

DONATION DEED

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

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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 NOVAK PRESERVE, LLC, a Texas limited liability company, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) or 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 Donate and by these presents do Donate, Grant, Bargain, and Convey unto WILLIAMSON COUNTY, TEXAS, hereinafter referred to as "Grantee", 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 3.17 acres of land situated in the J. Sutherland Survey, Abstract No. 554, in Williamson County, Texas, being a portion of a called 36.10 acre tract of land described in General Warranty Deed to Novak Preserve, LLC, recorded in Document No. 2015044605 of the Official Public Records of Williamson County, Texas. Said 3.17 acre tract being more fully 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.

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 CR 305, but shall not be used or exported from the Property for any other purpose.

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 9th day of August, 2016.

[signature page follows]

GRANTOR:
NOVAK PRESERVE, LLC

By: [Signature]
Printed Name: Jeff Novak
Its: Vice President

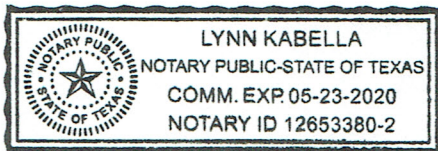
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF Williamson

This instrument was acknowledged before me on this the 9th day of August, 2016 by Jeff Novak, in the capacity and for the purposes and consideration recited therein.



[Signature]
Notary Public, State of Texas

COUNTY OF WILLIAMSON

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the ____ day of _____, 2016 by Dan A. Gattis, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

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

Sheets & Crossfield, P.C.
309 E. Main St.
Round Rock, Texas 78664

EXHIBIT A

3.17 ACRES
J. SUTHERLAND SURVEY,
ABSTRACT NO. 554
WILLIAMSON COUNTY, TEXAS

PAGE 1 OF 3

PROPERTY DESCRIPTION

BEING 3.17 ACRES OF LAND SITUATED IN THE J. SUTHERLAND SURVEY, ABSTRACT NO 554, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 36.10 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO NOVAK PRESERVE, LLC, RECORDED IN DOCUMENT NO. 2015044605 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 3.17 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rebar with illegible cap found for the Northwest corner of said 36.10 acre tract and an exterior corner of Lot 1, Block A, AMENDED PLAT OF LOTS 4-10, BLOCK A, RUSSELL PARK ESTATES SECTION ONE AND LOT 1, BLOCK A, RUSSELL PARK ESTATES SECTION TWO, a subdivision recorded in Cabinet AA, Slide 309-314 of the Plat Records of Williamson County, Texas, also being in the Northeast line of a called 270 acre tract of land described in a General Warranty Deed to the United States of America, recorded in Volume 533, Page 600 of the Deed Records of Williamson County, Texas;

THENCE **North 68°30'57" East** along the Northwest line of said 36.10 acre tract and the Southeast line of said Lot 1, a distance of distance **502.92** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set, from which a 1/2-inch iron rebar found in said Northwest line of the 36.10 acre tract and said Southeast line of Lot 1, bears North 68°30'57" East a distance of 182.93 feet;

THENCE **South 23°27'28" East** over and across said 36.10 acre tract, a distance of **549.52** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the Southwest line of said 36.10 acre tract and said Northeast line of the 270 acre tract, from which a Brass Disc in Concrete found for the South corner of said 36.10 acre tract and an interior corner of said 270 acre tract, bears South 65°01'19" East a distance of 316.52 feet;

3.17 ACRES
J. SUTHERLAND SURVEY,
ABSTRACT NO. 554
WILLIAMSON COUNTY, TEXAS

PAGE 2 OF 3

THENCE **North 65°01'19" West** along said Southwest line of the 36.10 acre tract and said Northeast line of the 270 acre tract, a distance of **757.58** feet to the **POINT OF BEGINNING** and containing 3.17 acres of land more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00015.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on April 7, 2016.

07/05/2016



Travis S. Tabor, RPLS 6428
Steger & Bizzell Engineering Inc.
1978 South Austin Avenue
Georgetown, Texas 78626
(512) 930-9412
TBPLS Firm No. 10003700

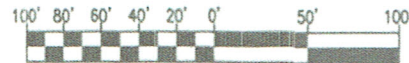
22317-Body_3.17 Acre-M&B.doc

STEGER  BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

J.W. LOCKHART SURVEY
ABSTRACT NO. 404

LOT 1
BLOCK A
AMENDED PLAT OF LOTS 4-10, BLOCK A,
RUSSELL PARK ESTATES SECTION ONE
AND LOT 1, BLOCK A,
RUSSELL PARK ESTATES SECTION TWO
CAB. AA, SLIDE 309-314
P.R.W.C.T.



GRAPHIC SCALE

WILLIAMSON COUNTY, TEXAS
DOC. NO. 2008008443
O.P.R.W.C.T.

ILLEGIBLE

POINT OF
BEGINNING

THE UNITED STATES
OF AMERICA
270.00 ACRES
VOL. 533, PG. 600
D.R.W.C.T.

J. SUTHERLAND SURVEY
ABSTRACT NO. 554

3.17
ACRES

NOVAK PRESERVE, LLC
36.10 ACRES
DOC. NO. 2015044605
O.P.R.W.C.T.

LEGEND

- BRASS DISC IN CONCRETE FOUND
- IRON REBAR FOUND (1/2", OR AS NOTED)
- IRON REBAR WITH CAP FOUND (1/2", OR AS NOTED)
- IRON REBAR WITH CAP SET (1/2" STAMPED "RPLS 5784")
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

THIS SURVEY WAS PREPARED FOR CONVEYANCE TO WILLIAMSON COUNTY, TEXAS AND IS EXEMPT FROM PLATTING REQUIREMENTS UNDER SECTION 3.08.020-F.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203). DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00015.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, CHANGES IN LOT LINES, OR ENCUMBRANCES WHICH MAY AFFECT THE PROPERTY SHOWN HEREON.

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED ON APRIL 7, 2016.

Travis S. Tabor
07/05/2016



Line Table		
Line #	Direction	Length
L1	S65° 01' 19"E	316.52'

BOUNDARY SURVEY OF 3.17 ACRES IN THE
J. SUTHERLAND SURVEY, ABSTRACT NO. 554,
WILLIAMSON COUNTY, TEXAS

1972 S. AUSTIN AVENUE		GEORGETOWN, TX 78626
512.930.9412	TEXAS REGISTERED ENGINEERING FIRM # 10178PLS FIRM REG. 10003700	STEGIERBIZZELL.COM
ENGINEER	SURVEYOR	SURVEYORS

DATE 07/05/2016 JOB NO. 22317