

REAL ESTATE CONTRACT
CR 101 Right of Way—Parcel 6

THIS REAL ESTATE CONTRACT ("Contract") is made by FUESSEL HOLDINGS, LLC (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 1.379 acre (60,089 Sq. Ft.) tract of land in the James C. Eaves Survey, Abstract No. 213, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein **(Parcel 6 Part 1)**; and

All of that certain 3.878 acre (168,921 Sq. Ft.) tract of land in the James C. Eaves Survey, Abstract No. 213, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein **(Parcel 6 Part 2)**;

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 Exhibit "A" 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, any improvements on the Property, and any damage to or cost of cure for the remaining property of Seller shall be the sum of SEVENTY NINE THOUSAND and 00/100 Dollars (\$79,000.00).

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 Independence Title Company on or before September 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", 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.

(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:

FUESSEL HOLDINGS, LLC

By: Fussell Holdings LLC
Norman Fussell

Printed Name: NORMAN FUESSEL

Its: _____

Date: 08-14-2017

Address: 11255 Ste 114V 79

Taylor, Texas 76578

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: 6 Part 1
Highway: County Road 101

METES & BOUNDS DESCRIPTION FOR PARCEL 6, PART 1

METES & BOUNDS DESCRIPTION FOR A 1.379 ACRE (60,089 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 74.3682 ACRE TRACT OF LAND AS CONVEYED TO FUESSEL HOLDINGS LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2012081610 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.379 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING FOR POINT OF REFERENCE at a 1/2-inch iron rod found for the common east corner of said Fuessel Holdings tract and a called 72.15 acre tract of land as conveyed to John Bigon and wife, Mary Bigon by warranty deed recorded in Volume 558, Page 77 of the Deed Records of Williamson County, Texas; Thence, with the south line of said Fuessel Holdings tract, same being the north line of said Bigon tract, S 68°33'57" W, a distance of 1910.07 feet to a 1/2-inch iron rod with aluminum cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N=10,177,994.26, E=3,192,903.67) set for the southeast corner and **POINT OF BEGINNING** of the herein described tract, 60.00 feet right of County Road 101 baseline station 24+14.91;

THENCE, continuing with the south line of said Fuessel Holdings tract and the north line of said Bigon tract, S 68°33'57" W, a distance of 178.32 feet to a 1/2-inch iron rod with aluminum cap stamped "WILCO ROW 5777" set on the occupied east right-of-way line of County Road 101 for the northwest corner of said Bigon tract, same being the southwest corner of the herein described tract, 106.37 left of County Road 101 baseline station 24+79.07, from which a disturbed 1/2-inch iron rod bears N 77°14'40" E, a distance of 0.38 feet and a TXDOT Type II monument bears S 22°28'15" E, a distance of 272.52 feet;

THENCE, with the east occupied right-of-way line of said County Road 101, N 22°18'33" W, a distance of 575.30 feet to a calculated point on the south line of a called 1.265 acre tract of land as conveyed to Travis Lee Betak by gift deed recorded in Document Number 2011041723 of the Official Public Records of Williamson County, Texas, for the northwest corner of the herein described tract;

THENCE, with the south line of said Betak tract, N 68°32'12" E, a distance of 72.18 feet to a 1/2-inch iron rod with aluminum cap stamped "WILCO ROW 5777" set for the northeast corner of the herein described tract, 60.00 feet right of county road 101 baseline station 30+27.18, from which a 1/2-inch iron rod with an orange cap found for the southeast corner of said Betak tract bears N 68°32'12" E, a distance of 285.46 feet;

THENCE, leaving the south line of said Betak tract and over and across said Fuessel Holdings tract,

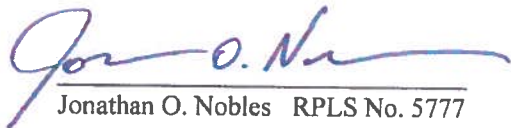
S 22°05'55" E, a distance of 41.78 feet to a 1/2-inch iron rod with aluminum cap stamped "WILCO ROW 5777" set at a point of curvature of a curve to the left;

THENCE, continuing across said Fuessel Holdings tract, along said curve to the left, an arc distance of 483.02 feet, having a radius of 1,355.00 feet, a central angle of 20°25'28" and a chord which bears S 32°18'39" E, a distance of 480.47 feet to a point of tangency;

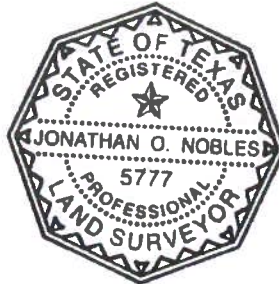
THENCE, continuing across said Fuessel Holdings tract, S 42°31'23" E, a distance of 66.08 feet to the **POINT OF BEGINNING** and containing 1.379 acres (60,089 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012352.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on February 26, 2016 and are true and correct to the best of my knowledge. A sketch accompanies this description.



Jonathan O. Nobles RPLS No. 5777
Brown & Gay Engineers, Inc.
7000 North Mopac, Suite 330
Austin, Texas 78731
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502



9/1/2016
Date

Client: Williamson County
Date: August 31, 2016
Job No: 2792-00

JAMES C. EAVES SURVEY, A-213

TRAVIS LEE BETAK
CALLED 1.265 ACRES
DOC. NO. 2011041723
O.P.R.W.C.T.

JAMES C. EAVES
SURVEY, A-213

FUESSEL HOLDINGS LLC
REMAINDER OF A
CALLED 74.3682 ACRES
(DESCRIBED AS 76 ACRES)
DOC. NO. 2012081610
O.P.R.W.C.T.



APPROXIMATE ELEC. ESMT.
VOL. 282, PG. 456 D.R.W.C.T.

10' COMMUNICATION LINE ESMT.
DOC. NO. 9748323 O.P.R.W.C.T.

PATRICK O. DAUGHERTY
SURVEY, A-184

FRAME SWITCH
ENERGY, INC.
CALLED 11.25 ACRES
DOC. NO. 2014078998
O.P.R.W.C.T.

15' ELEC. ESMT.
DOC. NO. 2004042685 O.P.R.W.C.T.

CALLED 4.02 ACRES
ONCOR-TAYLOR
CAB. Y. SLIDES 383-385
O.P.R.W.C.T.

ONCOR ELECTRIC DELIVERY COMPANY
DOC. NO. 2003008448 (CORRECTED
BY DOC. NO. 2004006610) O.P.R.W.C.T.

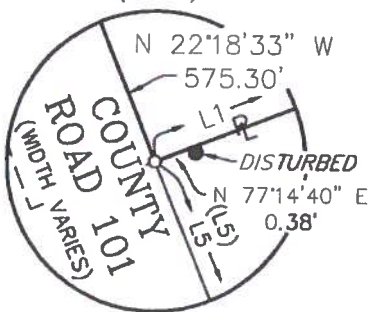
PARCEL 6 PART 1
1.379 ACRES
60,089 SQUARE FEET

FUESSEL HOLDINGS LLC
REMAINDER OF A
CALLED 74.3682 ACRES
(DESCRIBED AS 76 ACRES)
DOC. NO. 2012081610
O.P.R.W.C.T.

P.O.B.
STA 24+14.91
60.00' RT
GRID COORDINATES:
N: 10,177,994.26
E: 3,192,903.67

JOHN BIGON AND WIFE, MARY BIGON
REMAINDER OF A CALLED 72.15 ACRES
VOL. 558, PG. 77 D.R.W.C.T.

DETAIL
(N.T.S.)



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7000 North Mopac, Suite 330, Austin, TX 78731
Tel: 512-879-0400 • www.browngay.com
TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 6 PART 1
1.379 ACRES (60,089 S.F.)
COUNTY ROAD 101
WILLIAMSON COUNTY

Scale:	Job No.:	Date:	Page:
1"=100'	2792-02	08/31/2016	3 of 4

RESTRICTIVE COVENANT AND EASEMENT NOTES:

THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND COUNTERSIGNED BY INDEPENDENCE TITLE UNDER G.F. NUMBER 1622123-GTN, DATED EFFECTIVE JUNE 15, 2016 AND ISSUED ON JUNE 24, 2016.

- 10c. ELECTRIC TRANSMISSION AND/OR DISTRIBUTION TELEPHONE LINE(S) EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 282, PAGE 456, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10d. EASEMENT AND RIGHT OF WAY GRANTED TO GTE SOUTHWEST, INCORPORATED BY INSTRUMENT RECORDED IN DOCUMENT NO. 9748323, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.
- 10e. EASEMENT AND RIGHT OF WAY FOR OVERHEAD AND/OR UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATIONS LINE(S) GRANTED TO ONCOR ELECTRIC DELIVERY COMPANY RECORDED IN DOCUMENT NO. 2004042685, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

LEGEND

D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ELEC.	ELECTRIC
ESMT.	EASEMENT
N.T.S.	NOT TO SCALE
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
[]	RECORD INFORMATION FROM VOL. 558, PG. 77
()	RECORD INFORMATION FROM DOC. NOS. 2008087669
{ }	RECORD INFORMATION FROM DOC. NO. 2011041723
[[]]	RECORD INFORMATION FROM DOC. NO. 2012081610
— —	LINE BREAK
—R—	PROPERTY LINE
●	FOUND 1/2" IRON ROD
⊙	FOUND 1/2" IRON ROD W/ CAP
⊠	FOUND TXDOT TYPE II MONUMENT
○	SET 1/2" IRON ROD WITH "WILCO ROW 5777" CAP
△	CALCULATED POINT
— — —	OVERHEAD POWER
— — —	EDGE OF ASPHALT

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 68°33'57" W	178.32'
L2	N 68°32'12" E	72.18'
L3	S 22°05'55" E	41.78'
L4	S 42°31'23" E	66.08'
L5	N 22°28'15" W	272.52'
(L5)	(N 22°28'08" W)	(272.52')

GENERAL NOTES:

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, CENTRAL ZONE 4203. SCALE FACTOR = 1.00012352
- A SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
- FENCES ROADS & UTILITIES SHOWN WERE LOCATED ON THE GROUND. AERIAL IMAGERY WAS USED TO APPROXIMATE LOCATIONS OF OTHER IMPROVEMENTS SHOWN HEREON.



Jonathan O. Nobles
 JONATHAN O. NOBLES RPLS NO. 5777
 BROWN & GAY ENGINEERS, INC.
 7000 NORTH MOPAC, SUITE 330
 AUSTIN, TEXAS 78731
 TELEPHONE: (512) 879-0400



Brown & Gay Engineers, Inc.
 7000 North Mopac, Suite 330, Austin, TX 78731
 Tel: 512-879-0400 • www.browngay.com
 TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 6 PART 1
1.379 ACRES (60,089 S.F.)
COUNTY ROAD 101
WILLIAMSON COUNTY

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EXHIBIT B

County: Williamson
Parcel: 6 Part 2
Highway: County Road 101

METES & BOUNDS DESCRIPTION FOR PARCEL 6, PART 2

METES & BOUNDS DESCRIPTION FOR A 3.878 ACRE (168,921 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 74.3682 ACRE TRACT OF LAND AS CONVEYED TO FUESSEL HOLDINGS LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2012081610 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.878 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING FOR POINT OF REFERENCE at a 1/2-inch iron rod with red cap found for the intersection of the south right-of-way line of said County Road 395 with the east line of said Fuessel Holdings remainder tract, same being the common south corner of a previously dedicated 0.3668 acre tract of land as conveyed to Williamson County, Texas by special warranty deed recorded in Document Number 2003081478 of the Official Public Records of Williamson County, Texas and a previously dedicated 0.4582 acre tract of land as conveyed to Williamson County, Texas by special warranty deed recorded in Document Number 2003081476 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch iron rod with cap stamped "WILCO" found for the southeast corner of said 0.4582 acre dedication bears N 68°34'27" E, a distance of 997.87 feet; Thence, with the south right-of-way line of said County Road 395, S 68°29'08" W, a distance of 659.36 feet to a 1/2-inch iron rod with aluminum cap stamped "WILCO ROW 5777" (NAD-83, Central Zone Grid Coordinates: N=10,180,672.47, E=3,191,741.25) set for the northeast corner and **POINT OF BEGINNING** of the herein described tract, 98.75 feet right of County Road 101 baseline station 53+69.75;

THENCE, leaving the south right-of-way line of said County Road 395 and over and across said Fuessel Holdings remainder tract, S 23°24'16" W, a distance of 54.33 feet to a 1/2-inch iron rod with aluminum cap stamped "WILCO ROW 5777" set for an angle point, 60.00 feet right of County Road 101 baseline station 53+31.67;

THENCE, continuing over and across said Fuessel Holdings remainder tract, S 22°05'55" E, a distance of 2,152.36 feet to a 1/2-inch iron rod with aluminum cap stamped "WILCO ROW 5777" set in a south line of said Fuessel Holdings remainder tract, same being a north line of a called 1.265 acre tract of land as conveyed to Travis Lee Betak by gift deed recorded in Document Number 2011041723 of the Official Public Records of Williamson County, Texas for the southeast corner of the herein described tract, 60.00 feet right of County Road 101 baseline station 31+79.30, from which a 1/2-inch iron rod with cap stamped "4249" found for the northeast corner of said Betak tract, same being an interior corner of said Fuessel Holdings remainder tract bears N 68°32'12" E, a distance of 283.95 feet

THENCE, with the north line of said Betak tract and a south line of said Fuessel Holdings remainder tract, S 68°32'12" W, a distance of 72.74 feet to a calculated point in the occupied east right-of-way line of County Road 101 (width varies) for the southwest corner of the herein described tract;

THENCE, with the occupied east right-of-way line of said County Road 101, **N 22°18'33" W**, a distance of **2,190.87** feet to a calculated point at the intersection of the occupied east right-of-way line of said County Road 101 and the south right-of-way line of said County Road 395 for the northwest corner of the herein described tract;

THENCE, with the south right-of-way line of said County Road 395, **N 68°29'08" E**, a distance of **119.55** feet to the **POINT OF BEGINNING** and containing 3.878 acres (168,921 square feet) of land, more or less.

Bearing orientation is based on the Texas State Plane Coordinate System NAD-83, Central Zone 4203. All distances are surface and may be converted to grid by dividing by a scale factor of 1.00012352.

I hereby certify that these notes were prepared by BGE from a survey made on the ground under my supervision on February 26, 2016 and are true and correct to the best of my knowledge. A sketch accompanies this description.


Jonathan O. Nobles RPLS No. 5777

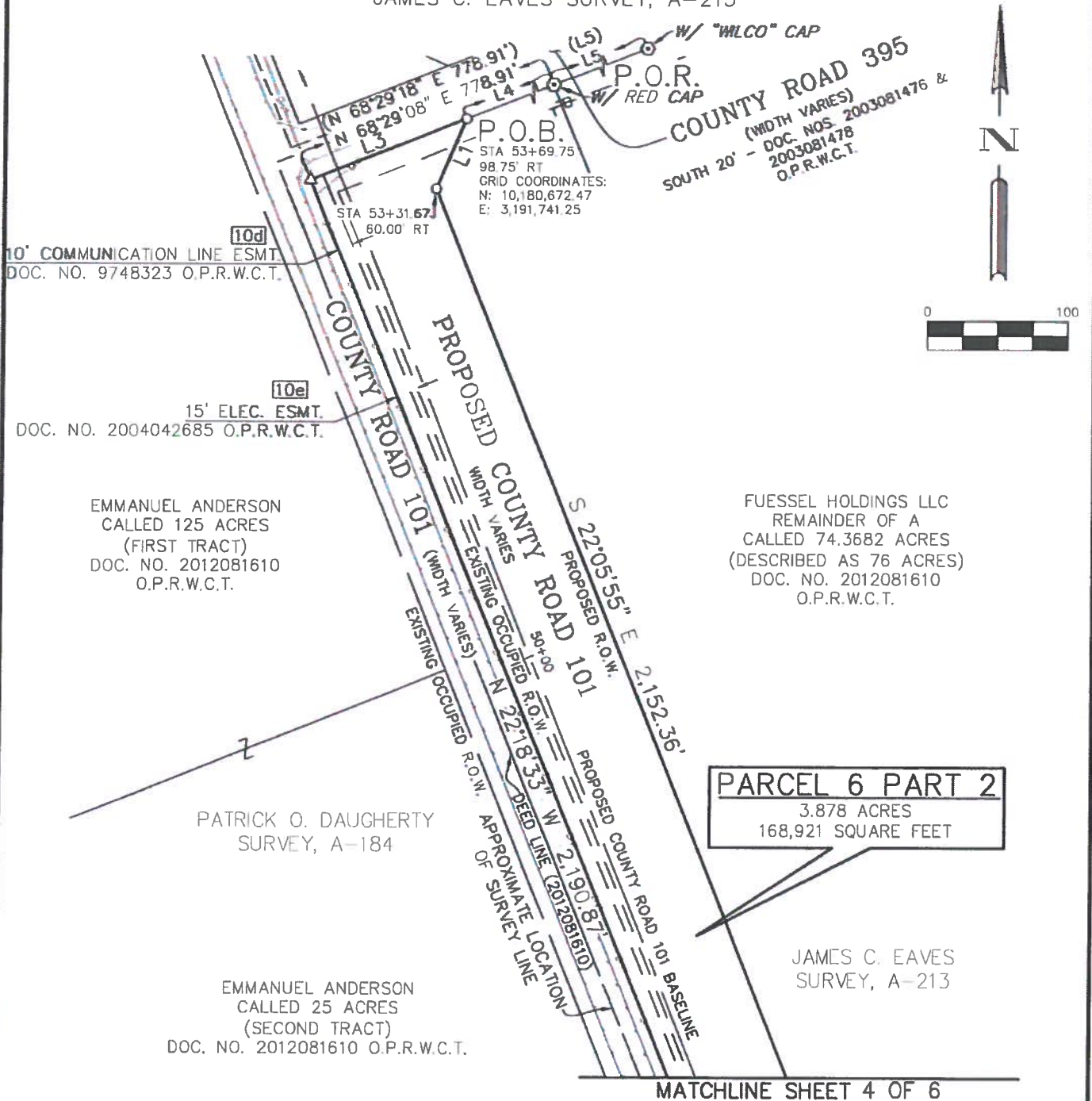
Brown & Gay Engineers, Inc.
7000 North Mopac, Suite 330
Austin, Texas 78731
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106502



9/1/2016
Date

Client: Williamson County
Date: August 31, 2016
Job No: 2792-00

JAMES C. EAVES SURVEY, A-213



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TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 6 PART 2
3.878 ACRES (168,921 S.F.)
COUNTY ROAD 101
WILLIAMSON COUNTY

Scale: 1"=100'	Job No.: 2792-02	Date: 08/31/2016	Page: 3 of 6
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JAMES C. EAVES SURVEY, A-213

MATCHLINE SHEET 4 OF 6

EMMANUEL ANDERSON
CALLED 25 ACRES
(SECOND TRACT)
DOC. NO. 2012081610
O.P.R.W.C.T.

10' COMMUNICATION LINE ESMT.
DOC. NO. 9748323 O.P.R.W.C.T.

15' ELEC. ESMT.
DOC. NO. 2004042685 O.P.R.W.C.T.

PAIRICK O. DAUGHERTY
SURVEY, A-184

TREILA KRUEGER AERY, TRUSTEE OF
THE TREILA KRUEGER AERY TRUST
CALLED 135.209 ACRES
DOC. NO. 2013103686 O.P.R.W.C.T.

PARCEL 6 PART 2
3.878 ACRES
168,921 SQUARE FEET

FUESSEL HOLDINGS LLC
REMAINDER OF A
CALLED 74.3682 ACRES
(DESCRIBED AS 76 ACRES)
DOC. NO. 2012081610
O.P.R.W.C.T.

JAMES C. EAVES
SURVEY, A-213



MATCHLINE SHEET 5 OF 6



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SHOWING PARCEL 6 PART 2
3.878 ACRES (168,921 S.F.)
COUNTY ROAD 101
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Scale: 1"=100'	Job No.: 2792-02	Date: 08/31/2016	Page: 4 of 6
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JAMES C. EAVES SURVEY, A-213

MATCHLINE SHEET 4 OF 6



FUESSEL HOLDINGS LLC
REMAINDER OF A
CALLED 74.3682 ACRES
(DESCRIBED AS 76 ACRES)
DOC. NO. 2012081610
O.P.R.W.C.T.

JAMES C. EAVES
SURVEY, A-213

10e
15' ELEC. ESMT.
DOC. NO. 2004042685
O.P.R.W.C.T.

PATRICK O. DAUGHERTY
SURVEY, A-184

TREILA KRUEGER AERY,
TRUSTEE OF THE TREILA
KRUEGER AERY TRUST
CALLED 135.209 ACRES
DOC. NO. 2013103686
O.P.R.W.C.T.

10d
10' COMMUNICATION LINE ESMT.
DOC. NO. 9748323 O.P.R.W.C.T.

FRAME SWITCH ENERGY, INC.
CALLED 11.25 ACRES
DOC. NO. 2014078998
O.P.R.W.C.T.

PARCEL 6 PART 2
3.878 ACRES
168,921 SQUARE FEET

TRAVIS LEE BETAK
CALLED 1.265 ACRES
DOC. NO. 2011041723 O.P.R.W.C.T.

W/ CAP "4249"
S 22°40'12" E 283.95'
N 68°31'28" E 362.18'
S 22°40'56" E 152.14'
W/ ORANGE CAP



Brown & Gay Engineers, Inc.
7000 North Mopac, Suite 330, Austin, TX 78731
Tel. 512-879-0400 • www.browngay.com
TBPLS Licensed Surveying Firm No. 10106502

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PARCEL PLAT
SHOWING PARCEL 6 PART 2
3.878 ACRES (168,921 S.F.)
COUNTY ROAD 101
WILLIAMSON COUNTY

Scale: 1"=100'	Job No.: 2792-02	Date: 08/31/2016	Page: 5 of 6
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RESTRICTIVE COVENANT AND EASEMENT NOTES:

THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND COUNTERSIGNED BY INDEPENDENCE TITLE UNDER G.F. NUMBER 1622123-GTN, DATED EFFECTIVE JUNE 15, 2016 AND ISSUED ON JUNE 24, 2016.

10d. EASEMENT AND RIGHT OF WAY GRANTED TO GTE SOUTHWEST, INCORPORATED BY INSTRUMENT RECORDED IN DOCUMENT NO. 9748323, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10e. EASEMENT AND RIGHT OF WAY FOR OVERHEAD AND/OR UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATIONS LINE(S) GRANTED TO ONCOR ELECTRIC DELIVERY COMPANY RECORDED IN DOCUMENT NO. 2004042685, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

LEGEND

D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 ELEC. ELECTRIC
 ESMT. EASEMENT
 N.T.S. NOT TO SCALE
 O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 P.O.B. POINT OF BEGINNING
 P.O.R. POINT OF REFERENCE
 R.O.W. RIGHT-OF-WAY
 [] RECORD INFORMATION FROM VOL. 558, PG. 77
 () RECORD INFORMATION FROM DOC. NOS. 2008087669
 { } RECORD INFORMATION FROM DOC. NO. 2011041723
 [[]] RECORD INFORMATION FROM DOC. NO. 2012081610
 --- LINE BREAK
 R PROPERTY LINE
 ● FOUND 1/2" IRON ROD
 ⊕ FOUND 1/2" IRON ROD W/ CAP
 ⊠ FOUND TXDOT TYPE II MONUMENT
 ○ SET 1/2" IRON ROD WITH "WILCO ROW 5777" CAP
 △ CALCULATED POINT
 --- OVERHEAD POWER
 --- EDGE OF ASPHALT

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 23°24'16" W	54.33'
L2	S 68°32'12" W	72.74'
L3	N 68°29'08" E	119.55'
L4	S 68°29'08" W	659.36'
L5	N 68°34'27" E	997.87'
(L5)	(N 68°34'37" E)	(997.84')

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, CENTRAL ZONE 4203. SCALE FACTOR = 1.00012352
2. A SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
3. FENCES ROADS & UTILITIES SHOWN WERE LOCATED ON THE GROUND. AERIAL IMAGERY WAS USED TO APPROXIMATE LOCATIONS OF OTHER IMPROVEMENTS SHOWN HEREON.



Jon O. Nobles
 JONATHAN O. NOBLES RPLS NO. 5777
 BROWN & GAY ENGINEERS, INC.
 7000 NORTH MOPAC, SUITE 330
 AUSTIN, TEXAS 78731
 TELEPHONE: (512) 879-0400



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 7000 North Mopac, Suite 330, Austin, TX 78731
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WILLIAMSON COUNTY

Scale:	Job No.:	Date:	Page:
1"=100'	2792-02	08/31/2016	6 of 6

EXHIBIT "C"

Parcel 6

DEED
County Road 101 Road Right of Way

THE STATE OF TEXAS

§

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 FUESSEL HOLDINGS, LLC, 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 1.379 acre (60,089 Sq. Ft.) tract of land in the James C. Eaves Survey, Abstract No. 213, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 6 Part 1**); and

All of that certain 3.878 acre (168,921 Sq. Ft.) tract of land in the James C. Eaves Survey, Abstract No. 213, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (**Parcel 6 Part 2**)

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 101.

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 ____ day of _____, 2017.

[signature page follows]

GRANTOR:

FUESSEL HOLDINGS, LLC

By: Norman Fuesel

Printed Name: NORMAN FUESSEL

Its: _____

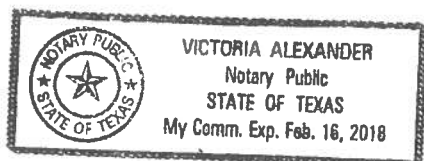
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Texas Williamson

§
§
§
§

This instrument was acknowledged before me on this the 14th day of August, 2017 by Norman Fuesel, in the capacity and for the purposes and consideration recited therein.



[Signature]
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 Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO: