, and of which total amount:

1. SEVEN HUNDRED EIGHTY-FIVE THOUSAND SEVEN HUNDRED FIVE and 00/100 Dollars (\$785,705.00) has previously been deposited in the registry of the Court by Condemnor and withdrawn by Condemnees, and for which sum Condemnor is hereby given full credit and for which no execution shall issue; and
2. NINE HUNDRED THIRTY-ONE THOUSAND TWO HUNDRED NINETY-FIVE and 00/100 Dollars (\$931,295.00) is now due and owing from Condemnor in satisfaction of this Judgment, and shall be deposited into the registry of the Court by Condemnor within thirty (30) days after entry of this Judgment. Post judgment interest on this sum shall accrue at the statutory rate if not paid within 30 days after entry of this Judgment.

It is further ORDERED that Condemnee Preservation Enterprises, Inc. shall take nothing by this Agreed Judgment.

It is further ORDERED that Condemnee Wells Fargo Bank, National Association, shall take nothing by this Agreed Judgment.

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

This Judgment is intended by the parties to fully and finally dispose of all claims, parties and issues in this lawsuit.

[signature pages follow]

SIGNED this _____ day of _____, 20____.

Judge Presiding

PREPARED BY AND APPROVED AS TO SUBSTANCE AND FORM:

Don Childs
State Bar No. 00795056
Sheets & Crossfield, P.C.
309 East Main Street
Round Rock, Texas 78664
512/255-8877
512/255-8986 (fax)
don@scrrlaw.com
Attorneys for Condemnor

APPROVED AND AGREED:

CITY OF ROUND ROCK, TEXAS

By:_____

Name:_____

Its:_____

AGREED AS TO SUBSTANCE AND FORM:

Dan Foster

State Bar No. 24010031

Brady & Hamilton Womack McClish

1801 Lavaca, Suite 120

512.474.9875

dan@bhlawgroup.com

Attorney for Condemnee Round Rock 732 Building, LLC

AGREED AS TO SUBSTANCE AND FORM:

WELLS FARGO BANK, NATIONAL ASSOCIATION

By: _____

Name: _____

Its: _____

EXHIBIT A

County: Williamson
Highway: R. M. 620
Limits: Deepwood Dr. to IH 35
CSJ: 0683-01-092

PROPERTY DESCRIPTION FOR
PARCEL 22

DESCRIPTION OF A 0.258 ACRE (11,256 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE J.M. HARRELL SURVEY, ABSTRACT NO. 284, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1 OF THE M.E. BASTROP SUBDIVISION RECORDED IN CABINET FF, SLIDES 307-308 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONVEYED TO ROUND ROCK 732 BUILDING, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2009075022 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.258 ACRE (11,256 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 5/8" iron rod found, 236.09 feet left of proposed Ranch to Market (R.M.) 620 baseline station 502+66.35, in the southerly boundary line Lot 1 of the Comfort Suites Subdivision recorded in Cabinet P, Slides 174-175, of the Plat Records of Williamson County, Texas and conveyed to Sovereign Hospitality Group of Round Rock, Inc by instrument recorded in Document No. 2002056223 of the Official Public Records of Williamson County, Texas, same being the northwesterly corner of Lot 1 of the Wendy's Subdivision recorded in Cabinet K, Slide, 123 of the Plat Records of Williamson County, Texas and conveyed to Pisces Food, LLC by instrument recorded in Document No. 9542882 of the Official Public Records of Williamson County, Texas, same being the most northeasterly corner of said Lot 1 (M.E. Bastrop Subdivision);

THENCE, with the common boundary line of said Lot 1 (Wendy's Subdivision) and said Lot 1 (M.E. Bastrop Subdivision), S 22°13'19" W for a distance of 105.17 feet to a 1/2" iron rod with TxDOT aluminum cap set (to be replaced by a TxDOT Type II monument), 130.93 feet left of proposed R.M. 620 baseline station 502+65.06, in the proposed northerly right-of-way (ROW) line of R.M. 620, (ROW width varies), for the most northeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said proposed northerly ROW line, continuing with said common boundary line, **S 22°13'19" W** for a distance of **103.11** feet to a 1/2" iron rod found with a plastic cap, in the curving existing northerly ROW line of R.M. 620, (ROW width varies), being the most southwest corner of said Lot 1 (Wendy's Subdivision), same being the most southerly corner of said Lot 1 (M.E. Bastrop Subdivision), for the most southerly corner of the herein described parcel;

THENCE, with said existing northerly ROW line, same being the southerly boundary line of said Lot 1 (M.E. Bastrop Subdivision), the following two (2) courses:

- 2) Along a curve to the right, having a delta angle of **26°47'55"**, a radius of **437.78** feet, an arc length of **204.76** feet, and a chord which bears **N 43°25'56" W** for a distance of **202.90** feet to a 1/2" iron rod found with plastic cap for a point of tangency;

- 4) **THENCE**, departing said existing northerly ROW line, through the interior of said Lot 1 (M.E. Bastrop Subdivision), **S 73°25'46" E** for a distance of **187.11** feet to the **POINT OF BEGINNING**, containing 0.258 acres (11,256 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

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

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

10 MAR 2014

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

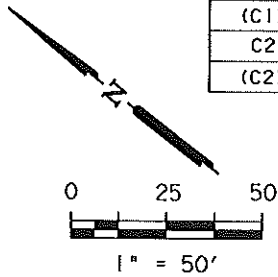
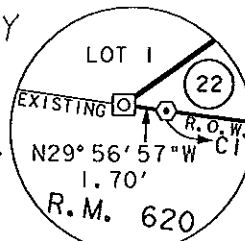
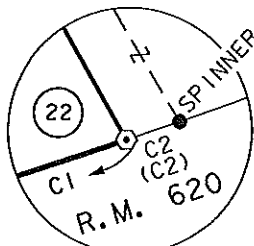
Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

Reissued: 12/04/15
PAGE 3 OF 4

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	26° 47' 55"	437.78'	204.76'	202.90'	N43° 25' 56" W
(C1)		(437.68')	(204.77')	(202.90')	(N43° 25' 45" W)
C2	00° 28' 55"	437.78'	3.68'	3.68'	S57° 04' 20" E
(C2)		(437.68')	(3.69')	(3.69')	(N57° 04' 21" W)

J.M. HARRELL SURVEY
ABSTRACT NO. 284SOVEREIGN HOSPITALITY
GROUP OF
ROUND ROCK, INC.
DOC. NO. 2002056223
O.P.R.W.C.T.DETAIL "B"
N.T.S.15' P.U.E.
CAB. P, SL. 174-175
P.R.W.C.T.COMFORT SUITES
SUBDIVISION
CAB. P, SL. 174-175
P.R.W.C.T.P.O.R.
PARCEL 22
STA. 502+66.35
236.09' LTPISCES FOOD, LLC
DOC. NO. 9542882
O.P.R.W.C.T.DETAIL "A"
N.T.S.LOT 2
(+/- 0.96 AC.)15' P.U.E.
CAB. P, SL. 174-175
P.R.W.C.T.SOVEREIGN HOSPITALITY
GROUP OF
ROUND ROCK, INC.
DOC. NO. 2002056223
O.P.R.W.C.T.ROUND ROCK
732 BUILDING, LLC
DOC. NO. 2009075022
O.P.R.W.C.T.M. E. BASTROP SUBDIVISION
CAB. FF, SL. 307-308
P.R.W.C.T.LOT 1
BLOCK 1
0.727 AC.10' WIDE
P.U.E. & SIDEWALK
EASEMENT
PER PLAT0.258 AC.
11,256 SQ. FT.

SEE DETAIL "A"

N29° 56' 57" W 101.84'
(N30° 00' 30" W 101.92')STA. 500+78.65
114.77' LTTHE STATE OF TEXAS
(1.10 AC.)
VOL. 339, PG. 328
D.R.W.C.T.R.M. 620
(80' R.O.W. WIDTH)CENTERLINE OF UNSPECIFIED
WIDTH T.P.&L. EASEMENT
VOL. 544, PAGE 172PROPOSED R.M. 620 BASELINE
TXDOT ROW MAP
CSJ: 0683-1-16568° 28' 35" E 883.35'
502+00

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF
**ROUND ROCK
732 BUILDING, LLC**

Texas Department of Transportation

PARCEL 22SCALE
1" = 50'CSJ #
0683-01-092PROJECT
RM 620COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

01/30/14
PAGE 4 OF 4

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	℄	PROPERTY LINE
□	1/2" IRON ROD SET W/ TXDOT ALUMINUM CAP TO BE REPLACED BY TYPE II MONUMENT	()	RECORD INFORMATION
▣	TXDOT TYPE II CONCRETE MONUMENT FOUND	—	LINE BREAK
●	1/2" IRON ROD FOUND UNLESS NOTED	⌒	LAND HOOK
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	P.O.B.	POINT OF BEGINNING
⊛	COTTON GIN SPINDLE FOUND	P.O.R.	POINT OF REFERENCE
X	X CUT FOUND	N.T.S.	NOT TO SCALE
▲	60/D NAIL FOUND	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "TXDOT" SET (UNLESS NOTED OTHERWISE)	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
℄	CENTER LINE	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone using a combined surface adjustment factor of 1.00011.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 9691-14-1032, ISSUED BY TEXAS AMERICAN TITLE COMPANY, EFFECTIVE DATE JANUARY 22, 2014, ISSUE DATE JANUARY 30, 2014.

- 10C. A PUBLIC UTILITY & SIDEWALK EASEMENT 10 FEET IN WIDTH ALONG THE STREET SIDE PROPERTY LINES OF THE SUBJECT PROPERTY FOR PUBLIC UTILITIES, AFFECTS AS SHOWN.
- D. A WATERLINE EASEMENT GRANTED TO THE CITY OF ROUND ROCK, WITHIN THE NORTHEASTERLY PROPERTY LINE OF THE SUBJECT PROPERTY FOR PUBLIC UTILITIES, AS SHOWN PER THE RECORDED PLAT THEREOF, AND AS AFFECTED IN DOCUMENT NO. 2009051248, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ABANDONED NO LONGER AFFECTS.
- E. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN ORDER REGARDING THE ZONING OF THE SUBJECT PROPERTY RECORDED IN DOCUMENT NO. 2009053007, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- F. AN ELECTRIC LINES EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY, BY INSTRUMENT IN VOLUME 234, PAGE 138, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME 1489, PAGE 727, DOES NOT AFFECT.
- G. AN ELECTRIC EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY BY INSTRUMENT FILED UNDER VOLUME 293, PAGE 592, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- H. AN ELECTRIC EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY BY INSTRUMENT FILED UNDER VOLUME 517, PAGE 609, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN
- I. AN ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY BY INSTRUMENT FILED UNDER VOLUME 544, PAGE 172, OF THE DEED RECORDS OF WILLIAMSON COUNTY, AFFECTS AS SHOWN.

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

M. Stephen Truesdale 10 MAR 2014

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LP
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

DATE:



	ACRES	SQUARE FEET
ACQUISITION	0.258	11,256
CALC/DEED AREA	0.727	31,668
REMAINDER AREA	0.469	20,412

PARCEL PLAT SHOWING PROPERTY OF
**ROUND ROCK
732 BUILDING, LLC**

SCALE 1" = 50'	CSJ #	PROJECT RM 620	COUNTY WILLIAMSON
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Texas Department of Transportation
© 2003

PARCEL 22

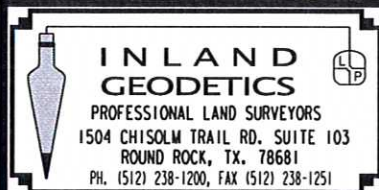


EXHIBIT B

County: Williamson
Limits: Parcel 22-E
Highway: R. M. 620

**PROPERTY DESCRIPTION FOR
PARCEL 22-E**

DESCRIPTION OF A 0.067 ACRE (2,936 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE J.M. HARRELL SURVEY, ABSTRACT NO. 284, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1 OF THE M.E. BASTROP SUBDIVISION RECORDED IN CABINET FF, SLIDES 307-308 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONVEYED TO ROUND ROCK 732 BUILDING, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2009075022 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.067 ACRE (2,936 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with TxDOT aluminum cap set (to be replaced by a TxDOT Type II monument), 130.93 feet left of proposed R.M. 620 baseline station 502+65.06, in the proposed northerly right-of-way (ROW) line of R.M. 620, (ROW width varies), being the westerly boundary line of Lot 1 of the Wendy's Subdivision recorded in Cabinet K, Slide, 123 of the Plat Records of Williamson County, Texas and conveyed to Pisces Food, LLC by instrument recorded in Document No. 9542882 of the Official Public Records of Williamson County, Texas, same being the easterly boundary line of said Lot 1 (M.E. Bastrop Subdivision) for the most southeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said westerly boundary line of Lot 1 (Wendy's Subdivision) with said proposed northerly ROW line, through the interior of said Lot 1 (M.E. Bastrop Subdivision), **N 73°25'46" W** for a distance of **187.11** feet to a ½" iron rod with TxDOT aluminum cap set (to be replaced by a TxDOT Type II monument), 114.77 feet left of proposed R.M. 620 baseline station 500+78.65, in the curving existing northerly ROW line of R.M. 620, (ROW width varies), being the southwesterly boundary line of said Lot 1 (M.E. Bastrop Subdivision), for the southwesterly corner of the herein described parcel, and from which a capped iron rod found in said existing ROW line, same being the southwesterly boundary line of said Lot 1 (M.E. Bastrop Subdivision) bears **N 29°56'57" W** at a distance of 1.70 feet;
- 2) **THENCE**, departing said proposed northerly ROW line, with said existing ROW line, same being the southwesterly boundary line of said Lot 1 (M.E. Bastrop Subdivision), **N 29°56'57" W** for a distance of **21.80** feet to a calculated point, for the most northwesterly corner of the herein described parcel;
- 3) **THENCE**, departing said existing northerly ROW line, through the interior of said Lot 1 (M.E. Bastrop Subdivision), **S 73°25'46" E** for a distance of **204.41** feet to a calculated point in the common boundary line of said Lot 1 (Wendy's subdivision) and said Lot 1 (M.E. Bastrop Subdivision), for the most northeasterly corner of the herein described parcel, and from which a 5/8" iron rod found, in the southerly boundary line Lot 1 of the Comfort Suites Subdivision recorded in Cabinet P, Slides 174-175, of the Plat Records of Williamson County, Texas, same being the most northwesterly corner of said Lot 1 (Wendy's Subdivision), same being the most northeasterly corner of said Lot 1 (M.E. Bastrop Subdivision) bears **N 22°13'19" E** at a distance of 90.10 feet;

- This property description is accompanied by a separate parcel plat.

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

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

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

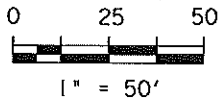
Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

01/18/16
PAGE 3 OF 4

NUMBER	DIRECTION	DISTANCE
L1	N29° 56' 57" W	21.80'
L2	S22° 13' 19" W	15.07'

J.M. HARRELL SURVEY
ABSTRACT NO. 284SOVEREIGN HOSPITALITY
GROUP OF
ROUND ROCK, INC.
DOC. NO. 2002056223
O.P.R.W.C.T.15' P.U.E.
CAB. P. SL. 174-175
P.R.W.C.T.COMFORT SUITES
SUBDIVISION
CAB. P. SL. 174-175
P.R.W.C.T.LOT 1
(+/- 2.27 AC.)LOT 2
(+/- 0.96 AC.)15' P.U.E.
CAB. P. SL. 174-175
P.R.W.C.T.SOVEREIGN HOSPITALITY
GROUP OF
ROUND ROCK, INC.
DOC. NO. 2002056223
O.P.R.W.C.T.ROUND ROCK
732 BUILDING, LLC
DOC. NO. 2009075022
O.P.R.W.C.T.LOT 1
BLOCK 1
0.727 AC.PROPOSED
15' P.U.E.M. E. BASTROP BUILDING
SUBDIVISION
CAB. FF. SL. 307-308
P.R.W.C.T.N29° 56' 57" W
78.34'
(N30° 00' 30" W 101.92') LT

SEE DETAIL "A"

STA. 500+78.65
114.77' LTTHE STATE OF TEXAS
(1.10 AC.)
VOL. 339, PG. 328
D.R.W.C.T.R.M. 620
(80' R.O.W. WIDTH)CENTERLINE OF UNSPECIFIED
WIDTH T.P.&L. EASEMENT
VOL. 544, PAGE 172

58° 28' 35" E 883.35'

502+00

TXDOT ROW MAP
CSJ# 0683-1-16PISCES FOOD, LLC
DOC. NO. 9542882
O.P.R.W.C.T.CENTERLINE OF UNSPECIFIED
WIDTH T.P.&L. EASEMENT
VOL. 517, PAGE 609LOT 1
0.874 AC.
WENDY'S SUBDIVISION
CAB. R. SL. 123
P.R.W.C.T.P.O.B.
PARCEL 22-E
STA. 502+65.06
130.93' LT

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

PARCEL PLAT SHOWING PROPERTY OF
**ROUND ROCK
732 BUILDING, LLC**

Texas Department of Transportation

SCALE
1" = 50'

CSJ #

PROJECT
RM 620COUNTY
WILLIAMSON**PARCEL 22-E**

PLAT TO ACCOMPANY PARCEL DESCRIPTION

01/18/16
PAGE 4 OF 4

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	ℙ	PROPERTY LINE
□	1/2" IRON ROD SET W/ TXDOT ALUMINUM CAP TO BE REPLACED BY TYPE II MONUMENT	()	RECORD INFORMATION
▣	TXDOT TYPE II CONCRETE MONUMENT FOUND	— —	LINE BREAK
●	1/2" IRON ROD FOUND UNLESS NOTED	↗	LAND HOOK
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	P.O.B.	POINT OF BEGINNING
⊕	COTTON GIN SPINDLE FOUND	P.O.R.	POINT OF REFERENCE
×	X CUT FOUND	N.T.S.	NOT TO SCALE
▲	60/D NAIL FOUND	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "TXDOT" SET (UNLESS NOTED OTHERWISE)	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
℄	CENTER LINE	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone using a combined surface adjustment factor of 1.00011.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 9691-14-1032, ISSUED BY TEXAS AMERICAN TITLE COMPANY, EFFECTIVE DATE JANUARY 22, 2014, ISSUE DATE JANUARY 30, 2014.

- 10C. A PUBLIC UTILITY & SIDEWALK EASEMENT 10 FEET IN WIDTH ALONG THE STREET SIDE PROPERTY LINES OF THE SUBJECT PROPERTY FOR PUBLIC UTILITIES, AFFECTS AS SHOWN.
- D. A WATERLINE EASEMENT GRANTED TO THE CITY OF ROUND ROCK, WITHIN THE NORTHEASTERLY PROPERTY LINE OF THE SUBJECT PROPERTY FOR PUBLIC UTILITIES, AS SHOWN PER THE RECORDED PLAT THEREOF, AND AS AFFECTED IN DOCUMENT NO. 2009051248, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ABANDONED NO LONGER AFFECTS.
- E. ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN ORDER REGARDING THE ZONING OF THE SUBJECT PROPERTY RECORDED IN DOCUMENT NO. 2009053007, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- F. AN ELECTRIC LINES EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY, BY INSTRUMENT IN VOLUME 234, PAGE 138, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND AS AFFECTED BY INSTRUMENT RECORDED IN VOLUME 1489, PAGE 727, DOES NOT AFFECT.
- G. AN ELECTRIC EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY BY INSTRUMENT FILED UNDER VOLUME 293, PAGE 592, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.
- H. AN ELECTRIC EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY BY INSTRUMENT FILED UNDER VOLUME 517, PAGE 609, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN
- I. AN ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY BY INSTRUMENT FILED UNDER VOLUME 544, PAGE 172, OF THE DEED RECORDS OF WILLIAMSON COUNTY, AFFECTS AS SHOWN.

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

M. Stephen Truesdale 26 Jan 2016

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

DATE:

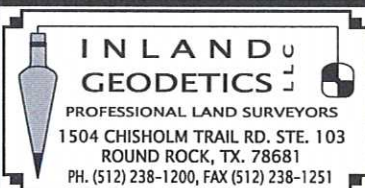


PARCEL PLAT SHOWING PROPERTY OF
ROUND ROCK
732 BUILDING, LLC



Texas Department of Transportation

PARCEL 22-E

SCALE
1" = 50'

CSJ #

PROJECT
RM 620COUNTY
WILLIAMSON

EXHIBIT "C"

PUBLIC UTILITY EASEMENT

THE STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

§

That ROUND ROCK 732 BUILDING, LLC, whose current address is _____ and its successors and assigns, ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the CITY OF ROUND ROCK, TEXAS, a municipal corporation situated in the County of Williamson and State of Texas ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, SELL and CONVEY unto Grantee certain rights and interests in the nature of a perpetual public utility easement and right-of-way in, upon, over, under, above and across the following described property (the "Property"), to-wit:

All of that certain 0.067 acre (2,936 SF) parcel of land situated in the J.M. Harrell Survey, Abstract No. 284; and being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (Parcel 22PUE).

The perpetual easement, right-of-way, rights and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal and patrol of public utilities, to-wit: electric transmission and distribution lines, telecommunication and cable television lines, water lines, natural gas lines, wastewater lines, sanitary sewer lines, connecting lines, access facilities and related equipment, stormwater lines, drainage systems and structures, all necessary conduits, valves, vaults, manholes, ventilators and appurtenances, storm sewers and collection facilities, drainage pipes and all other subsurface drainage structures, and any necessary accessories, or operations.

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the office of the County Clerk of Williamson County, Texas.

Except as otherwise noted, the easement, rights and privileges herein granted shall be perpetual, provided however that said easement, rights, and privileges shall cease and revert to Grantor in the event the utilities are abandoned, or shall cease to be used, for a period of five (5) consecutive years.

The perpetual easement, right-of-way, rights and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld. Grantee shall have the right to review any proposed easement or conflicting use to determine the effect, if any, on the utilities contemplated herein. Prior to granting its consent for other easements, Grantee may require reasonable safeguards to protect the integrity of the utilities thereon.

Grantor also retains, reserves, and shall continue to enjoy the surface of such easement for any and all purposes which do not interfere with and prevent the use by Grantee of the easement, including the right to build and use the surface of the easement for private streets, roads, driveways, alleys, walks, gardens, lawns, parking areas and other like uses; provided Grantor shall not erect or construct on the easement any building or other structure such as a patio, swimming pool, sport court, storage shed, accessory building, barbeque pit or similar structure, or drill or operate any well, or construct any reservoir or other obstruction on the easement, or diminish or substantially add to the ground cover over the facilities. Grantee shall not be responsible or liable for the removal, repair or damage to any property, structure, building, or other use inconsistent with the rights conveyed to Grantee by the easement; provided, however, before constructing any improvements, at least ten (10) days' written notice shall be provided to Grantee of the general plans of the improvement to be constructed on the easement, and Grantor must first obtain the consent and approval from Grantee of the construction and location of any improvements within the easement.

Grantee shall have the additional right to temporarily enter upon the remaining property of Grantor if necessary for removing portions of any improvements which are bisected by the acquisition of the Property or otherwise acquired or damaged by Grantee, and for cutting any additional bisected or damaged improvements which are retained by Grantor at the line of bisection or as closely as possible thereto in order to maintain the structural integrity of the remaining improvement, and for no other purpose.

Grantee hereby covenants and agrees:

- (a) Grantee shall not fence the easement;
- (b) Grantee shall promptly backfill any trench made by it on the easement and repair any damage it shall do to Grantor's private roads or lanes on the lands;
- (c) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

It is understood and agreed that any and all equipment and facilities placed upon said property by Grantee shall remain the property of Grantee.

Grantor hereby dedicates the easement as a public utility easement for the purposes stated herein.

TO HAVE AND TO HOLD the rights and interests described unto Grantee and its successors and assigns, forever, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and for making connections therewith, and Grantor does hereby bind itself, its successors and assigns and legal representatives, to WARRANT AND FOREVER DEFEND, all and singular, the said easement and rights and interests unto the City of Round Rock, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the ____ day of the month of _____, 2018.

GRANTOR:

ROUND ROCK 732 BUILDING, LLC

By: _____

Its: _____

ACKNOWLEDGMENT

THE STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of the month of _____, 2018, by _____, in the capacity and for the purposes and consideration therein expressed.

Signature

Printed Name

Notary Public, State of Texas