

## REAL ESTATE CONTRACT

CR 313

THIS REAL ESTATE CONTRACT ("Contract") is made by **WESS ARTHUR CASSENS, JR. AND HELEN MARTHA CASSENS as Co-Trustee of the Cassens CR 313 Trust, U/A dated November 11, 2019** (referred to in this Contract as "Seller") and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

### **ARTICLE I PURCHASE AND SALE**

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract of land described as follows:

All of that certain 1.107-acre tract in the G. Schneider Survey, Abstract No. 580, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 7**)

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements situated on and attached to the Property described in Exhibit "A" not otherwise agreed herein to be retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

### **ARTICLE II PURCHASE PRICE**

#### Purchase Price and Additional Compensation

2.01. The Purchase Price for the Property described in Exhibit "A" shall be the sum of SIXTY THOUSAND TWO HUNDRED EIGHTY and 00/100 Dollars (\$60,280.00).

2.01.1 As Additional Compensation for the acquisition of any improvements on the Property, replacement of fencing and any cost of cure for the remaining property of Seller, Purchaser shall pay the amount of THIRTY THOUSAND TWO HUNDRED TWENTY and 00/100 Dollars (\$30,220.00).

#### Payment of Purchase Price and Additional Compensation

2.02. The Purchase Price and Additional Compensation shall be payable in cash or other good funds at the Closing.

**ARTICLE III  
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

**ARTICLE IV  
REPRESENTATIONS AND WARRANTIES  
OF SELLER**

Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's current actual knowledge:

- (1) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than as previously disclosed to Purchaser;
- (2) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

The Property herein is being conveyed to Purchaser under threat of condemnation.

**ARTICLE V  
CLOSING**

Closing Date

5.01. The Closing shall be held at the office of Longhorn Title Company on or before June 20, 2024, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

### Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to the right of way Property described in Exhibit "A", conveying such interest in and to the portion of the Property free and clear of any and all monetary liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable.
- (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
- (c) Any exceptions approved by Purchaser in writing.

(2) The Deed shall be in the form as shown in Exhibit "B" attached hereto and incorporated herein.

(2) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted;
- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and
- (c) The exception as to the lien for taxes shall be limited to the year of Closing and shall be endorsed "Not Yet Due and Payable".
- (d) Deliver to Purchaser possession of the Property if not previously done.

### Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the Purchase Price and Additional Compensation.

Prorations

5.04. General real estate taxes for the then current year relating to the Property shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation but shall otherwise remain the continuing obligation of Seller to satisfy. Agricultural roll-back taxes, if any, which directly result from completion of this transaction and conveyance shall be paid by the Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Easement, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by the Purchaser.
- (4) Attorney's fees paid by each party incurring same respectively.

**ARTICLE VI  
BREACH BY SELLER**

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

**ARTICLE VII  
BREACH BY PURCHASER**

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has

been made then Seller shall receive the amount of \$500 as liquidated damages for any failure by Purchaser.

**ARTICLE VIII  
MISCELLANEOUS**

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09. In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10. This Contract shall be effective as of the date it is approved by Williamson County, Texas which date is indicated beneath the County Judge's signature below.

Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after May 15, 2024 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed CR 313 improvement construction project of Purchaser, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

*[signature page follows]*

**SELLER(S):**

**CASSENS CR 313 Trust U/A dated November 11, 2019**

Deceased  
Wess Arthur Cassens, Jr.- Trustee

POA/Trustee JAC  
Helen Martha Cassens Jeffrey A. Cassens

**PURCHASER:**

**WILLIAMSON COUNTY, TEXAS**

Bill Gravell, Jr.  
By [County Judge Bill Gravell, Jr. \(Jun 5, 2024 11:39 CDT\)](#)  
Bill Gravell, Jr.  
County Judge

Address: 710 Main Street, Suite 101  
Georgetown, Texas 78626

Date: Jun 5, 2024

Exhibit "A"

County: Williamson  
Parcel No.: 7  
Tax ID: R011227  
County Road: 313 East of County Road 332 Jarrell

METES AND BOUNDS DESCRIPTION FOR ROW PARCEL 7

FOR A 1.107 ACRE TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.28 ACRE TRACT OF LAND (SECOND TRACT) CONVEYED TO WESS ARTHUR CASSENS JR. AND WIFE, HELEN MARTHA CASSENS, AS CO-TRUSTEES OF THE CASSENS CR 313 TRUST, U/A, RECORDED IN DOCUMENT NO. 2020005552 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 1.107 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" (Grid Coordinates: N=10269322.35, E=3161697.91) on the northwest corner of said 1.28 acre Cassens tract, same being on a point in the south boundary line of Tract 'C' C.R. 313 ROW as shown on the Final Plat Schwertner Ranch Phase I, a subdivision recorded in Document No. 2020086940 of the Official Public Records of Williamson County, Texas, same being on a point of intersection of the east right-of-way line of County Road 3001, for the northwest corner and **POINT OF BEGINNING** hereof, from which an iron rod found on said south boundary line of Tract 'C', bears S 68°07'21" W for a distance of 459.75 feet;

THENCE, **N 68°07'21" E** with the north boundary line of said 1.28 acre Cassens tract and said south boundary line of Tract 'C' for a distance of **148.46 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the southeast corner of said Tract 'C', same being the southwest corner of Tract 'D' C.R. 313 ROW as shown on the Final Plat of Schwertner Ranch Phase II, a subdivision recorded in Document No. 2021009522, of the Official Public Records of Williamson County, Texas, from which an iron rod found with cap marked "YALGO RPLS 6200" monumenting the northeast corner of said Tract 'C', the northwest corner of said Tract 'D', the southeast corner of Lot 13, Block 3 of said Final Plat Schwertner Ranch Phase I, and the southwest corner of Lot 14, Block 3 of said Final Plat of Schwertner Ranch Phase II, bears N 21°52'29" W for a distance of 50.00 feet;

THENCE, **N 68°06'40" E** continuing with said north boundary line of the 1.28 acre Cassens tract, in part with the south boundary line of said Tract 'D', in part with the south boundary line of Ragnar Drive (60' right-of-way width) and in part with the south boundary line of Tract 'E' C.R. 313 ROW as shown on said Final Plat of Schwertner Ranch Phase II, for a distance of **1322.90 feet** to a 1/2" iron rod found monumenting the southeast corner of said Tract 'E' and the southwest corner of the called 2.00 acre tract of land (Tract One) conveyed to Melissa M. Dixon and husband, Loren A. Dixon, recorded in Document No.



County: Williamson  
Parcel No.: 7  
Tax ID: R011227  
County Road: 313 East of County Road 332 Jarrell

2018089105 of the Official Public Records of Williamson County, Texas, from which an iron rod found with cap marked "YALGO RPLS 6200" monumenting the northeast corner of said Tract 'E' and the southeast corner of Lot 96, Block 4 of said Final Plat Schwertner Ranch Phase II, same being on the west boundary line of said 2.00 acre Dixon tract, bears N 22°24'20" W for a distance of 49.98 feet;

THENCE, **N 68°10'11" E** continuing with said north boundary line of the 1.28 acre Cassens tract, same being with the south boundary line of said 2.00 acre Dixon tract for a distance of **333.32 feet** to an iron rod found with cap marked "MAPLES RPLS 5043" monumenting the southeast corner of said 2.00 acre Dixon tract and the most southerly southwest corner of the called 24.234 acre tract of land conveyed to Troy Bradshaw, recorded in Document No. 2022085556 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof;

THENCE, **S 22°13'15" E** through the interior of said 1.28 acre Cassens tract for a distance of **22.93 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY, on the south boundary line of said 1.28 acre Cassens tract same being on the north boundary line of Lot 38, Block B of the Final Plat Sonterra Section 13, a subdivision recorded in Document No. 2020067209 of the of the Official Public Records of Williamson County, Texas, for the southeast corner hereof, from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the southeast corner of said 1.28 acre Cassens tract, same being on the north boundary line of Lot 180, Block EE, Final Plat Cool Water Phase 4, Section 2, a subdivision recorded in Document No. 2022084029 of the Official Public Records of Williamson County, same being on the most southerly southwest corner of the called 73.72 acre tract of land (First Tract) conveyed to Wess Arthur Cassens Jr. and wife, Helen Martha Cassens, as co-trustees of the Cassens CR 313 Trust, U/A, recorded in said Document No. 2020005552 Texas, bears N 67°46'45" E for a distance of 471.39 feet;

THENCE, **S 67°46'45" W** with said south boundary line of the 1.28 acre Cassens tract, in part with said north boundary line of Lot 38, Block B and in part with the north boundary line of the called 2.005 acre Right-of-way Dedication as shown on said Final Plat Sonterra Section 13, for a distance of **334.19 feet** to an iron rod found with cap marked "FOREST" on said north boundary line of the 2.005 acre Right-of-way Dedication, for an angle point hereof;

THENCE, **S 67°56'52" W** with said south boundary line of the 1.28 acre Cassens tract and said north boundary line of the 2.005 acre Right-of-way Dedication, passing at a distance of 644.79 feet an iron rod found with cap marked "LENZ & ASSOCIATES AUSTIN, TEXAS", passing at an additional 253.87 feet an iron rod found with cap marked "LENZ & ASSOCIATES AUSTIN, TEXAS" monumenting the northwest corner of the


County: Williamson  
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called 0.038 acre Electric Utility Easement conveyed to Bartlett Electric Cooperative, recorded in Document No. 2018006153 of the Official Public Records of Williamson County, Texas, in all a total distance of **1470.93 feet** to a 5/8" iron rod set with aluminum cap marked "WILLIAMSON COUNTY" on the southwest corner of said 1.28 acre Cassens tract and the northwest corner of said 2.005 acre Right-of-way Dedication, same being on said east right-of-way line of County Road 3001, for the southwest corner hereof, from which a 1/2" iron rod found bent, bears S 21°18'55" E for a distance of 0.26 feet;

THENCE, **N 21°18'55" W** with the west boundary line of said 1.28 acre Cassens tract and said east right-of-way line of County Road 3001 for a distance of **29.43 feet** to the **POINT OF BEGINNING** hereof and containing 1.107 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface based on a combined surface adjustment factor of 1.00015. Coordinates shown hereon are grid.

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NUMBER 10006900



February 7, 2024

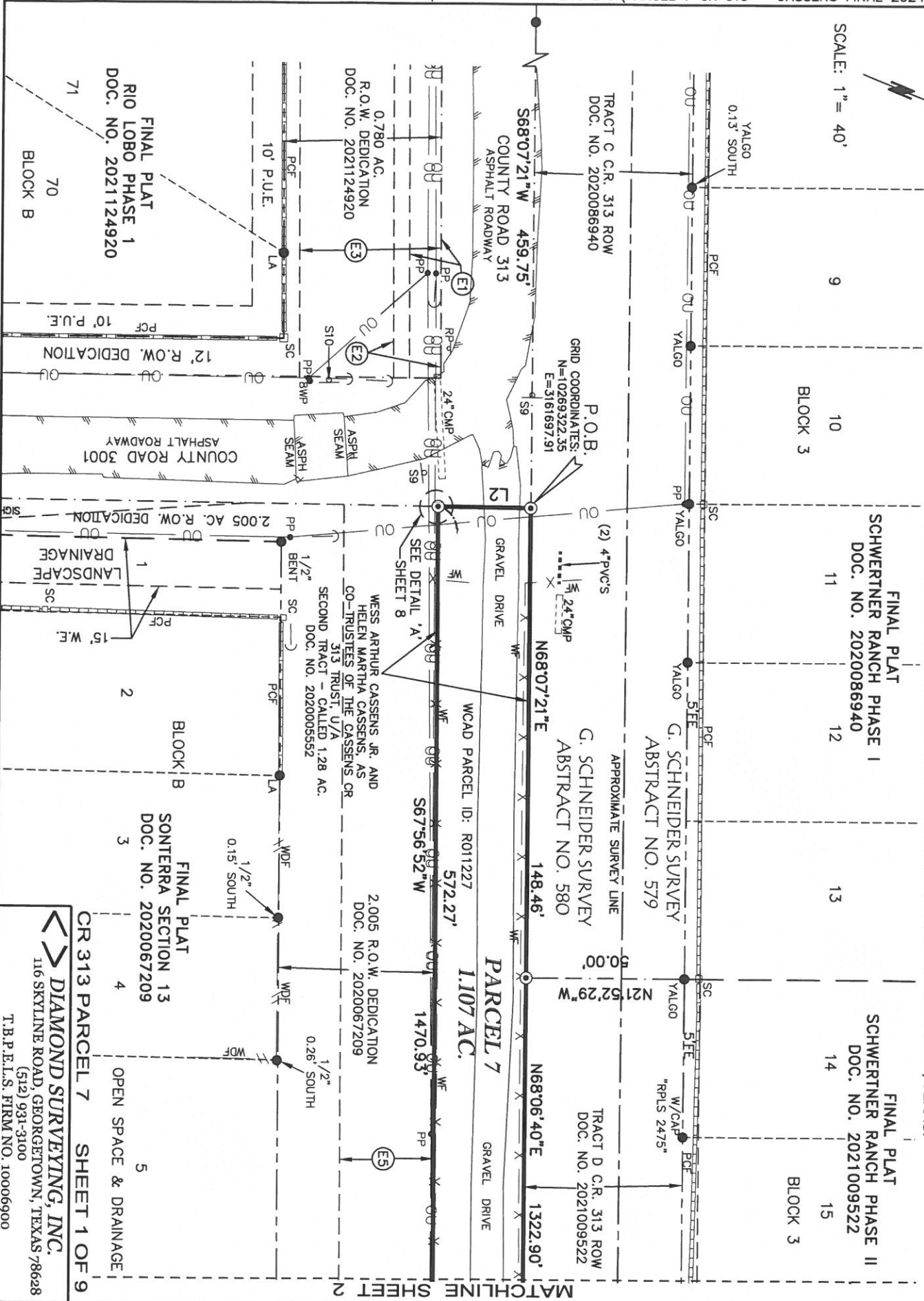
SHANE SHAFER, R.P.L.S. NO. 5281      DATE



Z:\WCRB\ 2020 WA-7 CR 313 EAST OF CR 332 2023-42\ FINAL ROW SURVEYS LTSPARCEL 7 CR 313 - CASSENS FINAL M&B 20240207.doc

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 1.107 ACRE TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.28 ACRE TRACT OF LAND (SECOND TRACT) CONVEYED TO WESS ARTHUR CASSENS JR. AND WIFE, HELEN MARTHA CASSENS, AS CO-TRUSTEES OF THE CASSENS CR 313 TRUST, U/A, RECORDED IN DOCUMENT NO. 2020005552 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 40'



CR 313 PARCEL 7 SHEET 1 OF 9  
 DIAMOND SURVEYING, INC.  
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
 T.B.P.E.L.S. FIRM NO. 100006900  
 (512) 931-3100

MATCHLINE SHEET 2

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 1.107 ACRE TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.28 ACRE TRACT OF LAND (SECOND TRACT) CONVEYED TO WESS ARTHUR CASSENS JR. AND WIFE, HELEN MARTHA CASSENS, AS CO-TRUSTEES OF THE CASSENS CR 313 TRUST, U/A, RECORDED IN DOCUMENT NO. 202005652 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FINAL PLAT  
SCHWERTNER RANCH PHASE II  
DOC. NO. 2021009522

TRACT G

SCALE: 1" = 40'

G. SCHNEIDER SURVEY  
ABSTRACT NO. 579

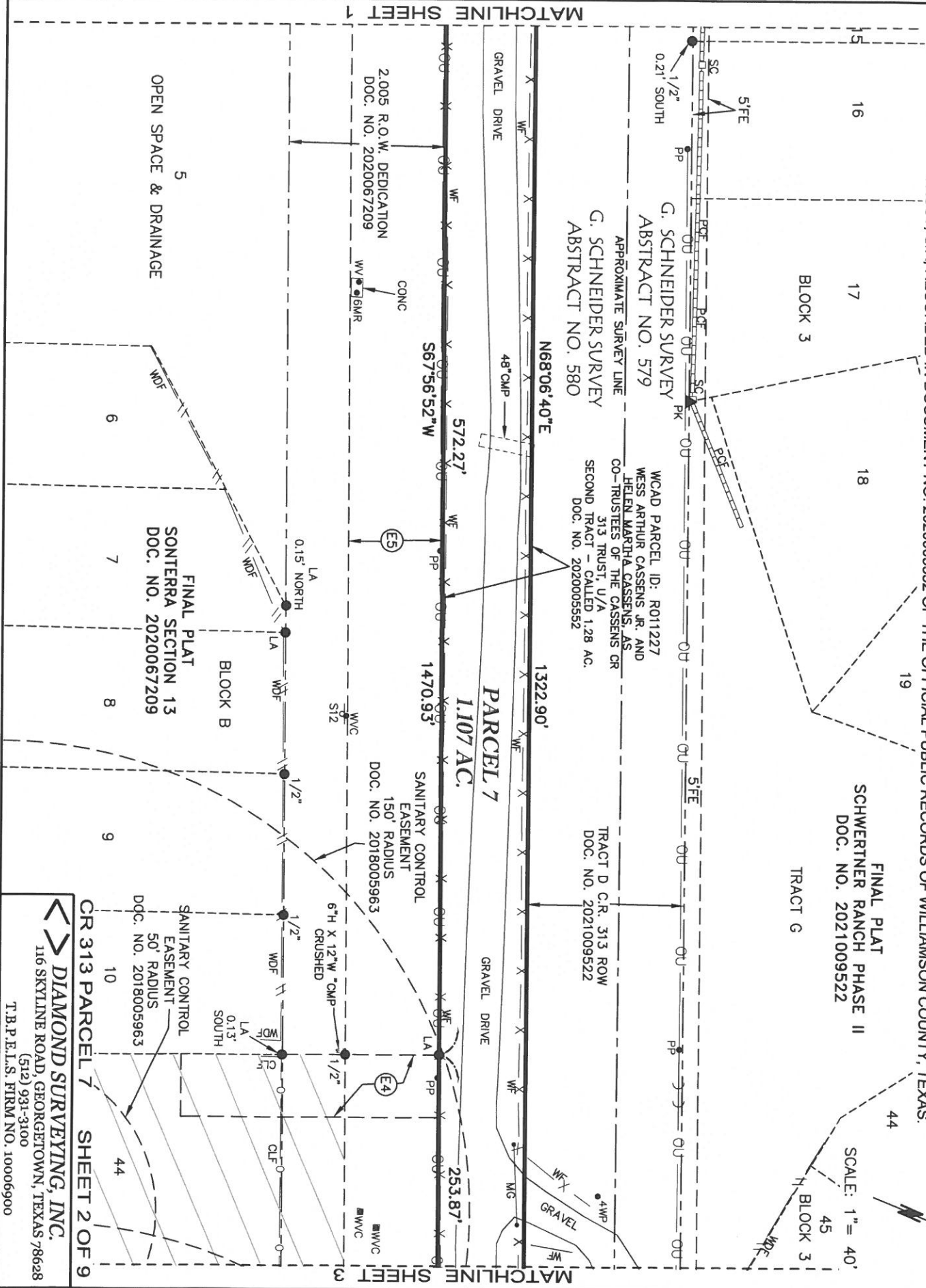
WCAD PARCEL ID: R011227  
WESS ARTHUR CASSENS JR. AND  
HELEN MARTHA CASSENS, AS  
CO-TRUSTEES OF THE CASSENS CR  
313 TRUST, U/A  
SECOND TRACT - CALLED 1.28 AC.  
DOC. NO. 202005552

TRACT D C.R. 313 ROW  
DOC. NO. 2021009522

PARCEL 7  
1.107 AC.

MATCHLINE SHEET 1

MATCHLINE SHEET 3



OPEN SPACE & DRAINAGE

FINAL PLAT  
SONTERRA SECTION 13  
DOC. NO. 2020067209

CR 313 PARCEL 7 SHEET 2 OF 9

**DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 1.107 ACRE TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.28 ACRE TRACT OF LAND (SECOND TRACT) CONVEYED TO WESS ARTHUR CASSENS JR. AND WIFE, HELEN MARTHA CASSENS, AS CO-TRUSTEES OF THE CASSENS CR 313 TRUST, U/A, RECORDED IN DOCUMENT NO. 2020005552 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FINAL PLAT  
SCHWERTNER RANCH PHASE II  
DOC. NO. 2021009522

TEMPORARY TURNAROUND  
EASEMENT  
DOC. NO. 2020162372

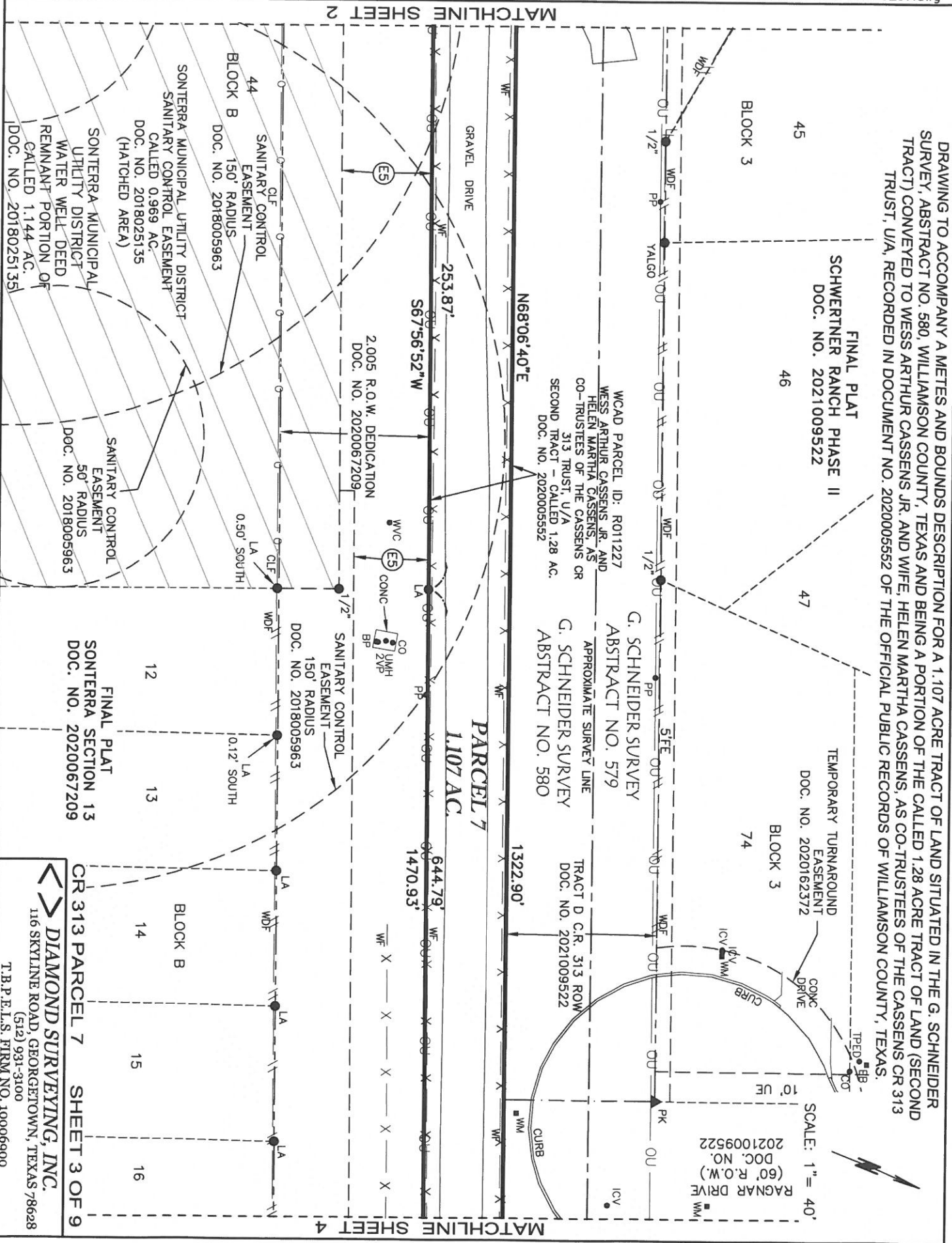
SCALE: 1" = 40'  
RAGNAR DRIVE  
(60' R.O.W.)  
DOC. NO. 2021009522

WCAD PARCEL ID: R011227  
WESS ARTHUR CASSENS JR. AND  
HELEN MARTHA CASSENS, AS  
CO-TRUSTEES OF THE CASSENS CR  
313 TRUST, U/A  
SECOND TRACT - CALLED 1.28 AC.  
DOC. NO. 2020005552

G. SCHNEIDER SURVEY  
ABSTRACT NO. 579  
APPROXIMATE SURVEY LINE  
G. SCHNEIDER SURVEY  
ABSTRACT NO. 580

TRACT D C.R. 313 ROW  
DOC. NO. 2021009522

PARCEL 7  
1.107 AC.



MATCHLINE SHEET 2

MATCHLINE SHEET 4

CR 313 PARCEL 7 SHEET 3 OF 9

DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 1.107 ACRE TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.28 ACRE TRACT OF LAND (SECOND TRACT) CONVEYED TO WESS ARTHUR CASSENS JR. AND WIFE, HELEN MARTHA CASSENS, AS CO-TRUSTEES OF THE CASSENS CR 313 TRUST, U/A, RECORDED IN DOCUMENT NO. 202005552 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 40'

W/CAP  
"RPLS 2475"  
0.09' NORTH

FINAL PLAT  
SCHWERTNER RANCH PHASE II  
DOC. NO. 2021009522

LOT 117

BLOCK 4

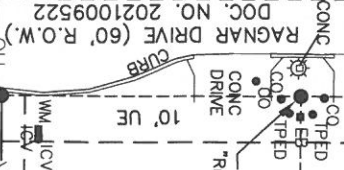
99

98

97

96

CONC DRIVE  
"RPLS 2475"  
W/CAP  
10' UE



G. SCHNEIDER SURVEY  
ABSTRACT NO. 579  
APPROXIMATE SURVEY LINE  
G. SCHNEIDER SURVEY  
ABSTRACT NO. 580

WCAD PARCEL ID: R011227  
WESS ARTHUR CASSENS JR. AND  
HELEN MARTHA CASSENS, AS  
CO-TRUSTEES OF THE CASSENS CR  
313 TRUST, U/A  
SECOND TRACT - CALLED 1.28 AC.  
DOC. NO. 202005552

TRACT E C.R. 313 ROW  
DOC. NO. 2021009522

PARCEL 7  
1.107 AC.

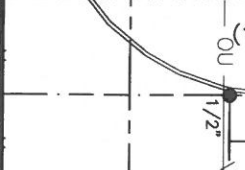
GRAVEL DRIVE

1470.93'

1322.90'

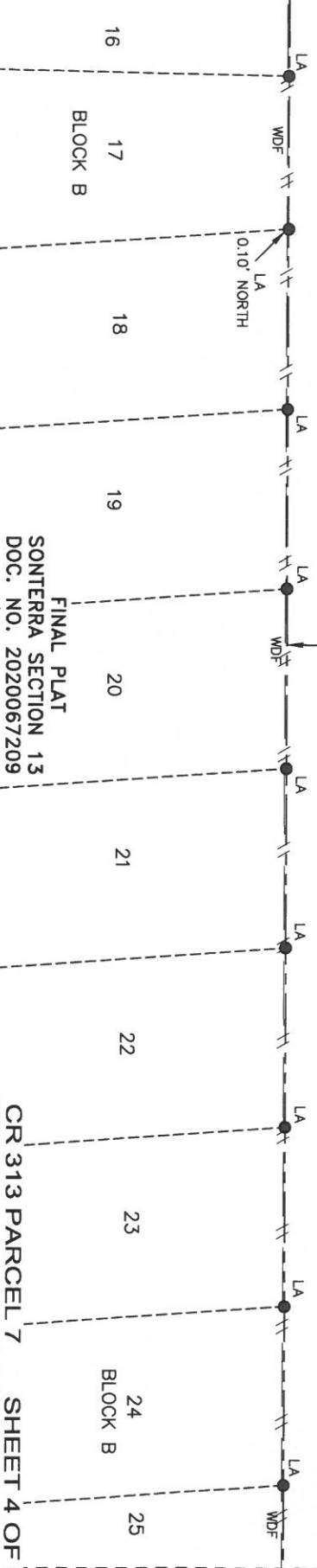
644.79'

567.56.52"W



MATCHLINE SHEET 3

MATCHLINE SHEET 5



FINAL PLAT  
SONTERRA SECTION 13  
DOC. NO. 2020067209

2.005 R.O.W. DEDICATION  
DOC. NO. 2020067209

CR 313 PARCEL 7 SHEET 4 OF 9

**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
 (512) 931-3100  
 T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 1.107 ACRE TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.28 ACRE TRACT OF LAND (SECOND TRACT) CONVEYED TO WESS ARTHUR CASSENS JR. AND WIFE, HELEN MARTHA CASSENS, AS CO-TRUSTEES OF THE CASSENS CR 313 TRUST, U/A, RECORDED IN DOCUMENT NO. 202005552 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 40'



FINAL PLAT  
SCHWERTNER III  
RANCH PHASE III  
DOC. NO.  
2021009522  
BLOCK 4  
96  
YALGO  
0.38' SOUTH

G. SCHNEIDER SURVEY  
ABSTRACT NO. 579

MELISSA M. DIXON AND HUSBAND,  
LOREN A. DIXON  
TRACT ONE - CALLED 2.00 AC.  
DOC. NO. 2018089105

WCAD PARCEL ID: R0112227  
WESS ARTHUR CASSENS JR. AND  
HELEN MARTHA CASSENS, AS  
CO-TRUSTEES OF THE CASSENS CR  
313 TRUST, U/A  
SECOND TRACT - CALLED 1.28 AC.  
DOC. NO. 202005552

TROY BRADSHAW  
DOC. NO. 2022085556  
CALLED 24.234 AC.

24.2' x 12.2'  
METAL SHED  
ON CONC  
BLOCKS

ONE STORY  
MANUFACTURED HOME  
ON DIRT  
WITH PLASTIC SKIPPING

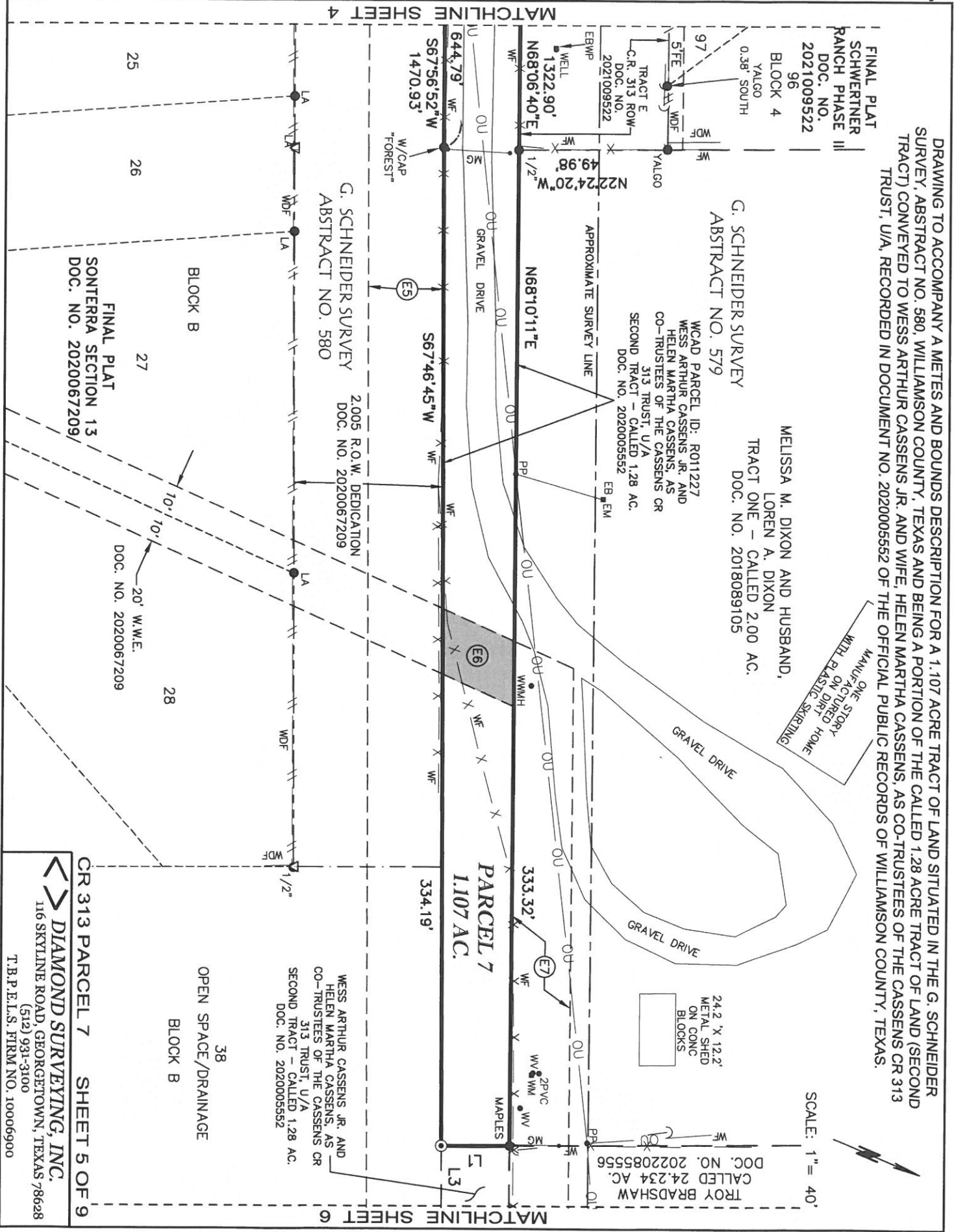
GRAVEL DRIVE

GRAVEL DRIVE

PARCEL 7  
1.107 AC.

MATCHLINE SHEET 4

MATCHLINE SHEET 6



FINAL PLAT  
SONTERRA SECTION 13  
DOC. NO. 2020067209/

CR 313 PARCEL 7 SHEET 5 OF 9

DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 100006900

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 1.107 ACRE TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.28 ACRE TRACT OF LAND (SECOND TRACT) CONVEYED TO WESS ARTHUR CASSENS JR. AND WIFE, HELEN MARTHA CASSENS, AS CO-TRUSTEES OF THE CASSENS CR 313 TRUST, U/A, RECORDED IN DOCUMENT NO. 2020005552 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 40'

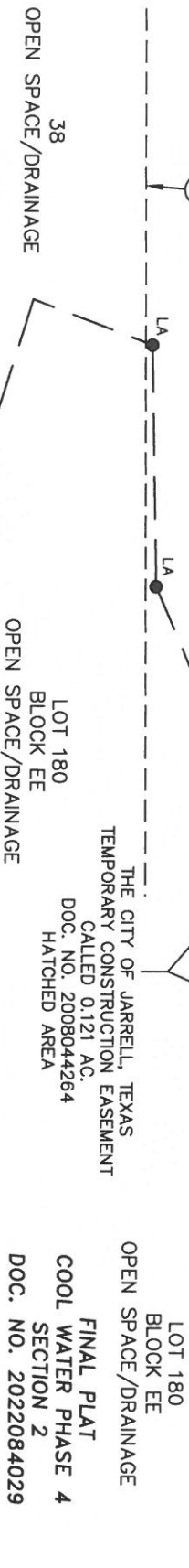
TROY BRADSHAW  
CALLED 24.234 AC.  
DOC. NO. 2022085556

G. SCHNEIDER SURVEY  
ABSTRACT NO. 579

WESS ARTHUR CASSENS JR. AND  
HELEN MARTHA CASSENS,  
AS CO-TRUSTEES OF THE  
CASSENS CR 313 TRUST, U/A  
FIRST TRACT - CALLED 73.72 AC.  
DOC. NO. 2020005552

G. SCHNEIDER SURVEY  
ABSTRACT NO. 580

WCAD PARCEL ID: R011227  
WESS ARTHUR CASSENS JR. AND HELEN MARTHA CASSENS,  
AS CO-TRUSTEES OF THE CASSENS CR 313 TRUST, U/A  
SECOND TRACT - CALLED 1.28 AC.  
DOC. NO. 2020005552



MATCHLINE SHEET 5

CR 313 PARCEL 7 SHEET 6 OF 9

**<> DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900



DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 1.107 ACRE TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.28 ACRE TRACT OF LAND (SECOND TRACT) CONVEYED TO WESS ARTHUR CASSENS JR. AND WIFE, HELEN MARTHA CASSENS, AS CO-TRUSTEES OF THE CASSENS CR 313 TRUST, U/A, RECORDED IN DOCUMENT NO. 202000552 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

### LEGEND

- IRON ROD FOUND
- DS IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
- LA IRON ROD FOUND WITH CAP MARKED "LENZ & ASSOCIATES AUSTIN, TEXAS"
- YALGO IRON ROD FOUND WITH CAP MARKED "YALGO RPLS 6200"
- UP IRON ROD FOUND WITH CAP MARKED "UP ENGINEERING AND SURVEYING"
- MAPLES IRON ROD FOUND WITH CAP MARKED "MAPLES RPLS 5043"
- ▲ PK PK NAIL FOUND (UNLESS STATED)
- ◎ 5/8" IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
- ▽ CALCULATED POINT
- EM ELECTRIC METER
- EBWP ELECTRIC BOX WELL PUMP
- EB ELECTRIC BOX
- PP POWER POLE
- DOWN GUY
- ☼ LIGHT POLE
- IPED TELEPHONE PEDESTAL WELL
- WM WATER METER
- WM WATER VALVE
- WV WATER VALVE ON CONCRETE
- WVC IRRIGATION CONTROL VALVE
- ICV CLEAN OUT
- CO WASTEWATER MANHOLE
- WMMH BOLLARD POST
- BP 4" WOOD POST
- 4WP 8" WOOD POLE
- 8WP 6" METAL RISER
- 6MR 2" PVC RISER
- 2PVC 6" PVC RISER
- 6PVC UNKNOWN MANHOLE
- UMH 2" VENT PIPE
- 2VP

- RP REFLECTOR POST
  - S1 SIGN
  - 0 CHAIN LINK FENCE
  - X X WIRE FENCE (WF)
  - PRECAST CONCRETE FENCE (PCF)
  - WOOD FENCE (WDF)
  - EDGE OF PAVEMENT
  - OU OVERHEAD UTILITY LINE
  - EXISTING RIGHT-OF-WAY LINE
  - RIGHT-OF-WAY DEED LINE
  - EASEMENT LINE
  - ADJOINING BOUNDARY LINES
  - SUBDIVISION LOT LINES
  - CONC CONCRETE
  - MG METAL GATE
  - SC STONE COLUMN
  - PVC POLYVINYL CHLORIDE PIPE
  - CMP CORRUGATED METAL PIPE
  - R.O.W. RIGHT-OF-WAY
  - P.O.B. POINT OF BEGINNING
  - WCAD WILLIAMSON CENTRAL APPRAISAL DISTRICT
- NOTE: ALL EASEMENTS LISTED BELOW AS SHOWN HEREON ARE AS SHOWN ON RECORD PLATS UNLESS NOTED WITH DOCUMENT NUMBER.
- W.E. WATERLINE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - W.W.E. WASTEWATER EASEMENT
  - B.L. BUILDING SETBACK LINE
  - FE FENCE EASEMENT
  - UE UTILITY EASEMENT

### EASEMENT INFORMATION

- Ⓔ JARRELL SCHWERTNER WSC APPARENT LOCATION OF 10' WIDE RIGHT OF WAY EASEMENT VOL. 586, PG. 288
- Ⓔ JARRELL SCHWERTNER WSC APPARENT LOCATION OF 15' WIDE RIGHT OF WAY EASEMENT VOL. 601, PG. 272
- Ⓔ LONE STAR REGIONAL WATER AUTHORITY AND SONTERRA MUNICIPAL UTILITY DISTRICT WATER LINE EASEMENT CALLED 1.925 AC. DOC. NO. 2020089500
- Ⓔ BARTLETT ELECTRIC COOPERATIVE CALLED 0.038 AC. ELECTRIC UTILITY EASEMENT DOC. NO. 2018006153
- Ⓔ SONTERRA MUNICIPAL UTILITY DISTRICT WATER LINE EASEMENT CALLED 1.544 AC. DOC. NO. 2018005965
- Ⓔ CITY OF JARRELL, TEXAS WASTEWATER EASEMENT CALLED 0.011 AC. DOC. NO. 2019083394 (SOLID HATCH)
- Ⓔ CITY OF JARRELL, TEXAS WASTEWATER LINE EASEMENT CALLED 0.186 ACRE DOC. NO. 2019083393

SIGN LEGEND  
 S9 = RIGHT/LEFT TURN ARROWS  
 S10 = UNDERGROUND WATER MAIN  
 S12 = VALVE

CR 313 PARCEL 7 SHEET 7 OF 9

**DIAMOND SURVEYING, INC.**  
 116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
 (512) 931-3100  
 T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 1.107 ACRE TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.28 ACRE TRACT OF LAND (SECOND TRACT) CONVEYED TO WESS ARTHUR CASSENS JR. AND WIFE, HELEN MARTHA CASSENS, AS CO-TRUSTEES OF THE CASSENS CR 313 TRUST, U/A, RECORDED IN DOCUMENT NO. 2020005552 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7) GF No. GT2402430, which bears an Effective Date January 10, 2024 and an Issued Date of January 23, 2024 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10a. Easement & Right of Way dated October 24, 1989, executed by Wess A. Cassens, Jr. and Helen M. Cassens to GTE Southwest Incorporated, recorded in Volume 1848, Page 458, Official Records, Williamson County, Texas. Not a part of the subject tract.

10b. Temporary Construction Easement dated December 10, 2007, executed by Wess A. Cassens, Jr. and Helen M. Cassens to The City of Jarrell, Texas, recorded under Document No. 2008044264, Official Public Records, Williamson County, Texas. Not a part of the subject tract, however it is shown hereon (see Sheet 6).

10c. Wastewater Line Easement dated August 2, 2019, executed by Wess A. Cassens, Jr. and Helen M. Cassens to the City of Jarrell, Texas, recorded under Document No. 2019083394, Official Public Records, Williamson County, Texas. Is a part of the subject tract as shown hereon.

CR 313 PARCEL 7 SHEET 8 OF 9

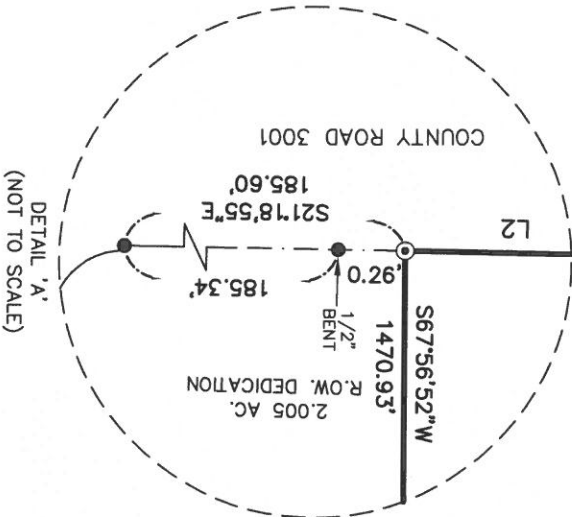
 **DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
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DRAWING TO ACCOMPANY A METES AND BOUNDS DESCRIPTION FOR A 1.107 ACRE TRACT OF LAND SITUATED IN THE G. SCHNEIDER SURVEY, ABSTRACT NO. 580, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 1.28 ACRE TRACT OF LAND (SECOND TRACT) CONVEYED TO WESS ARTHUR CASSENS JR. AND WIFE, HELEN MARTHA CASSENS, AS CO-TRUSTEES OF THE CASSENS CR 313 TRUST, U/A, RECORDED IN DOCUMENT NO. 2020005552 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00015.
- 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' (ND SCREEN) AREAS OF MINIMAL FLOODED HAZARD, ACCORDING TO THE FLOODED INSURANCE RATE MAP NO. 48491C0150F, FOR WILLIAMSON COUNTY, TEXAS, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.

LINE	BEARING	DISTANCE
L1	S22°13'15"E	22.93'
L2	N21°18'55"W	29.43'
L3	N67°46'45"E	471.39'



To: Williamson County, Texas, Texan Title Insurance Company, and Longhorn Title Company, LLC exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on February 6, 2024. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1A, CONDITION III LAND TITLE SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY 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  
 February 7, 2024  
 DATE

Exhibit "B"

Parcel 7

**DEED**  
County Road 313 Right of Way

**THE STATE OF TEXAS**

§

**COUNTY OF WILLIAMSON**

§

§

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

**NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:**

That **WESS ARTHUR CASSENS, JR. AND HELEN MARTHA CASSENS as Co-Trustee of the Cassens DR 313 Trust, U/A dated November 11, 2019**, hereinafter referred to as Grantor, whether one or more, 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 for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract(s) or parcel(s) of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

All of that certain 1.107-acre tract in the G. Schneider Survey, Abstract No. 580, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 7**)

**SAVE AND EXCEPT, HOWEVER**, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Grantee's roadway facilities and all related appurtenances.

**TO HAVE AND TO HOLD** the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is being delivered in lieu of condemnation.

**IN WITNESS WHEREOF**, this instrument is executed on this the \_\_\_\_ day of \_\_\_\_\_, 2024.

*[signature page follows]*

**GRANTOR:**

**CASSENS DR 313 Trust U/A dated November 11, 2019**

\_\_\_\_\_  
Wess Arthur Cassens, Jr.- Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2024 by Wess Arthur Cassens, Jr. in the capacity and for the purposes and consideration recited therein.

\_\_\_\_\_  
Notary Public, State of Texas

**GRANTOR:**

**CASSENS DR 313 Trust U/A dated November 11, 2019**

\_\_\_\_\_  
Helen Martha Cassens

**ACKNOWLEDGMENT**

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2024 by Helen Martha Cassens in the capacity and for the purposes and consideration recited therein.

**PREPARED IN THE OFFICE OF:**

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

**GRANTEE'S MAILING ADDRESS:**

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

**AFTER RECORDING RETURN TO:**