

Sheets & Crossfield, P.C.

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

January 8, 2016

Glenn & Sandra Montgomery
201 County Road 240
Florence, TX 76527

Re: Williamson County—County Road 240 improvements
Right of Way agreement

Dear Mr. and Mrs. Montgomery:

Please allow this letter to set out my understanding regarding our agreement for the acquisition of a portion of your property as part of Williamson County's ("County") planned County Road 240 improvement project.

In return for granting the County fee simple title to a right of way parcel of approximately 5000 SF (500'x10') adjacent to CR 240, Williamson County has agreed to the following conditions:

- County agrees to pay you \$2,000 (\$4/LF) for replacement of 500 LF of fence along the new proposed ROW line created by the grant of the property described herein.
- Any existing fence inside new ROW will be removed, and ditch to be re-graded by County as part of roadway construction project and maintained by County in perpetuity.

The locations for the right of way property interests to be conveyed herein shall be generally as shown on Exhibit "A" attached hereto. The exact right of way land area to be conveyed shall be determined by metes and bounds survey to be completed at the County's expense upon full execution of this letter agreement, and which shall be attached to the executed conveyance document for recording. The form of the ROW deed granted to Williamson County will be as shown in Exhibit "B" attached hereto.

If this meets with your understanding please execute this letter where indicated below, and we will have this signed by the judge and processed for payment as quickly as possible.

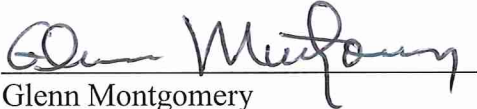
Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,



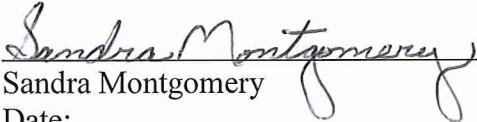
Lisa Dworaczyk
Sheets & Crossfield, P.C.

AGREED:



Glenn Montgomery

Date: _____



Sandra Montgomery

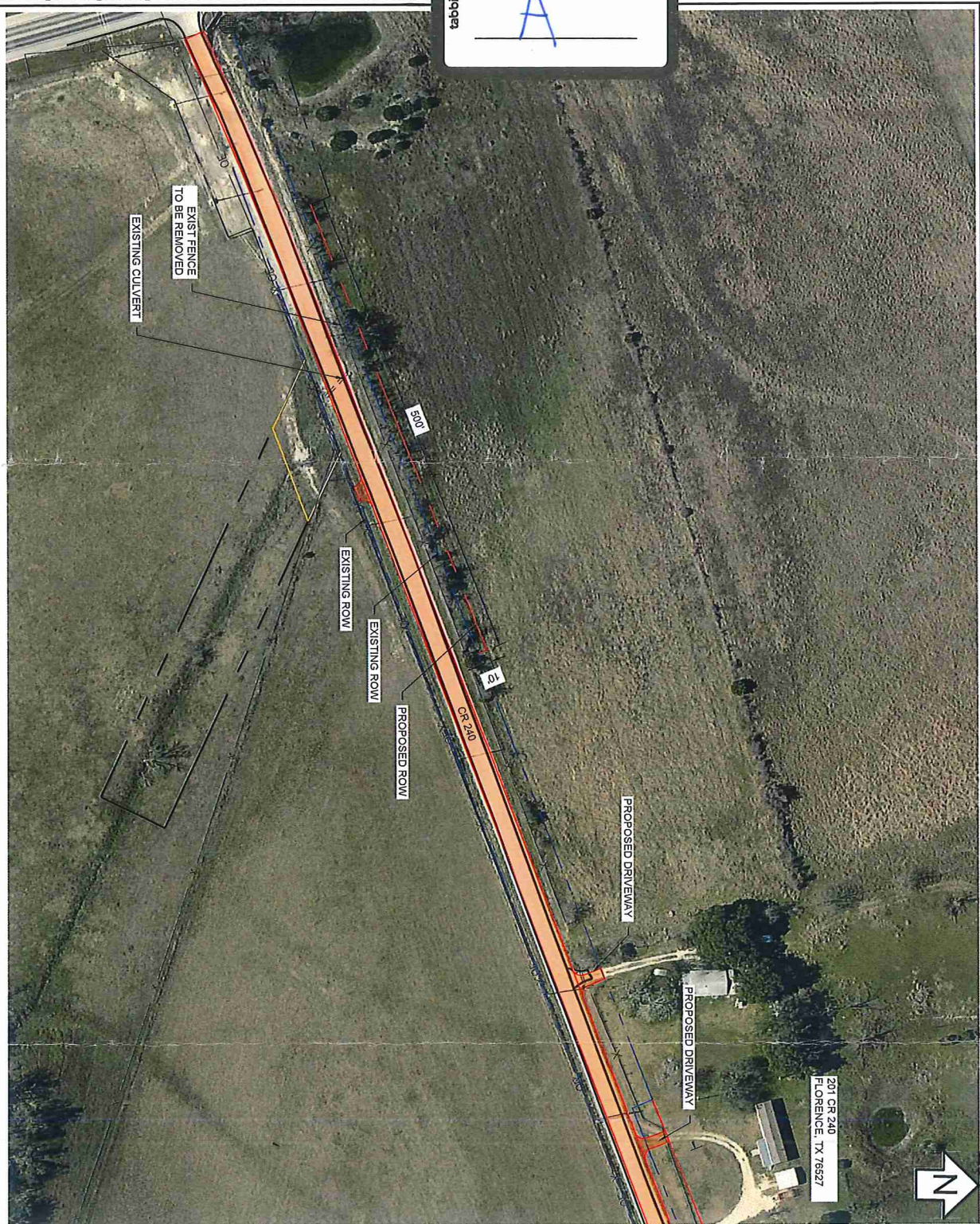
Date: _____

WILLIAMSON COUNTY, TEXAS

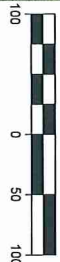
Dan A. Gattis
County Judge

Date: _____

EXHIBIT
 A



201 CR 240
 FLORENCE, TX 76927



- LEGEND**
- TEMPORARY CONSTRUCTION EASEMENT
 - PROPOSED RIGHT OF WAY
 - PROPOSED DRAINAGE EASEMENT
 - EXISTING RIGHT OF WAY
 - PROPOSED PAVEMENT
 - PROPOSED GRADING

PROJECT: CR xxx-xx
DATE: xx/xx/xx
DESIGNED: XXX
CAD DWG: XXX
REVIEWED: XXX



CR 240 ROW EXHIBIT

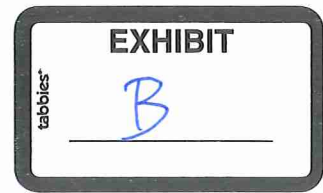
MONTGOMERY PROPERTY

WILLIAMSON COUNTY
 DEPT. OF
 INFRASTRUCTURE

3151 S.E. INNER LOOP, SUITE B
 GEORGETOWN, TEXAS 76626
 943-3330
 www.wtco.org

NO	DESCRIPTION	BY	DATE

SHEET
1
 OF 1



DEED
County Road 240 Right of Way

THE STATE OF TEXAS

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§
§

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 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GLENN A. MONTGOMERY and SANDRA K. MONTGOMERY, 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, Donate, and Convey unto WILLIAMSON COUNTY, TEXAS, all that certain tract or parcel 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 ___ acre tract of land located in the Mark Manlove Survey, Abstract No. 416 in Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the property described in said Exhibit "A" to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

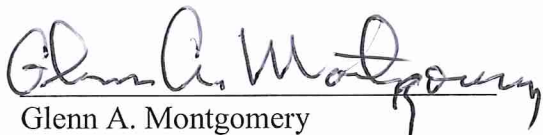
Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

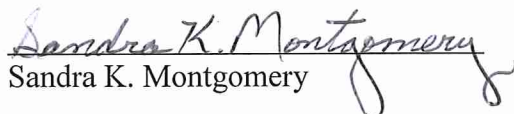
Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the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

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.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2016.

GRANTOR:


Glenn A. Montgomery


Sandra K. Montgomery

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF _____

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This instrument was acknowledged before me on this the ____ day of _____, 2016 by Glenn A. Montgomery and Sandra K. Montgomery, 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 78664

GRANTEE'S MAILING ADDRESS:

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

AFTER RECORDING RETURN TO: