

**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.**

**SPECIAL WARRANTY DEED**  
(Kaufman Loop Right of Way – 12.35 Acres)

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

**WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 23**, a political subdivision of the State of Texas with offices located at 1980 Post Oak Boulevard, Suite 1380, Houston, Harris County, Texas 77056 (hereinafter called "GRANTOR"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by **WILLIAMSON COUNTY**, a political subdivision of the State of Texas, whose address is 710 S. Main St., Suite 101, Georgetown, Texas 78626 (hereinafter called "GRANTEE"), the receipt of which is hereby acknowledged by GRANTOR, has GRANTED, SOLD and CONVEYED, and by these presents, does GRANT, SELL and CONVEY, unto the said GRANTEE herein, that certain approximately 12.35 acres of land more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes (hereinafter called the "Property").

This conveyance is made and accepted subject to any and all matters of public record in the Office of the County Clerk of Williamson County, Texas, or existing on the ground, to the extent, and only to the extent, that the same may still be in force and effect.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, AND INCLUDING SPECIFICALLY, (1) THE ENVIRONMENTAL CONDITION OF THE PROPERTY (SUCH AS WHETHER WETLANDS ARE PRESENT ON THE PROPERTY OR WHETHER HAZARDOUS SUBSTANCES ARE LOCATED ON THE PROPERTY) AND (2) THE SUITABILITY OF THE PROPERTY FOR GRANTEE'S INTENDED USE. THE PROPERTY IS CONVEYED WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AND IS AN "AS IS" AND "WITH ALL FAULTS" CONVEYANCE.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging to said GRANTEE, its successors and assigns, forever, and GRANTOR does hereby bind itself, and its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said 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 to the aforesaid matters.

EXECUTED this 17 day of January, 2016.

**GRANTOR:**

**WILLIAMSON COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 23**

By:   
Name: Kris Ehlert  
Title: President, Board of Directors

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

§  
§  
§

This instrument was acknowledged before me on this 19th day of January, 2016, by Kris Ehlert, President of the Board of Directors of Williamson County Municipal Utility District No. 23, a political subdivision of the State of Texas, on behalf of said political subdivision.



  
Notary Public in and for the State of Texas

**ACCEPTED** by Williamson County this \_\_\_\_ day of \_\_\_\_\_, 2016.

**GRANTEE:**

WILLIAMSON COUNTY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

THE STATE OF TEXAS                               §  
                                                                   §  
COUNTY OF WILLIAMSON                      §

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_, \_\_\_\_\_ of Williamson County, a political subdivision of the State of Texas, on behalf of said political subdivision.

\_\_\_\_\_  
Notary Public in and for the State of Texas

(SEAL)

**EXHIBIT A**

Real Property Legal Description

KAUFMAN LOOP

DESCRIPTION FOR GAIDA FAMILY L.P., and D-STAR HOLDINGS, LP. – MA PARTNERS LLC  
Kaufman Loop

BEING 12.35 acres of the Greenlief Fisk Survey, Abstract No. 5, in Williamson County, Texas. This parcel is a part of the 129.96 acre Tranche 3 which was surveyed in January of 2014, and part of the property that was conveyed to the Gaida Family Limited Partnership (two tracts) as described in the deed filed in Doc. 2004077499; part of the property that was conveyed to D-Star Holdings, LP (Tracts A through L) of record in Doc. 2006032206; and part of the property that was called 529.833 acres as described in a deed for a partial interest (2.65 %) from D-Star Holdings, LP and D-Star LLC to Gaida Family L.P. as described in Doc. 2009034512, of the Official Public Records of Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in January of 2014, under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. The bearing basis for this survey is the State Plane Coordinate System, Grid North, Texas Central Zone.

BEGINNING at an iron pin (steel rebar) which was set in the North line of State Highway 29, at the Southeast corner of a section of roadway that is to be known as Kaufman Loop (proposed). This corner exists in the South line of the said Tranche 3 and in the South line of the said 529.833 acre parcel for which a partial interest was conveyed to Gaida Family L.P. as described in Doc. 2009034512. An iron pin found at the Southeast corner of said Tranche 3 and at the Southeast corner of the said 529.833 acre parcel stands S 88°35'11" E 149.15 feet.

THENCE with the North line of State Highway 29, N 88°35'11" W 120.0 feet to an iron pin which was set.

THENCE with the West line of the proposed roadway to be known as Kaufman Loop, N 01° 25'53" E 389.11 feet to an iron pin which was set at the beginning of a curve to the left (C2) having a radius of 690.00 feet and a central angle of 62°43'01"; continuing with the arc of the curve 755.29 feet, the chord bears N 29°55'38" W 718.14 feet to an iron pin which was set at the end of the curve.

THENCE continuing with the South line of the proposed Kaufman Loop, N 61°17'08" W 988.18 feet to the beginning of a curve to the right (C3) having a radius of 1160.00 feet and a central angle of 38°51'26"; continuing with the arc of the curve 786.70 feet, the chord bears N 41°51'25" W 771.71 feet to an iron pin which was set at the end of the curve; (L2) N 22° 25'42" W 119.52 feet to an iron pin which was set at the beginning of a curve to the left (C7) having a radius of 1060.00 feet and a central angle of 72°29'53". continuing with the arc of the curve 1341.25 feet, the chord bears N 58°40'39" W 1253.55 feet to an iron pin which was set in the West boundary of Tranche 3.

THENCE along or near the general line of an existing fence with the common boundary between the property conveyed to Gaida Family LP / D-Star Holdings LP and the tract conveyed to 1941 Ltd. (Doc. 2000024139), N 07°36'45" W 120.12 feet to a capped ½ inch iron pin which was set for the Northwest corner of Tranche 3 and the upper Southwest corner of Tranche 1 of 200.00 acres. This corner exists in the curved North line of the proposed roadway to be known as Kaufman Loop.

*DESCRIPTION FOR GAIDA FAMILY L.P., D-STAR HOLDINGS, LP. – MA PARTNERS LLC – KAUFMAN LOOP 12.35 AC.*

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THENCE following the North and East boundary of Tranche 3 and the South and West boundary of Tranche 1, and the North and East boundary lines of the roadway to be known as Kaufman Loop, following the arc of a curve to the right (C6) having a radius of 1180.0 feet and a central angle of  $72^{\circ}46'17''$ , 1498.72 feet with the arc of the curve, the chord bears  $S\ 58^{\circ}48'51''E$  1400.00 feet to a capped iron pin which was set at the end of the curve; continuing with the East line of Kaufman Loop, (L1)  $S\ 22^{\circ}25'42''E$  119.52 feet to an iron pin which was set at the beginning of a curve to the left (C16) having a radius of 1040.00 feet and a central angle of  $38^{\circ}51'26''$ ; continuing with the arc of the curve, 705.31 feet, the chord bears  $S\ 41^{\circ}51'25''E$  691.88 feet to a capped iron pin which was set for the lower Southwest corner of Tranche 1 (200.00 ac.).

THENCE with a line that departs the common boundary between Tranche 1 and Tranche 3, continuing with the Northeast boundary of Kaufman Loop,  $S\ 61^{\circ}17'08''E$  988.18 feet to an iron pin which was set at the beginning of a curve to the right (C1) having a radius of 810.00 feet and a central angle of  $62^{\circ}43'01''$ ; continuing with the arc of the curve 886.64 feet, the chord bears  $S\ 29^{\circ}55'38''E$  843.03 feet to an iron pin which was set at the end of the curve; and  $S\ 01^{\circ}25'53''W$  389.07 feet to the POINT OF BEGINNING.

FOREST SURVEYING AND MAPPING CO.

1002 Ash St.

Georgetown, Tx. 78626

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