

REAL ESTATE CONTRACT

Highway 79 Right of Way

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

THIS REAL ESTATE CONTRACT ("Contract") is made by ERIC WINKELMANN, (referred to in this Contract as "Seller," whether one or more) 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(s) of land described as follows:

Fee simple interest in a 0.660 acre (28,758 square foot) tract of land situated in the Patrick O'Daugherty Survey Abstract No. 184, in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes;

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 and fixtures situated on and attached to the Property, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II PURCHASE PRICE

Purchase Price

2.01. The total purchase price for the Property, any improvements thereon, and any damage or cost to cure for the remaining Property of Seller shall be the sum of FOUR HUNDRED FORTY-FIVE THOUSAND AND 00/100 Dollars (\$445,000.00) (the "Purchase Price"). As consideration for the execution of that certain Possession and Use Agreement between the parties recorded in Document No. 2008037986 of the Real Property Records of Williamson County, Texas, Purchaser has previously paid to Seller the amount of \$231,950.00 for use of the Property described in Exhibit "A". Therefore, the amount the final Purchase Price due and owing at Closing shall be **TWO HUNDRED THIRTEEN THOUSAND, FIFTY and 00/100 dollars** (\$213,050.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash 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 Texas American Title Company on or before the thirtieth (30th) day after the Effective Date, 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 Special Warranty Deed conveying good and indefeasible title to the State of Texas in fee simple to all of the Property described in Exhibit "A" free and clear of any and all 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.

The deed shall be in the form as shown on Exhibit "B" attached.

(2) Deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, issued by Title Company, in Grantee's favor in the full amount of the purchase price, insuring Purchaser's title 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", at Purchaser's expense.
- (d) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall pay the cash portion of the Purchase Price.

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. Agricultural roll-back taxes, if any, shall be paid by 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) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each 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 Travis 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 executed by Williamson County, Texas.

Counterparts

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

SELLER:

ADDRESS:

ERIK WINKELMANN

1320 CR 481
Thrall, Texas 79578

Date:_____

PURCHASER:

ADDRESS:

Williamson County, Texas

710 Main Street, Suite 101
Georgetown, Texas 78626

By: _____
Dan A. Gattis, County Judge

Date: _____

EXHIBIT "A"

County: Williamson
Parcel No.: 42
Highway: US 79
Limits: US 79 from East of Hutto City Limit to CR 402
CSJ:

PROPERTY DESCRIPTION FOR PARCEL 42

DESCRIPTION OF A 0.660 ACRE (28,758 SQUARE FOOT) TRACT OF LAND SITUATED IN THE PATRICK O'DAUGHERTY SURVEY ABSTRACT NO. 184, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 1.62 ACRE TRACT OF LAND CONVEYED TO ERIC WINKELMAN, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2003008448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.661 ACRE (28,780 SQUARE FOOT) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a found $\frac{1}{2}$ " iron rod in the southerly boundary line of a 135.209 acre remainder of that called 145.59 acre tract of land described in Volume 479, Page 343 of the Deed Records of Williamson County, Texas, said 135.209 acre tract being conveyed to Trona T. Blaha formerly known as Trona T. Krueger, Daniel Dwayne Kruger also known as Daniel D. Krueger, and Treila Latrelle Kruger Arey formerly known as Treila Latrelle Krueger by Cause No. 14,882 in the County Court at Law No. 2 of Williamson County, Texas, same being the most northwesterly corner of said 1.62 acre tract;

THENCE, with the common boundary of said 135.209 acre tract and said 1.62 acre tract, **S 18°20'01" E**, passing at a distance of 125.94 feet, a set Type II Texas Department of Transportation (TXDOT) monument, 149.21 feet left of proposed U.S. 79 baseline station 709+67.93, and continuing for a total distance of **146.04** feet to a set Type II TXDOT monument in the proposed northerly right-of-way of U.S. 79, 129.21 feet left of proposed U.S. 79 baseline station 709+69.51, being the most northwesterly corner of the herein described tract and the **POINT OF BEGINNING** hereof;

1. **THENCE** departing the southerly boundary line of said 135.209 acre tract, with the proposed northerly right-of-way line of U.S. 79, through the interior of said 1.62 acre tract, **N 77°19'11" E** for a distance of **257.82** feet to a set Type II TXDOT monument in the existing westerly right-of-way of C.R. 101 (right-of-way width varies), being the most northeasterly corner of the herein described tract, 129.22 feet left of proposed U.S. 79 baseline station 712+27.73, from which an iron rod found, being the northeast corner of said 1.62 acre tract, bears **N 22°02'04" W**, a distance of 175.20 feet;
2. **THENCE**, departing the proposed northerly right-of-way line of U.S. 79, with the existing westerly right-of-way line of County Road 101, same being the easterly boundary line of said 1.62 acre tract, **S 22°02'04" E** for a distance of **111.48** feet to a calculated point, being the intersecting point of the existing westerly right-of-way County Road 101 and the existing northerly right-of-way line of U.S. 79, (120' right-of-way width), same being the most southeasterly corner of said 1.62 acre tract and the most southeasterly corner of the herein described tract;
3. **THENCE** with the existing northerly right-of-way line of U.S. 79, same being the southerly boundary line of said 1.62 acre tract, **S 77°19'11" W** for a distance of **265.06** feet to a calculated point, being an angle point in the southerly boundary line of said 135.209 acre tract and the most southwesterly corner of said 1.62 acre tract, same being the most southwesterly corner of the herein described tract, from which an iron rod found bears **S 18°17'46" E**, a distance of 0.98 feet;

4. **THENCE** departing the existing northerly right-of-way line of U.S. 79, with the southerly boundary line of said 135.209 acre tract, same being the westerly boundary line of said 1.62 acre tract, **N 18°20'01" W** for a distance of **110.54** feet to the **POINT OF BEGINNING** and containing 0.660 acres (28,758 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.

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.

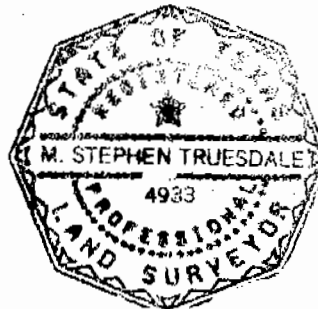
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

30 APR '07

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LP
1504 Chisholm Trail Rd., Ste. 101
Round Rock, TX. 78681

Date



79par42.doc

PLAT TO ACCOMPANY DESCRIPTION



25 0 50 100

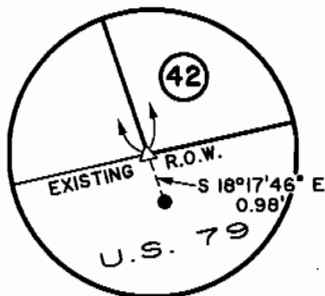


Scale 1" = 100'

TRONA T. BLAHA
F/K/A TRONA T. KRUEGER
DANIEL DWAYNE KRUEGER
A/K/A DANIEL D. KRUEGER
TREILA LATRELLE KRUEGER AERY
F/K/A TREILA LATRELLE KRUEGER

CAUSE NO. 14,882
COUNTY COURT AT LAW NO. 2
WILLIAMSON COUNTY, TEXAS
VOL. 301, PG. 390, D.R.W.C.T.
(135.209 AC. REMAINDER OF
145.59 AC. DESCRIBED IN
VOL. 479, PG. 343, D.R.W.C.T.)

NO.	DIRECTION	DISTANCE
LI	S18°20'01"E	20.10'



DETAIL I
NOT TO SCALE

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
 ■ TXDOT TYPE II MONUMENT SET
 ■ TXDOT TYPE II MONUMENT FOUND
 ● 1/2 " IRON PIPE FOUND UNLESS NOTED
 ○ 1/2 " IRON ROD SET W/TXDOT ALUMINUM CAP UNLESS NOTED
 ● 1/2 " IRON ROD FOUND UNLESS NOTED
 ▲ 60 D NAIL SET UNLESS NOTED
 ▲ 60 D NAIL FOUND UNLESS NOTED
 △ CALCULATED POINT
 ○ FENCE POST
 P PROPERTY LINE
 C CENTER LINE
 () RECORD INFORMATION
 P.O.B. POINT OF BEGINNING
 P.O.R. POINT OF REFERENCE
 P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENT
 —x— FENCE
 D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 — LINE BREAK

JAMES C. ZIEGLER, JR.
ABSTRACTOR

JOHN BIGON & MARY BIGON
(72.15 AC.)
VOL. 558, PG. 77
D.R.W.C.T.

15' ELECTRIC AND COMMUNICATIONS
LINE EASEMENT
DOC. NO. 2004042686, O.P.R.W.C.T.

P.O.R.
Sta 709+55.52
274.54' LT

Sta 709+67.93
149.21' LT

P.O.B. Sta 709+69.51
129.21' | T

ERIC WINKELMAN
(1.62 ACRES)
DOC. NO. 2003008448
O.P.R.W.C.T.

0.660 ACRES
28,758 SQ. FT.

STATE OF TEXAS
DRAINAGE EASEMENT
VOL. 304, PG. 530
D.R.W.C.T. 265

304, PG. 55-
D.R.W.C.T. 265.06'

SEE
DETAIL

00

710+00
U.S. HIGHWAY NO. 79
(120' R.O.W. WIDTH)

EXISTING R.O.W.
UNION PACIFIC RAILROAD
(100' R.O.W. WIDTH)

PAGE 3 OF 4



PARCEL PLAT SHOWING PROPERTY OF
ERIC WINKELMAN



Texas Department of Transportation

© 2003

SCALE
1" = 100'

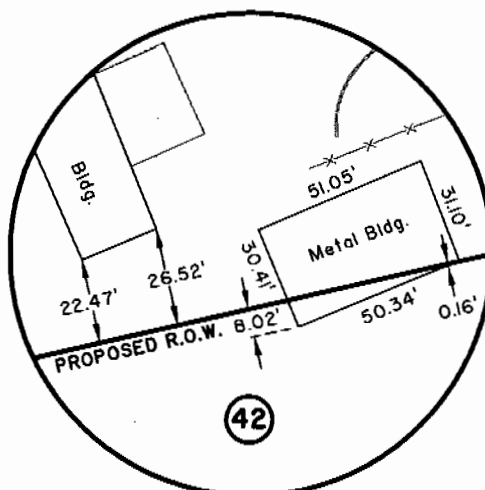
CSJ #

PROJECT
U.S. 79

COUNTY
WILLIAMSON

PARCEL 42

PLAT TO ACCOMPANY DESCRIPTION

DETAIL 2
NOT TO SCALE

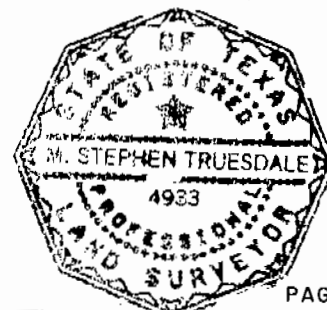
NOTES:

- 1) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED ON SCHEDULE B OF THE TITLE REPORT, G.F. NO. 801-07-1051, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, DATED FEBRUARY 14, 2007.
- 2) THE ELECTRIC EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 238, PAGE 542 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT AND CANNOT BE PLACED OR LOCATED HEREON.
- 3) THIS PARCEL IS SUBJECT TO A 15 FOOT WIDE, BLANKET TYPE, WATER PIPE LINE EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. BY INSTRUMENT RECORDED IN VOLUME 574, PAGE 1 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING 7.5 FEET ON EITHER SIDE ON THE PIPE AS INSTALLED.
- 4) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.
- 5) IMPROVEMENTS SHOWN HEREON ARE BASED UPON AERIAL SURVEY DIGITAL FILES PROVIDED BY OTHERS AND SUPPLEMENTED BY ON THE GROUND SURVEYING PERFORMED BY INLAND GEODETICS, L.P.

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

M. Stephen Truesdale 30 APR 07

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, L.P.
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 79681



PAGE 4 OF 4



PARCEL PLAT SHOWING PROPERTY OF
ERIC WINKELMAN



SCALE
1" = 100'

CSJ #

PROJECT
U.S. 79

COUNTY
WILLIAMSON

PARCEL 42

SPECIAL WARRANTY DEED
US 79 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 BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WHEREAS, Williamson County, Texas and the State of Texas, acting by and through the Texas Transportation Commission, are authorized to purchase and receive land and such other property rights deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of a portion of the proposed US Highway 79 improvements ("Project"); and,

WHEREAS, the acquisition of the hereinafter-described premises has been deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of the Project;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ERIC WINKELMANN, 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, 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 the State of Texas, acting by and through the Texas Transportation Commission, all those certain tracts or parcels 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:

All of that certain 0.660 acre (28,758 square foot) tract of land situated in the Patrick O'Daugherty Survey Abstract No. 184, in Williamson County, Texas, being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes (Parcel 42).

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; and any encroachments or overlapping of improvements.

Grantors reserve all of the oil, gas and other minerals in and under the land herein conveyed but waive 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 and water 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 the Texas Department of Transportation 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 US 79, but shall not be used or exported from the Property for any other purpose.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the State of Texas, acting by and through the Texas Transportation Commission, and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas, acting by and through the Texas Transportation Commission and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantors, but not otherwise.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2014.

GRANTOR:

Eric Winkelmann

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2014 by Eric Winkelmann, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas

GRANTEE'S MAILING ADDRESS:

Texas Department of Transportation
Attn: Right of Way Administrator
7901 N. IH 35, Building A
Austin, Texas 78761

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas

EXHIBIT "A"

County: Williamson
Parcel No.: 42
Highway: US 79
Limits: US 79 from East of Hutto City Limit to CR 402
CSJ:

PROPERTY DESCRIPTION FOR PARCEL 42

DESCRIPTION OF A 0.660 ACRE (28,758 SQUARE FOOT) TRACT OF LAND SITUATED IN THE PATRICK O'DAUGHERTY SURVEY ABSTRACT NO. 184, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 1.62 ACRE TRACT OF LAND CONVEYED TO ERIC WINKELMAN, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2003008448 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.661 ACRE (28,780 SQUARE FOOT) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a found $\frac{1}{2}$ " iron rod in the southerly boundary line of a 135.209 acre remainder of that called 145.59 acre tract of land described in Volume 479, Page 343 of the Deed Records of Williamson County, Texas, said 135.209 acre tract being conveyed to Trona T. Blaha formerly known as Trona T. Krueger, Daniel Dwayne Kruger also known as Daniel D. Krueger, and Treila Latrelle Kruger Arey formerly known as Treila Latrelle Krueger by Cause No. 14,882 in the County Court at Law No. 2 of Williamson County, Texas, same being the most northwesterly corner of said 1.62 acre tract;

THENCE, with the common boundary of said 135.209 acre tract and said 1.62 acre tract, **S 18°20'01" E**, passing at a distance of 125.94 feet, a set Type II Texas Department of Transportation (TXDOT) monument, 149.21 feet left of proposed U.S. 79 baseline station 709+67.93, and continuing for a total distance of **146.04** feet to a set Type II TXDOT monument in the proposed northerly right-of-way of U.S. 79, 129.21 feet left of proposed U.S. 79 baseline station 709+69.51, being the most northwesterly corner of the herein described tract and the **POINT OF BEGINNING** hereof;

1. **THENCE** departing the southerly boundary line of said 135.209 acre tract, with the proposed northerly right-of-way line of U.S. 79, through the interior of said 1.62 acre tract, **N 77°19'11" E** for a distance of **257.82** feet to a set Type II TXDOT monument in the existing westerly right-of-way of C.R. 101 (right-of-way width varies), being the most northeasterly corner of the herein described tract, 129.22 feet left of proposed U.S. 79 baseline station 712+27.73, from which an iron rod found, being the northeast corner of said 1.62 acre tract, bears **N 22°02'04" W**, a distance of 175.20 feet;
2. **THENCE**, departing the proposed northerly right-of-way line of U.S. 79, with the existing westerly right-of-way line of County Road 101, same being the easterly boundary line of said 1.62 acre tract, **S 22°02'04" E** for a distance of **111.48** feet to a calculated point, being the intersecting point of the existing westerly right-of-way County Road 101 and the existing northerly right-of-way line of U.S. 79, (120' right-of-way width), same being the most southeasterly corner of said 1.62 acre tract and the most southeasterly corner of the herein described tract;
3. **THENCE** with the existing northerly right-of-way line of U.S. 79, same being the southerly boundary line of said 1.62 acre tract, **S 77°19'11" W** for a distance of **265.06** feet to a calculated point, being an angle point in the southerly boundary line of said 135.209 acre tract and the most southwesterly corner of said 1.62 acre tract, same being the most southwesterly corner of the herein described tract, from which an iron rod found bears **S 18°17'46" E**, a distance of 0.98 feet;

4. **THENCE** departing the existing northerly right-of-way line of U.S. 79, with the southerly boundary line of said 135.209 acre tract, same being the westerly boundary line of said 1.62 acre tract, **N 18°20'01" W** for a distance of **110.54** feet to the **POINT OF BEGINNING** and containing 0.660 acres (28,758 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.

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

30 APR '07

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LP
1504 Chisholm Trail Rd., Ste. 101
Round Rock, TX. 78681

Date

79par42.doc



PLAT TO ACCOMPANY DESCRIPTION

25 0 50 100

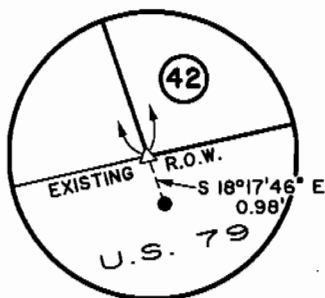


Scale 1" = 100'

TRONA T. BLAHA
F/K/A TRONA T. KRUEGER
DANIEL DWAYNE KRUEGER
A/K/A DANIEL D. KRUEGER
TREILA LATRELLE KRUEGER AERY
F/K/A TREILA LATRELLE KRUEGER

CAUSE NO. 14,882
COUNTY COURT AT LAW NO. 2
WILLIAMSON COUNTY, TEXAS
VOL. 301, PG. 390, D.R.W.C.T.
(135.209 AC. REMAINDER OF
145.59 AC. DESCRIBED IN
VOL. 479, PG. 343, D.R.W.C.T.)

NO.	DIRECTION	DISTANCE
LI	S18°20'01"E	20.10'



DETAIL I
NOT TO SCALE

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
 ■ TXDOT TYPE II MONUMENT SET
 ■ TXDOT TYPE II MONUMENT FOUND
 ● 1/2 " IRON PIPE FOUND UNLESS NOTED
 ○ 1/2 " IRON ROD SET W/TXDOT ALUMINUM CAP UNLESS NOTED
 ● 1/2 " IRON ROD FOUND UNLESS NOTED
 ▲ 60 D NAIL SET UNLESS NOTED
 ▲ 60 D NAIL FOUND UNLESS NOTED
 △ CALCULATED POINT
 ○ FENCE POST
 P PROPERTY LINE
 C CENTER LINE
 () RECORD INFORMATION
 P.O.B. POINT OF BEGINNING
 P.O.R. POINT OF REFERENCE
 P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENT
 —x— FENCE
 D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 — LINE BREAK

JAMES C. JAMES, Ph.D.
ABSTRACTING

JOHN BIGON & MARY BIGON
(72.15 AC.)
VOL. 558, PG. 77
D.R.W.C.T.

15' ELECTRIC AND COMMUNICATIONS
LINE EASEMENT
DOC. NO. 2004042686, O.P.R.W.C.T.

P.O.R.
Sta 709+55.52
274.54' LT

Sta 709+67.93
149.21' LT

P.O.B. Sta 709+69.51
129.21' | T

ERIC WINKELMAN
(1.62 ACRES)
DOC. NO. 2003008448
O.P.R.W.C.T.

0.660 ACRES
28,758 SQ. FT.

STATE OF TEXAS
DRAINAGE EASEMENT
VOL. 304, PG. 530
D.R.W.C.T. 265

D.R.W.C.T. 265.06'

SEE
DETAIL I

0

U. S. HIGHWAY NO. 79
(120' R.O.W. WIDTH)

EXISTING R.O.W.
UNION PACIFIC RAILROAD
(100' R.O.W. WIDTH)

PAGE 3 OF 4



PARCEL PLAT SHOWING PROPERTY OF
ERIC WINKELMAN



Texas Department of Transportation

© 2003

SCALE
1" = 100'

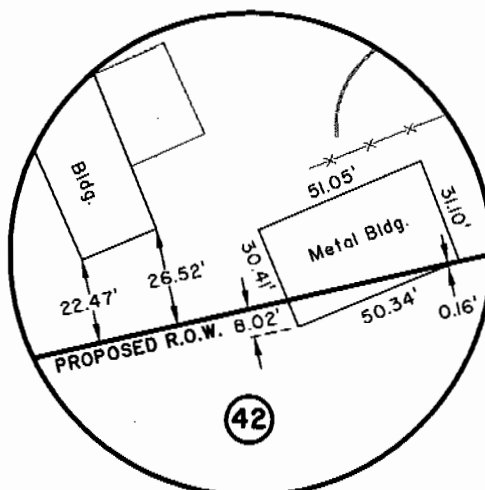
CSJ #

PROJECT
U.S. 79

COUNTY
WILLIAMSON

PARCEL 42

PLAT TO ACCOMPANY DESCRIPTION

DETAIL 2
NOT TO SCALE

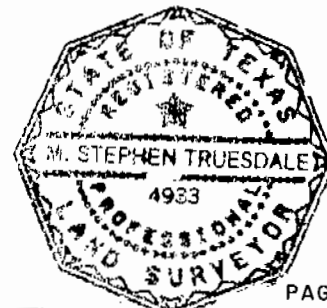
NOTES:

- 1) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED ON SCHEDULE B OF THE TITLE REPORT, G.F. NO. 801-07-1051, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, DATED FEBRUARY 14, 2007.
- 2) THE ELECTRIC EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 238, PAGE 542 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT AND CANNOT BE PLACED OR LOCATED HEREON.
- 3) THIS PARCEL IS SUBJECT TO A 15 FOOT WIDE, BLANKET TYPE, WATER PIPE LINE EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. BY INSTRUMENT RECORDED IN VOLUME 574, PAGE 1 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING 7.5 FEET ON EITHER SIDE ON THE PIPE AS INSTALLED.
- 4) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.
- 5) IMPROVEMENTS SHOWN HEREON ARE BASED UPON AERIAL SURVEY DIGITAL FILES PROVIDED BY OTHERS AND SUPPLEMENTED BY ON THE GROUND SURVEYING PERFORMED BY INLAND GEODETICS, L.P.

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

M. Stephen Truesdale 30 APR 07

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, L.P.
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 79681



PAGE 4 OF 4



PARCEL PLAT SHOWING PROPERTY OF
ERIC WINKELMAN



SCALE
1" = 100'

CSJ #

PROJECT
U.S. 79

COUNTY
WILLIAMSON

PARCEL 42