

REAL ESTATE CONTRACT
CR 111 Right of Way—Parcel 22

THIS REAL ESTATE CONTRACT (“Contract”) is made by DANIEL RANGEL and ANNA C. RANGEL (referred to in this Contract as “Seller”) and WILLIAMSON COUNTY, TEXAS (referred to in this Contract as “Purchaser”), upon the terms and conditions set forth in this Contract.

ARTICLE I
PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

All of that certain 0.079 acre (3,436 Sq. Ft.) tract of land in the J. McQueen Survey, Abstract No. 426, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “A”, attached hereto and incorporated herein (**Parcel 22**); and

Drainage Easement interest in and across all of that certain 0.124 acre (5,398 Sq. Ft.) tract of land in the J. McQueen Survey, Abstract No. 426, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “B”, attached hereto and incorporated herein (**Parcel 22DE**);

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the “Property”), and any improvements situated on and attached to the Property described in Exhibits “A-B” not otherwise agreed herein to be retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II
PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the Property interests described in Exhibit “A”, any improvements on the Property, and any damage to and/or cost to cure for the remaining property of Seller shall be the sum of TWENTY SIX THOUSAND FOUR HUNDRED ONE and 00/100 Dollars (\$26,401.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash at the Closing.

**ARTICLE III
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the closing.

**ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER**

Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's current actual knowledge:

- (1) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than as previously disclosed to Purchaser;
- (2) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof;

The Property herein is being conveyed to Purchaser under threat of condemnation.

ARTICLE V
CLOSING
Closing Date

5.01. The Closing shall be held at the office of Georgetown Title Company on or before February 15th, 2017, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to all of the Property described in Exhibit "A", and a duly executed and acknowledged Drainage Easement conveying such interest in and across all of the Property described in Exhibit "B", both free and clear of any and all liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable;
- (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
- (c) Any exceptions approved by Purchaser in writing.

The Deed shall be in the form as shown in Exhibit "C" attached hereto and incorporated herein. The Drainage Easement shall be in the form as shown in Exhibit "D" attached hereto and incorporated herein.

(2) Deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, issued by Title Company, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted;
- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and
- (c) The exception as to the lien for taxes shall be limited to the year of Closing and shall be endorsed "Not Yet Due and Payable".

- (d) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the Purchase Price.

Prorations

5.04. General real estate taxes for the then current year relating to the Property shall be prorated as of the Closing Date and shall be adjusted in cash at the closing. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each respectively.

**ARTICLE VI
BREACH BY SELLER**

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

**ARTICLE VII
BREACH BY PURCHASER**

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made then Seller shall receive the amount of \$500 as liquidated damages for any failure by Purchaser.

**ARTICLE VIII
MISCELLANEOUS**

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

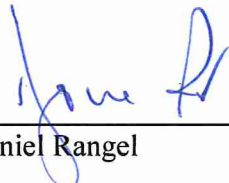
8.10 This Contract shall be effective as of the date it is approved by Williamson County, Texas which date is indicated beneath the County Judge's signature below.

Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

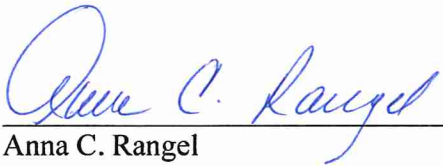
[signature page follows]

SELLER:



Daniel Rangel
Date: 1-5-17

Address: 501 Lone Star Drive
Cedar Park Tx 78613



Anna C. Rangel
Date: 1-5-17

Address: 501 Lone Star Drive
Cedar Park Tx 78613

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Dan A. Gattis
County Judge

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

Date: _____

EXHIBIT A

County: Williamson
Parcel: 22
Highway: County Road 111 (Westinghouse Road)

PROPERTY DESCRIPTION FOR PARCEL 22

BEING 0.079 of an acre (3,436 Square Feet) of land, situated in the J. McQueen Survey, Abstract No. 426, in Williamson County, Texas, said land being a portion of that certain tract of land, called 4.00 acre, as conveyed to Daniel Rangel & Anna C. Rangel by deed recorded as Document No. 2005087713 of the Official Public Records of Williamson County, Texas. Surveyed on the ground in the month of June, 2015, under the supervision of Patrick J. Stevens, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at an iron pin found (Surface Coordinates determined as N=10195107.82, E=3151141.38) on the south line of County Road No. 105, marking the Northeast corner of the above-referenced 4.00 acre Rangel tract, being the Northwest corner of that certain tract of land, called 110' x 110', as conveyed to Jack D. & Danielle D. Moore, by deed as recorded in Volume 899, Page 403, of the Deed Records of Williamson County, Texas, for the Northeast corner hereof, from which a ½-inch iron rebar found for the southeast corner of the above-referenced 4.00 acre Rangel tract bears S 21°20'00" E, 763.84 feet;

THENCE, along the east line of the said 4.00 acre Rangel tract, being the west line of the said Moore tract, S 21°20'00" E, 29.56 feet to an iron pin set 68.00 feet right of Engineers Centerline Station 150+01.63 for the Southeast corner hereof;

THENCE, S 76°52'30" W, 90.79 feet to the beginning of a curve to the left (Radius = 1,932.00 feet, Delta = 5°30'30", Long Chord bears S 74°07'15" W, 185.71 feet), an arc distance of 185.79 feet to an iron pin set 68.00 feet right of Engineers Centerline Station 147+18.52 on the west line of the said 4.00 acre Rangel tract, being the east line of Lot 18 of Bell Gin Estates, as subdivision of record in Cabinet D, Slide 57, of the Plat Records of Williamson County, Texas, for the Southwest corner hereof;

THENCE, N 32°01'00" W, 0.42 of a foot to an iron pin found marking the Northwest corner of the said 4.00 acre Rangel tract, being the Northeast corner of the said Lot 18, for the Northwest corner hereof;

THENCE, along the said south line of County Road No. 105, N 68°58'30" E, 274.82 feet to the Place of **BEGINNING** and containing 0.079 of an acre of land.

Note: Basis of Bearing GPS Observation Texas Central State Plane

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 15 day of December, 2016, A.D.



Patrick J. Stevens

Registered Professional Land Surveyor, No. 5784

State of Texas

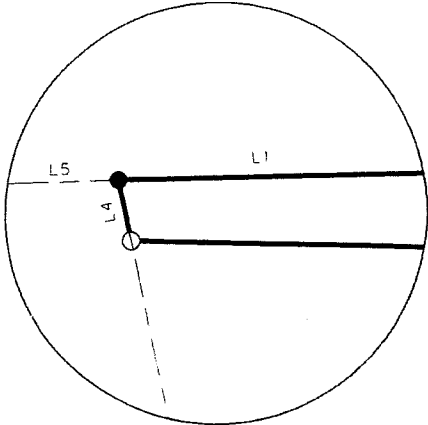


Project No. 22009-22

P:\22000-22999\22009 Wilco CR111 Route Study\Parcel Descriptions\Legal Description for Parcel 22.docx

PLAT TO ACCOMPANY PARCEL DESCRIPTION

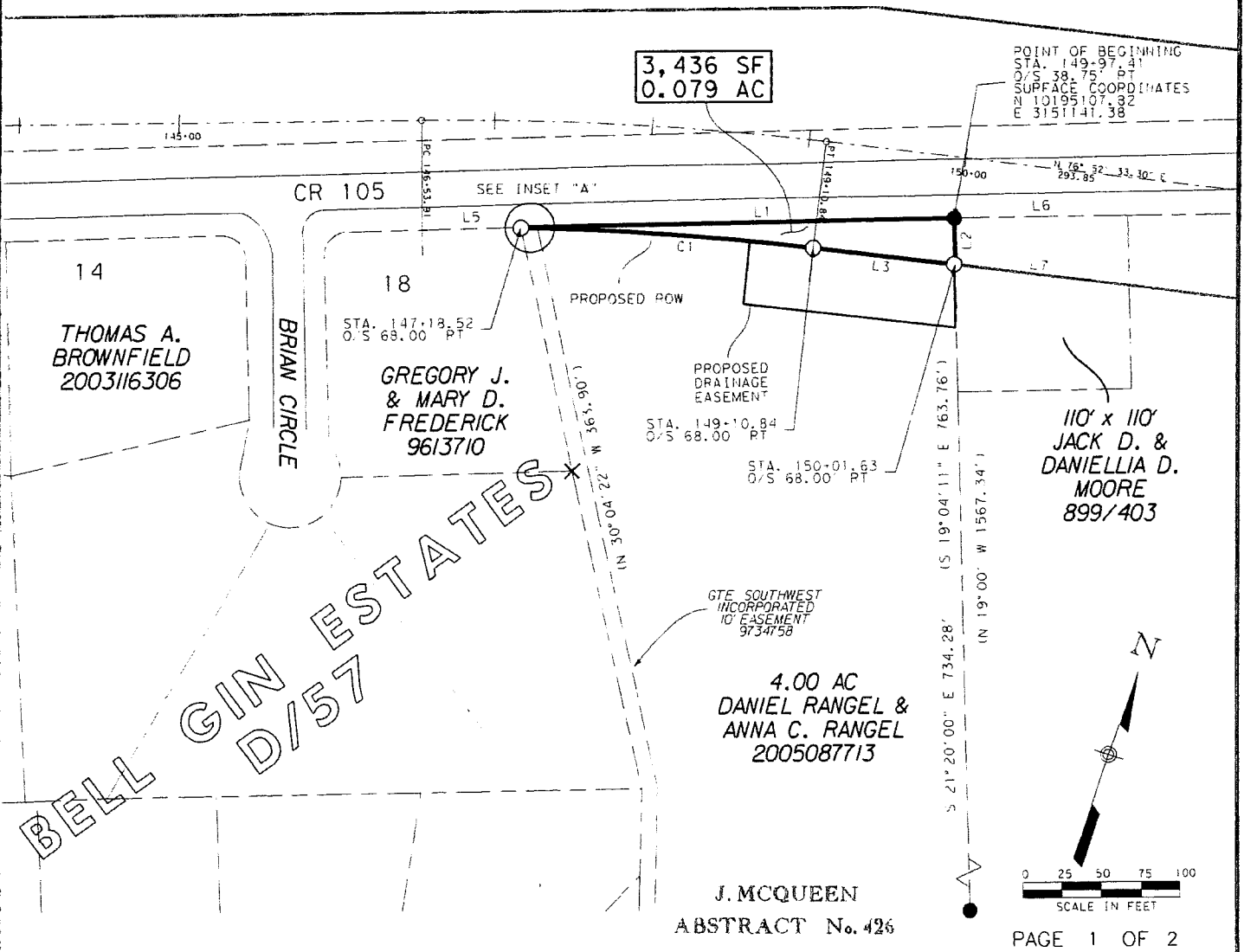
TRACT 1
67.07 AC
ERNEST W. KIMBRO
2007004401



INSET "A"

3,436 SF
0.079 AC

POINT OF BEGINNING
STA. 149+97.41
O/S 38.75' PT
SURFACE COORDINATES
N 10195107.32
E 3151141.38



THOMAS A. BROWNFIELD
2003116306

GREGORY J. & MARY D. FREDERICK
9613710

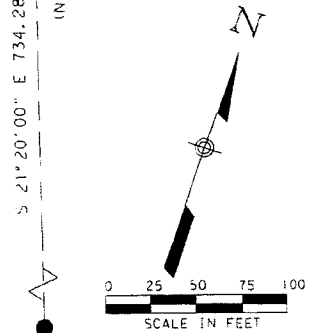
BELL GIN ESTATES
D/57

GTE SOUTHWEST INCORPORATED
10' EASEMENT
9734758

4.00 AC
DANIEL RANGEL & ANNA C. RANGEL
2005087713

110' x 110'
JACK D. & DANIELLIA D. MOORE
899/403

J. MCQUEEN
ABSTRACT No. 426



STEGER BIZZELL

1974 S. AUSTIN AVENUE GEORGETOWN, TX 78628
512.930.8412 FAX 512.930.8412 WWW.STEGERBIZZELL.COM
ENGINEERS PLANNERS SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:
DANIEL AND ANNA C RANGEL

SCALE: 1"=100'	PARCEL: 22	PROJECT: CR 111	COUNTY: WILLIAMSON
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WILLIAMSON COUNTY
1848

LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- ▣ TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON REBAR SET W/ CAP STAMPED "RPLS 5784"
- 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ NAIL FOUND
- ⊕ CENTER LINE
- () RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- LINE BREAK

CODE	BEARING	DISTANCE
L1	N 68°58'30" E	274.82'
(L1)	N 71°04'10" E	275.00'
L2	S 21°20'00" E	29.56'
L3	S 76°52'30" W	90.79'
L4	N 32°01'00" W	0.42'
L5	N 68°34'45" E	110.04'
L6	N 69°09'15" E	110.00'
L7	S 76°52'30" W	111.13'

CODE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	1932.00'	185.79'	S 74°07'15" W	185.71'	5°30'30"

NOTES:

ALL BEARINGS ARE BASED ON GRID BEARINGS. 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 1.00013.

THIS TRACT SUBJECT TO THE FOLLOWING EASEMENTS THAT CANNOT BE PLOTTED DUE TO A VAGUE DESCRIPTION(S):

1. TEXAS POWER & LIGHT COMPANY, VOL. 282, PG. 289
2. JONAH WATER SUPPLY CORPORATION, VOL. 563, PG. 688

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 DIRECTION AND SUPERVISION.

[Handwritten Signature]
12-15-16

PATRICK J. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784
STATE OF TEXAS





 <small>ADDRESS 1278 N. AUSTIN AVENUE GEORGETOWN, TX 78626 PHONE 512.030.0412 FAX 512.030.0412 WWW.STEGERBIZZELL.COM SERVICES ENGINEERS PLANNERS SURVEYORS</small>	PARCEL PLAT SHOWING PROPERTY OF: DANIEL AND ANNA C RANGEL				 WILLIAMSON COUNTY 1848
	SCALE: 1"=100'	PARCEL: 22	PROJECT: CR 111	COUNTY: WILLIAMSON	

EXHIBIT B

County: Williamson
Parcel: 22DE
Highway: County Road 111 (Westinghouse Road)

PROPERTY DESCRIPTION FOR PARCEL 22DE

BEING a 0.124 of one acre parcel (5,398 Square Feet) of land, situated in the J. McQueen Survey, Abstract No. 426, in Williamson County, Texas, and being a portion of a called 4.00 acre tract of land described in a Warranty Deed to Daniel Rangel & Anna C. Rangel, recorded in Document No. 2005087713 of the Official Public Records of Williamson County, Texas. Said 0.124 of one acre parcel being more particularly described as follows:

COMMENCING at a 1/2-inch iron rebar found (Surface Coordinates = N: 10195107.82, E: 3151141.38) for the Northeast corner of said 4.00 acre tract and the Northwest corner of a called 110' x 110' tract of land described in a Contract for Deed to Jack D. & Daniellia D. Moore, recorded in Volume 899, Page 403, of the Deed Records of Williamson County, Texas, also being in the existing Southeasterly right-of-way line of County Road No. 105 (being a variable width right-of-way at this point), said 1/2-inch iron rebar found being 38.75 feet right of and at a right angle to Engineers Centerline Station 149+97.41, from which a 1/2-inch iron rebar found for the Northwest corner of said 4.00 acre tract and the Northeast corner of Lot 18, BELL GIN ESTATES, a subdivision recorded in Cabinet D, Slide 57 of the Plat Records of Williamson County, Texas, and also being in said existing Southeasterly right-of-way line of County Road No. 105, bears South 68°58'30" West a distance of 274.82 feet;

THENCE South 21°20'00" East along the East line of said 4.00 acre tract and the West line of said 110' x 110' tract, a distance of 29.56 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the Northeast corner and **POINT OF BEGINNING** (Surface Coordinates = N: 10195080.29, E: 3151152.14) of the herein described tract, also being in the proposed Southeasterly right-of-way line of County Road No. 105, said 1/2-inch iron rebar set being 68.00 feet right of and at a right angle to Engineers Centerline Station 150+01.63;

THENCE **South 21°20'00" East** continuing along said East line of the 4.00 acre tract and said West line of the 110' x 110' tract, a distance of **40.55** feet to the Southeast corner of the herein described tract, from which a 1/2-inch iron rebar found for the Southeast corner of said 4.00 acre tract, bears South 21°20'00" East a distance of 693.74 feet;

THENCE over and across said 4.00 acre tract, the following two (2) courses and distances:

1. **South 76°45'15" West** a distance of **136.62** feet to the Southwest corner of the herein described tract; and
2. **North 14°20'15" West** a distance of **40.00** feet to the Northwest corner of the herein described tract and being in the proposed curving Southeasterly right-of-way line of

County Road No. 105, said point being 68.00 feet right of and at a right angle to Engineers Centerline Station 148+68.51, from said corner a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the West line of said 4.00 acre tract and the East line of said Lot 18, also being in said proposed Southeasterly right-of-way line of County Road No. 105, bears along a curve to the left having a radius of 1932.00 feet, an arc length of 144.90 feet, a delta angle of 04°17'45", and a chord which bears South 73°31'00" West a distance of 144.86 feet;

THENCE continuing over and across said 4.00 acre tract and along said proposed Southeasterly right-of-way line of County Road No. 105, the following two (2) courses and distances:

1. Along the arc of a curve to the right having a radius of **1932.00** feet, an arc length of **40.89** feet, a delta angle of **01°12'45"**, and a chord which bears **North 76°16'15" East** a distance of **40.89** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a Point of Tangency; and
2. **North 76°52'30" East** a distance of **90.79** feet to the **POINT OF BEGINNING** and containing 0.124 of one acre of land more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (2011 Adjustment), referenced to the Leica Smartnet Network. Coordinates and distances shown hereon are surface values represented in U.S. Survey Feet. The project grid-to-surface combined adjustment factor is 1.00013.

This property description is accompanied by a separate plat of even date.

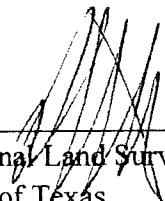
STATE OF TEXAS

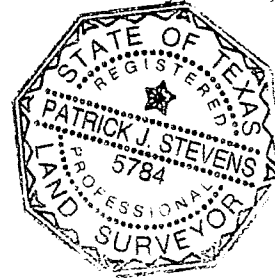
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein under my supervision and is correct, to the best of my knowledge and belief.

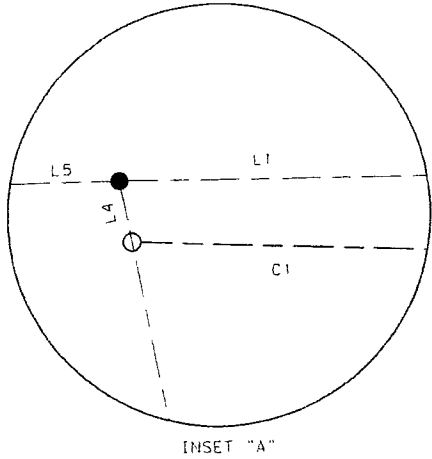
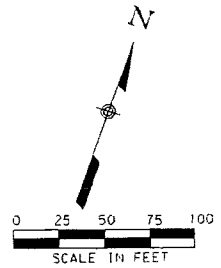
To certify which, witness my hand, and seal at Georgetown, Williamson County, Texas, this the 15 day of December, 2016, A.D.


 _____ Patrick J. Stevens
 Registered Professional Land Surveyor, No. 5784
 State of Texas



PLAT TO ACCOMPANY PARCEL DESCRIPTION

TRACT 1
67.07 AC
ERNEST W. KIMBRO
2007004401



**PROPOSED
DRAINAGE
EASEMENT
5,398 SF
0.124 AC**

POINT OF COMMENCEMENT
STA. 149+97.41
O/S 38.75' RT
SURFACE COORDINATES
N 10195.07.82
E 3151141.38

STA. 148+68.51
O/S 68.00' PT

145+00

CR 105

SEE INSET "A"

150+00
176° 52' 29.85" E 11.30'

14

THOMAS A. BROWNFIELD
2003116306

BRIAN CIRCLE

18

STA. 147+18.52
O/S 68.00' PT

GREGORY J. & MARY D. FREDERICK
9613710

PROPOSED ROW

STA. 149+10.84
O/S 68.00' PT

POINT OF BEGINNING
STA. 150+01.63
O/S 68.00' RT
SURFACE COORDINATES
N 10195080.29
E 3151152.14

110' x 110'
JACK D. & DANIELLIA D. MOORE
899/403

BELL GIN ESTATES
D/57

IN 30° 04' 22" W 363.90'
IN 19° 04' 11" E 763.76'

4.00 AC
DANIEL RANGEL & ANNA C. RANGEL
2005087713

17.90 AC
HOMER R. & BARBARA L. THOMAS
770/825

S 21° 20' 00" E 693.74'
IN 19° 00' W 1567.34'

J. MCQUEEN
ABSTRACT No. 426

PAGE 1 OF 2

STEGER BIZZELL

1978 S. AUSTIN AVENUE	GEORGETOWN, TX 75226
512.920.3412	WWW.STEGERBIZZELL.COM
ENGINEERS	PLANNERS
	SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:
DANIEL AND ANNA C. RANGEL

SCALE: 1"=100'	PARCEL: 22DE	PROJECT: CR 111	COUNTY: WILLIAMSON
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LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON REBAR SET W/ CAP STAMPED "RPLS 5784"
- 1/2" IRON REBAR FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ NAIL FOUND
- ⊕ CENTER LINE
- () RECORD INFORMATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- LINE BREAK
- X FENCE CORNER

CODE	BEARING	DISTANCE
L1	S 68°58'30" W	274.82'
(L1)	N 71°04'10" E	275.00'
L2	S 21°20'00" E	29.56'
L3	N 76°52'30" E	90.79'
L4	N 32°01'00" W	0.42'
L5	N 68°34'45" E	110.04'
L6	N 69°09'15" E	110.00'
L7	S 76°52'30" W	113.59'
L8	S 21°20'00" E	40.55'
L9	S 76°45'15" W	136.62'
L10	N 14°20'15" W	40.00'

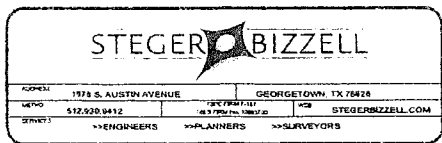
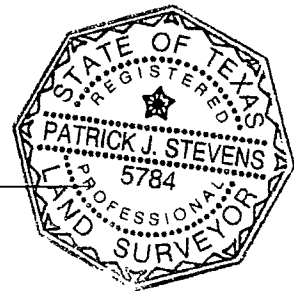
CODE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	1932.00'	144.90'	S 73°31'00" W	144.86'	4°17'45"
C2	1932.00'	40.89'	N 76°16'15" E	40.89'	1°12'45"

NOTES:
 ALL BEARINGS ARE BASED ON GRID BEARINGS. 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 1.00013.

THIS TRACT SUBJECT TO THE FOLLOWING EASEMENTS THAT CANNOT BE PLOTTED DUE TO A VAGUE DESCRIPTION(S):
 1. TEXAS POWER & LIGHT COMPANY, VOL. 282, PG. 289
 2. JONAH WATER SUPPLY CORPORATION, VOL. 563, PG. 688

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 DIRECTION AND SUPERVISION.


 12-15-16
 PATRICK J. STEVENS
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784
 STATE OF TEXAS



PARCEL PLAT SHOWING PROPERTY OF:
 DANIEL AND ANNA C RANGEL

SCALE: 1"=100'
 PARCEL: 22DE
 PROJECT: CR 111
 COUNTY: WILLIAMSON



EXHIBIT "C"

Parcel 22

DEED

County Road 111/Westinghouse Road 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 INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DANIEL RANGEL and ANNA C. RANGEL, 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, Sell 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 0.079 acre (3,436 Sq. Ft.) tract of land in the J. McQueen Survey, Abstract No. 426, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (Parcel 22)

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 be removed within 60 days after the date of this conveyance, or as otherwise designated by Grantee, 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 111/Westinghouse Road, 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.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the 5 day of January, 2017.

[signature pages follow]

GRANTOR:



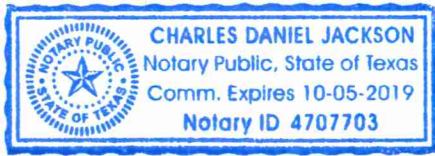
Daniel Rangel

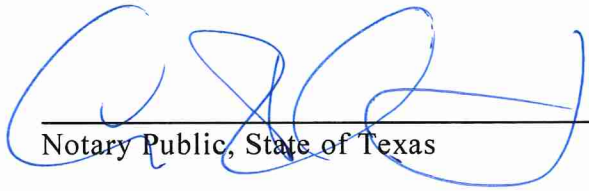
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF Williamson

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This instrument was acknowledged before me on this the 5 day of January, 2017 by Daniel Rangel, in the capacity and for the purposes and consideration recited therein.





Notary Public, State of Texas

GRANTOR:

Anna C. Rangel
Anna C. Rangel

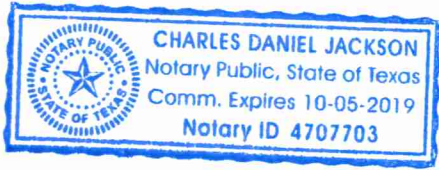
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF Williamson

This instrument was acknowledged before me on this the 5 day of January, 2017 by Anna C. Rangel, in the capacity and for the purposes and consideration recited therein.



Charles Daniel Jackson
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:

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage way and for making connections therewith.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This grant is subject to any 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. The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of stormwater drainage, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

This easement is being delivered in lieu of condemnation.

EXECUTED on this the 5 day of January, 2017.

[signature pages follow]

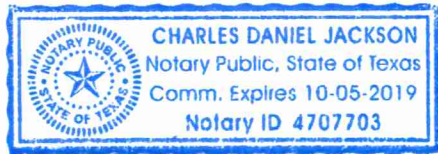
GRANTOR:

Anna C. Rangel
Anna C. Rangel

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Williamson §
§

This instrument was acknowledged before me on this the 5 day of January, 2017, by Anna C. Rangel, in the capacity and for the purposes and consideration recited therein.



Charles Daniel Jackson
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:

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