

**DONATION DEED**  
County Road 110 Right of Way

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 ANY INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:**

That SEDC DEVCO, INC., a Texas corporation, 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, 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 0.164 acre (7,150 Sq. Ft.) tract of land in the Henry Millard Survey, Abstract No. 452, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 7M**).

**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 110, 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, by, through or under Grantor, but not otherwise.

This deed is being delivered in lieu of condemnation.

**IN WITNESS WHEREOF**, this instrument is executed on this the 4<sup>th</sup> day of November, 2016.

*[signature page follows]*

**GRANTOR:**

SEDC DEVCO, INC.,  
a Texas corporation

By:   
John S. Lloyd, President

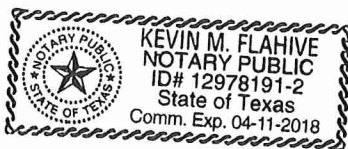
**ACKNOWLEDGMENT**

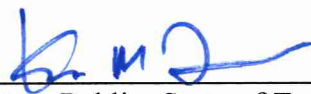
STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 4 day of NOVEMBER, 2016 by John S. Lloyd, in the capacity and for the purposes and consideration recited therein.



  
Notary Public, State of Texas

## WILLIAMSON COUNTY, TEXAS

## **ACKNOWLEDGMENT**

Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

EXHIBIT A

County: Williamson  
Parcel : 7M  
Highway: County Road 110

**PROPERTY DESCRIPTION FOR PARCEL 7M**

DESCRIPTION OF A 0.164 ACRE (7,150 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 34.74 ACRE TRACT OF LAND CONVEYED TO SEDC DEVCO, INC. (EXHIBIT A) BY INSTRUMENT RECORDED IN DOCUMENT NO. 2015089800 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.164 ACRE (7,150 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** at a 1/2" iron rod with plastic cap stamped "RJ SURVEYING" found, being the southeasterly corner of said 34.74 acre tract, same being the northeasterly corner of the remainder of that called 105.031 acre tract of land (Exhibit "A", Tract 2) conveyed to SEDC DEVCO, INC. by instrument recorded in Document No. 2013084234 of the Official Public Records of Williamson County, Texas, same being in the westerly boundary line of that called 36.00 acre tract of land conveyed to Double J Investments, L.P. by instrument recorded in Document No. 2006019846 of the Official Public Records of Williamson County, Texas;

THENCE, departing said 36.00 acre tract, with the northerly boundary line of said remainder of the 105.031 acre tract, same being the southerly boundary line of said 34.74 acre tract, S 68°37'55" W for a distance of 2449.87 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" (Grid Coordinates determined as N=10182052.86, E=3153820.71 TxSPC Zone 4203) set 68.00 feet right of proposed County Road (C.R.) 110 Baseline Station 240+92.69, for the southeasterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, continuing with said common boundary line, **S 68°37'55" W** for a distance of **25.91** feet to a 1/2" iron rod with plastic cap stamped "RJ SURVEYING" found in the existing easterly Right-of-Way (ROW) line of C.R.110 (variable width ROW), being the northwesterly corner of said remainder of the 105.031 acre tract, same being the southwesterly corner of said 34.74 acre tract, for the southwesterly corner of the herein described tract;
- 2) **THENCE**, departing said remainder of the 105.031 acre tract, with said existing easterly ROW line, same being the westerly boundary line of said 34.74 acre tract, **N 21°21'19" W** for a distance of **568.03** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet right of proposed County Road (C.R.) 110 Baseline Station 246+61.31, for the northerly corner of the herein described tract, and from which a 1/2" iron rod found for the northwesterly corner of said 34.74 acre tract, same being the southwesterly corner of the remainder of that called 190.50 acre tract of land conveyed to Stephen Lee Pritchard Family Trust and Nancy K. Pritchard Ohlendorf Family Trust by instrument recorded in Volume 1980, Page 972 of the Official Records of Williamson County, Texas, bears N 21°21'19" W at a distance of 48.06 feet;

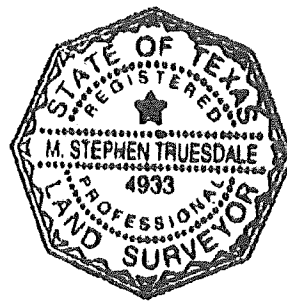

**THENCE**, departing said existing easterly ROW line, through the interior of said 34.74 acre tract, the following two (2) courses:

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

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 direct supervision.

*M. Stephen Truesdale* *25 July 2016*  
 M. Stephen Truesdale  
 Registered Professional Land Surveyor No. 4933  
 Licensed State Land Surveyor  
 Inland Geodetics, LLC  
 Firm Registration No: 100591-00  
 1504 Chisholm Trail Road, Suite 103  
 Round Rock, TX 78681

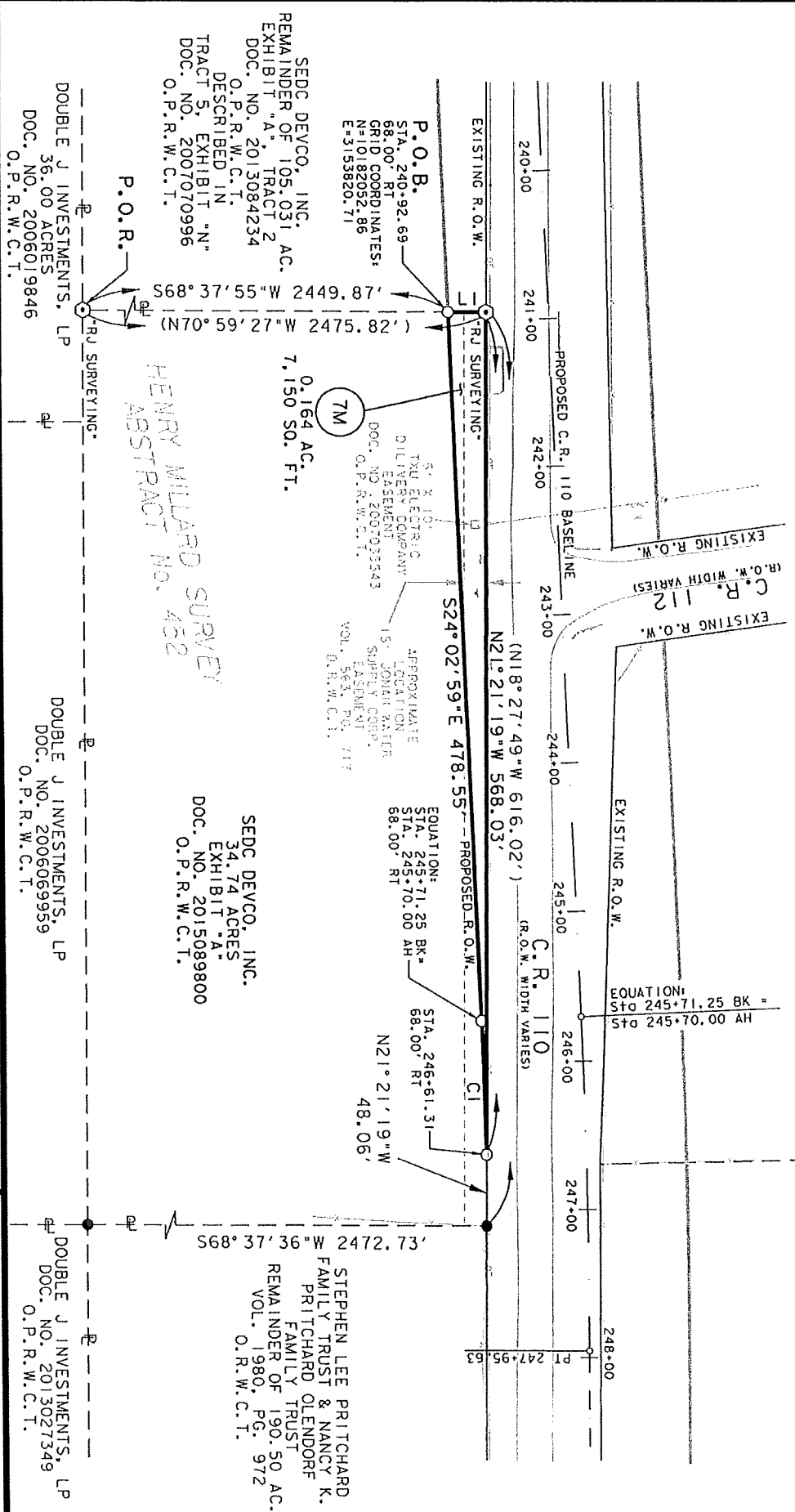
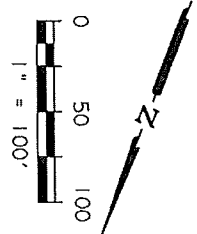


# EXHIBIT "A"

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV. 07/26/16  
PAGE 3 OF 4

NUMBER	DIRECTION	DISTANCE		
L1	S68°37'55"W	25.91'		
NUMBER	DELTA	RADIUS	LENGTH	CHORD
C1	01°02'47"	4932.00'	90.06'	90.06'
				S23°31'36"E



**INLAND J GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
ROUND ROCK, TX. 78681  
PH. (512) 238-1200, FAX (512) 238-1251  
FIRM REGISTRATION NO. 100391-00

SCALE 1" = 100'	PROJECT CR 110	COUNTY WILLIAMSON
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PARCEL PLAT SHOWING PROPERTY OF  
**SEDVC DEVCO, INC.**  
  
**PARCEL 7M**

# LEGEND

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV. 07/26/16  
PAGE 4 OF 4

TXDOT TYPE	CONCRETE MONUMENT FOUND	CENTER LINE
■	FENCE CORNER POST FOUND	℄ PROPERTY LINE RECORD INFORMATION
●	1/2" IRON ROD FOUND UNLESS NOTED	— LINE BREAK
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	↖ DENOTES COMMON OWNERSHIP
⊕	COTTON GIN SPINDLE FOUND	P.O.B. POINT OF BEGINNING
⊗	1/2" IRON PIPE FOUND UNLESS NOTED	P.O.R. POINT OF REFERENCE
×	X CUT FOUND	N.T.S. NOT TO SCALE
▲	60/D NAIL FOUND	D.R.W.C.T. DEED RECORDS
△	CALCULATED POINT	O.R.W.C.T. WILLIAMSON COUNTY, TEXAS
○	1/2" IRON ROD W/ ALUMINUM CAP	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
	STAMPED "WILCO-ROW" SET	P.R.W.C.T. WILLIAMSON COUNTY, TEXAS
	(UNLESS NOTED OTHERWISE)	WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone using a combined surface adjustment factor of 1.00011.

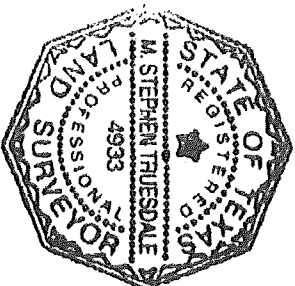
THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1608513-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MARCH 23, 2016, ISSUE DATE APRIL 1, 2016.

- 10A. EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. BY INSTRUMENT IN VOLUME 563, PAGE 717, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- B. RIGHT OF WAY AND ACCESS EASEMENT BY INSTRUMENT IN VOLUME 69, PAGE 608, VOLUME 70, PAGE 555 AND VOLUME 131, PAGE 131 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- C. EASEMENT GRANTED TO TXU ELECTRIC DELIVERY COMPANY BY INSTRUMENT IN DOCUMENT NO. 2007035543, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- E. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID NO. 1A, SUBJECT TO IF APPLICABLE.
- F. INCLUSION WITHIN THE SIENA MUD NO. 2, SUBJECT TO.

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

*M. Stephen Truesdale* DATE: *25 July 2016*

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, LLC  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TX 78681



**INLAND GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD. STE. 103  
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PH. (512) 238-1200 FAX (512) 238-1251  
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PARCEL PLAT SHOWING PROPERTY OF  
**SEDC DEVCO, INC.**

SCALE 1" = 100'  
PROJECT CR 110  
COUNTY WILLIAMSON

	ACRES	SQUARE FEET
ACQUISITION	0.164	7,150
CALC/DEED AREA	34.74	1,513,274
REMAINDER AREA	34.58	1,506,124

**PARCEL 7M**