

SPECIAL WARRANTY DEED
(2.40 Acres - Proposed Kauffman Loop)

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

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

THAT, WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 17, a political subdivision of the State of Texas ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the **THE COUNTY OF WILLIAMSON, TEXAS**, a political subdivision of the State of Texas ("Grantee"), its successors and assigns, all that certain real property situated in Williamson County, Texas, containing 2.40 acres for right-of-way acquisition for a portion of the proposed Kauffman Loop, as more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto and improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all recorded easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, and other matters of record in Williamson County, Texas, but, in each instance, only to the extent the foregoing are validly existing, applicable to, affect the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, subject only to the Permitted Encumbrances.

Grantee's address is c/o Allen Boone Humphries Robinson LLP, 1108 Lavaca, Suite 510, Austin, Texas 78701.

[Signature pages follow this page]

Attachment:

Exhibit A – Description of the Property

AFTER RECORDING, please return to Allen Boone Humphries Robinson LLP, Attention: Jeanette Harris, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

Executed this 8th day of July, 2014.

GRANTOR:

**WILLIAMSON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 17**, a political
subdivision of the State of Texas

By: [Signature]
Name: Robb Cabaniss
Title: Vice President

ATTEST:

By: [Signature]
Name: J. Austin Berry
Title: Secretary

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 8th day of July, 2014,
by Robb Cabaniss, the Vice President, and
J. Austin Berry, the Secretary, of the Board of
Directors of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 17, a
political subdivision of the State of Texas, on behalf of said political subdivision.

[Signature]
Notary Public, State of Texas

(NOTARY SEAL)



Agreed to and accepted and executed by Grantee, and deemed effective, this
____ day of _____, 2014.

GRANTEE:

THE COUNTY OF WILLIAMSON, TEXAS,
a political subdivision of the State of Texas

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of
_____, 2014, by _____, the _____,
and _____, the _____, of THE
COUNTY OF WILLIAMSON, TEXAS, a political subdivision of the State of Texas, on
behalf of said political subdivision.

Notary Public, State of Texas

(NOTARY SEAL)

EXHIBIT A

FOREST SURVEYING AND MAPPING CO.

T.B.P.L.S Firm # 10002000

1002 Ash St.

Georgetown, Tx. 78626

REVISED DESCRIPTION FOR WILCO LAND INVESTMENTS I, LLC

KAUFFMAN LOOP

BEING 2.40 ac. of the Greenlief Fisk Survey, Abstract No. 5, in Williamson County, Texas; part of the property called 137.49 acres which was conveyed to Wilco Land Investments I, LLC, as described in Doc. 2014003388, of the Official Public Records of Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in April of 2014 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Grid North, Texas Central Zone.

BEGINNING at an iron pin which was found at the Northwest corner of a 12.35 acre parcel, in the East line of the said tract called 137.49 acres; and at the Northwest corner of a 129.96 acre parcel and the Southwest corner of a 200.00 acre parcel. This corner exists on the North line of the proposed roadway to be known as Kauffman Loop and at the Northeast corner of the property described herein, in the lower West boundary of the property called 529.833 ac. (Gaida Family L.P. Doc. 2009034512); and in the lower West boundary of the property called 250.75 ac. (Tract 2 Doc. 2004077499). An iron pin found at the Southeast corner of the said 137.49 acres stands S 07°36'45" E 2906.59 feet.

THENCE with the East boundary of the said tract called 137.49 acres, and the lower West boundary of the tracts called 529.833 acres and 250.75 acres, S 07°36'45" E 120.12 feet to an iron pin which was found.

THENCE with the South line of the proposed roadway to be known as Kauffman Loop, (L3) S 84°55'46" W 108.77 feet to an iron pin which was set at the beginning of a curve (C18) 477.78 feet with the arc of a curve to the left having a radius of 1440.00 feet and a central angle of 19°00'37", the chord bears S 75°25'29" W 475.59 feet to an iron pin which was set at the end of the curve; and S 65° 55'12" W 267.79 feet to an iron pin which was set in the East boundary of Ronald Reagan Blvd.

THENCE with the East line of Ronald Reagan Blvd. (formerly known as Parmer Lane), (C19) 120.01 feet with the arc of a curve to the left having a radius of 3624.88 feet and a central angle of 01°53'49", the chord bears N 24°05'04" W 120.00 feet to an iron pin which was set.

THENCE with the North line of the proposed roadway to be known as Kauffman Loop, N 65° 55'12" E 267.79 feet to an iron pin which was set at the beginning of a curve to the right (C17) having a radius of 1560.00 feet and a central angle of 19°00'36", 517.59 feet with the arc of the curve, the chord bears N 75°25'29" E 515.22 feet to an iron pin set at the end of the curve; and (L4) N 84°55'46" E 103.45 feet to the POINT OF BEGINNING.

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas,
this the 18th day of June of 2014, A.D. File: kauffmanloopcentralsection revised.doc



WM.F. FOREST JR.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847

