REAL ESTATE CONTRACT

Seward Junction SE – Parcel 6

THIS REAL ESTATE CONTRACT ("Contract") is made by ANN PI-YUAN YANG, YEA-RAN YANG, AND YEA-TYNG YANG (collectively 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 5.7658 acre (251,160 square feet) of land in the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 6**); and
>
> Drainage Easement interest in and across those certain 1.1249 acre (49,000 square feet) and 0.6977 acre (30,393 square feet) tracts of land in the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein (**Parcel 6DE—Tract 1 and 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 described in Exhibit "A" and any improvements thereon, together with the Drainage Easement interest described in Exhibit "B", and any damage to the remaining property of Seller as a result of this transaction, shall be the sum of THREE HUNDRED FIFTY-SIX THOUSAND FOUR HUNDRED EIGHT and 00/100 Dollars ($356,408.00).

Payment of Purchase Price

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

Special Provisions

2.03. As an obligation which shall survive the Closing of this transaction, Seller agrees that within 30 days after Closing it shall cause to be constructed any replacement fencing along the new Property boundary lines which is necessary to sufficiently contain livestock or other animals within the remaining property of Seller upon removal by Purchaser of any existing fencing upon the Property acquired herein.

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 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 March 31, 2018, 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 Purchase a duly executed and acknowledged Drainage Easement conveying such interest in and to all of the Property Described in Exhibit "B." The Drainage Easement shall be in the form as shown in Exhibit "D", attached hereto and incorporated herein.

(3) 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 pages follow]

SELLER:

Ann Pi-Yuan Yang

Ann Pi-Yuan Yang

Address: 4501 Balcones Woods Dr
Austin, Tx. 78759

Date: 4/5/2018

Yea-Ran Yang

Yea-Ran Yang

Address: 4501 Balcones Woods Dr
Austin TX 78759

Date: 4/5/2018

Yea-Tyng Yang

Yea-Tyng Yang

Address: 4501 Balcones Woods Dr.
Austin, TX 78759

Date: 4/5/2018

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Dan A. Gattis
County Judge

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

Date:_____

\

EXHIBIT "A"

FIELD NOTES DESCRIPTION – PARCEL 6

DESCRIPTION OF 5.7658 ACRES (251,160 SQUARE FEET) OF LAND IN THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 83.54 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JAW-CHING YANG AND ANN PI-YUAN YANG OF RECORD IN VOLUME 983, PAGE 68, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED IN CAUSE NO. 81456, PROBATE COURT NO. 1, TRAVIS COUNTY, TEXAS, OF RECORD IN DOCUMENT NO. 2005042516, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.7658 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found, 29.45 feet right of Williamson County Road 266 Baseline Station 263+82.82, at the intersection of the existing south right-of-way line of County Road 259, a varying width right-of-way, with the existing west right-of-way line of County Road 266, a varying width right-of-way, same being an angle point in the east line of the said 83.54 acre tract, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE with the existing west right-of-way line of County Road 266, same being the east line of the said 83.54 acre tract and with the east line of the tract described herein, the following three (3) courses and distances:

1. S 07° 32' 54" E, a distance of 503.75 feet to a 1/2-inch iron rod found, 17.07 feet right of County Road 266 Baseline Station 258+73.57, for an angle point,

2. S 09° 29' 09" E, a distance of 170.34 feet to a 1/2-inch iron rod found, 0.82 feet right of County Road 266 Baseline Station 257+04.00, for an angle point, and

3. S 10° 26' 20" E, a distance of 699.14 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 23.54 feet left of County Road 266 Baseline Station 250+03.70, for the southeast corner of the tract described herein, from which a 1/2-inch iron rod found at an angle point in the west right-of-way line of County Road 266, same being the east line of the said 83.54 acre tract bears S 10° 26' 20" E, a distance of 458.79 feet;

THENCE leaving the existing west right-of-way line of County Road 266 and crossing the said 83.54 acre tract, with the proposed west right-of-way line of County Road 266 and the proposed south right-of-way line of County Road 259, and with the west and south lines of the tract described herein, the following seven (7) courses and distances:

1. N13° 10' 16" W, a distance of 443.16 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 40.00 feet left of County Road 266 Baseline Station 254+48.73, for a point of curvature,

2. with the arc of a curve to the left, having a radius of 960.00 feet, an arc distance of 132.47 feet and a chord which bears N 17° 07' 27" W, a distance of 132.36 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set 45.46 feet left of County Road 266 Baseline Station 255+82.25, for a point of tangency,

3. N 21° 04' 38" W, a distance of 171.50 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 63.73 feet left of County Road 266 Baseline Station 257+52.77 and 121.29 feet right of County Road 259 Baseline Station 219+84.65, for an angle point,

4. N 57° 06' 39" W, a distance of 73.00 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 112.72 feet left of County Road 266 Baseline Station 258+06.90 and 75.00 feet right of County Road 259 Baseline Station 219+31.68, for an angle point,

5. with the arc of a curve to the right, having a radius of 750.00 feet, an arc distance of 616.59 feet and a chord which bears N 71° 14' 04" W, a distance of 599.37 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet right of County Road 259 Baseline Station 213+76.76, for a point of tangency,

6. N 47° 40' 56" W, a distance of 259.58 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet right of County Road 259 Baseline Station 211+17.18, for a point of curvature, and

7. with the arc of a curve to the left, having a radius of 600.00 feet, an arc distance of 449.30 feet and a chord which bears N 69° 08' 05" W, a distance of 438.87 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet right of County Road 259 Baseline Station 206+11.72, in the existing south right-of-way line of County Road 259, same being the north line of the said 83.54 acre tract, for a western northwest corner of the tract described herein, from which a 1/2-inch iron rod found at an angle point in the south right-of-way line of County Road 259, being the northerly northwest corner of the said 83.54 acre tract, same being the northeast corner of that certain called 6.67 acre tract of land described in the deed to The Union Hall Baptist Church, of record in Document No. 2007098519, Official Public Records of Williamson County, Texas, bears S 85° 21' 27" W, a distance of 83.43 feet;

THENCE N 85° 21' 27" E, with the existing south right-of-way line of County Road 259, same being the north line of the said 83.54 acre tract, and with the north line of the tract described herein, a distance of 409.56 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 259 Baseline Station 210+00.55, for an angle point in the north line of the tract described herein, from which a 1/2-inch iron rod found at an angle point in the south right-of-way line of County Road 259, same being the north line of the said 83.54 acre tract bears N 85° 21' 27" E, a distance of 336.49 feet;

THENCE leaving the existing south right-of-way line of County Road 259 and re-crossing the said 83.54 acre tract, with the proposed north right-of-way line of County Road 259 and the proposed west right-of-way line of County Road 266, and with the north and west lines of the tract described herein, the following six (6) courses and distances:

1. with the arc of a curve to the right, having a radius of 750.00 feet, an arc distance of 129.58 feet and a chord which bears S 52° 37' 55" E, a distance of 129.42 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 259 Baseline Station 211+17.18, for a point of tangency,

2. S 47° 40' 56" E, a distance of 259.58 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 259 Baseline Station 213+76.76, for a point of curvature,

3. with the arc of a curve to the left, having a radius of 600.00 feet, an arc distance of 441.20 feet and a chord which bears S 68° 44' 53" E, a distance of 431.33 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 259 Baseline Station 218+73.10 and 137.01 feet left of County Road 266 Baseline Station 259+65.95, for an angle point,

4. N 37° 31' 09" E, a distance of 78.30 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 135.17 feet left of County Road 259 Baseline Station 219+32.55 and 75.00 feet left of County Road 266 Baseline Station 260+12.66, for an angle point,

5. with the arc of a curve to the right, having a radius of 1075.00 feet, an arc distance of 182.76 feet and a chord which bears N 09° 20' 54" W, a distance of 182.54 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 266 Baseline Station 261+82.67, for a point of tangency, and

6. N 04° 28' 41" W, a distance of 229.31 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet left of County Road 266 Baseline Station 264+11.98, in the existing south right-of-

way line of County Road 259, same being the north line of the said 83.54 acre tract, for a northern northwest corner of the tract described herein, from which the previously referenced 1/2-inch iron rod found at an angle point in the south right-of-way line of County Road 259, same being the north line of the said 83.54 acre tract bears S 84° 38' 12" W, a distance of 363.12 feet;

THENCE with the existing south right-of-way line of County Road 259, same being the north line of the said 83.54 acre tract and with the north line of the tract described herein, the following two (2) courses and distances:

1. N 84° 38' 12" E, a distance of 76.87 feet to a 1/2-inch iron rod found, 1.86 feet right of County Road 266 Baseline Station 264+13.17, for an angle point, and

2. S 46° 44' 42" E, a distance of 41.01 feet to the **POINT OF BEGINNING** and containing 5.7658 acres (251,160 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN1786(gt)

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

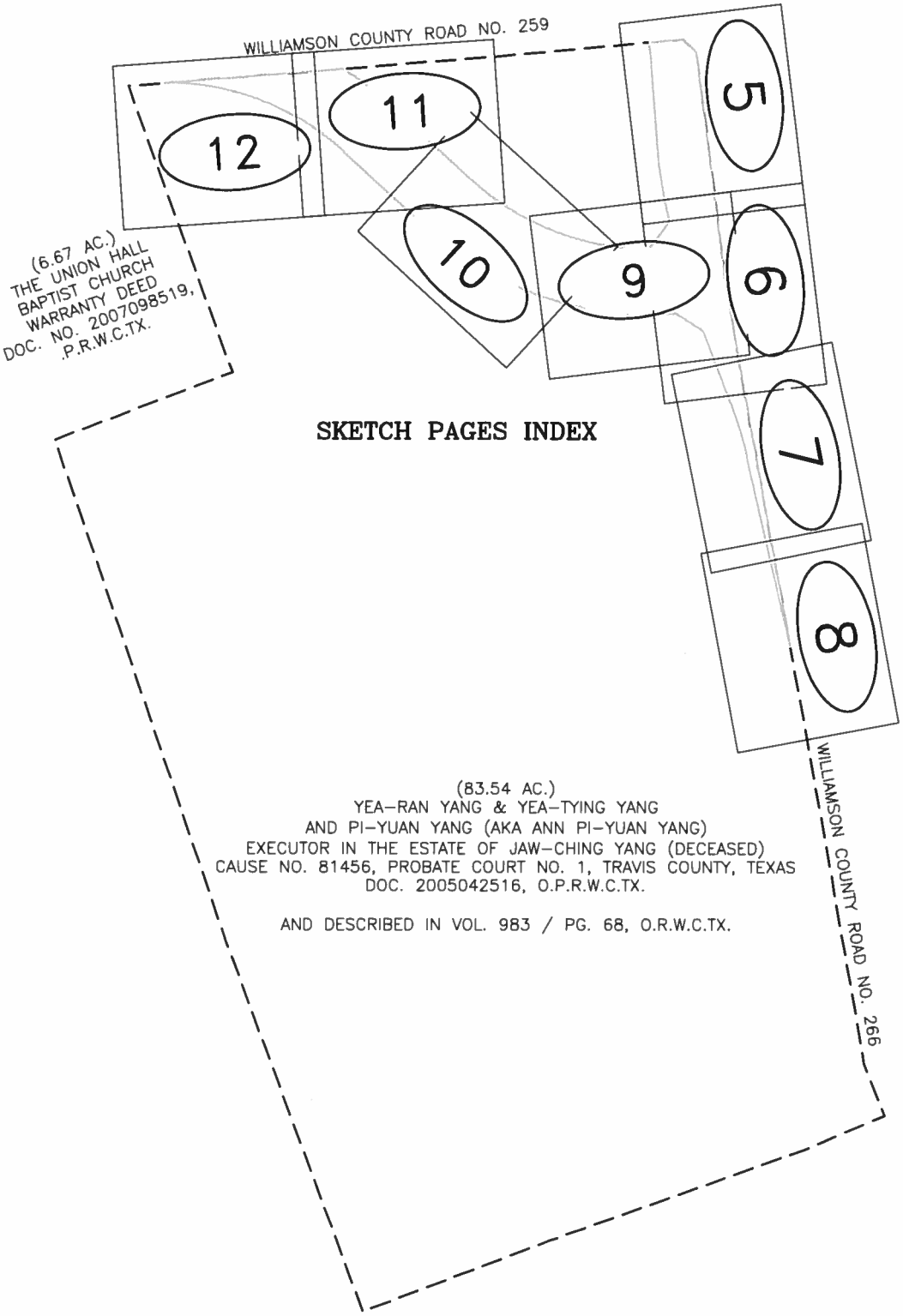
That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the months of January through June 2015 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 24th of August, 2016 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746

STATE OF TEXAS
REGISTERED
JOHN D. BARNARD
5749
PROFESSIONAL
LAND SURVEYOR

John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas



Bowman CONSULTING

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EXHIBIT TO ACCOMPANY FIELD NOTES DESCRIPTION FN1786

FILE: \\Longhorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\ROW\SK1786(qt)_CR259-CR266 ROW Parcel 6_Yang Estate.dwg

DATE: Aug 23,2016-4:57pm

EXHIBIT TO ACCOMPANY FIELD NOTES DESCRIPTION FN1786

SEE PAGE 6 OF 13

TWENTY-NINE RANCH
CAB. K, SLIDES 115-116, P.R.W.C.TX.

0 25' 50'

SCALE: 1"=50'
AUGUST, 2016
WILLIAMSON COUNTY, TEXAS

LEGEND

●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
△	CALCULATED POINT
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

NOAH SMITHWICK SURVEY, A-590

LOT 9

LOT 10

PROP ROW

7

EXIST ROW S 07°02'55" E 314.32'

Sta 262+65.34
Offset 77.31 Rt.

S 07°07'37" E 393.43'
EXIST ROW

WILLIAMSON COUNTY ROAD 266
(ROW VARIES)

Sta 263+82.82
Offset 29.45 Rt.

S 07°32'54" E 503.75'
EXIST ROW

S 46°44'42" E 41.01'

P.O.B.

Sta 264+13.17
Offset 1.86 Rt.

264+00

263+00

N 04°28'41" W

BASELINE PROP CR 266

262+00

261+00

26

WILLIAMSON COUNTY ROAD 259
(AKA OLD LIBERTY HILL TO GEORGETOWN ROAD)
(ROW VARIES)

N 84°38'12" E 76.87'

(83.54 AC.)
YEA-RAN YANG & YEA-TYING YANG
AND PI-YUAN YANG
(AKA ANN PI-YUAN YANG)
EXECUTOR IN THE ESTATE OF
JAW-CHING YANG (DECEASED)
CAUSE NO. 81456, PROBATE COURT NO. 1,
TRAVIS COUNTY, TEXAS
DOC. 2005042516, O.P.R.W.C.TX.

AND DESCRIBED IN VOL. 983 / PG. 68, O.R.W.C.TX.

PT 261+82.67

5.7658 AC.

6

CR266 BASELINE CURVE DATA:

PI STATION	=	260+91.44
DELTA	=	10°29'01" (RT)
DEGREE OF CURVE	=	05°43'46"
TANGENT	=	91.74
LENGTH	=	182.97
RADIUS	=	1,000.00
PC STATION	=	259+99.70
PT STATION	=	261+82.67

Sta 264+11.98
Offset 75.00 Lt.

EXIST ROW

S 84°38'12" W 363.12'

N 04°28'41" W 229.31'

PROP ROW

Sta 261+82.67
Offset 75.00 Lt.

PROP ROW

C11

CR259 Sta 219+32.55
Offset 135.17 Lt.

CR266 Sta 260+12.66
Offset 75.00 Lt.

CURVE TABLE

CURVE #	RADIUS	LENGTH	BEARING	DISTANCE
C11	1075.00'	182.76'	N 09°20'54" W	182.54'

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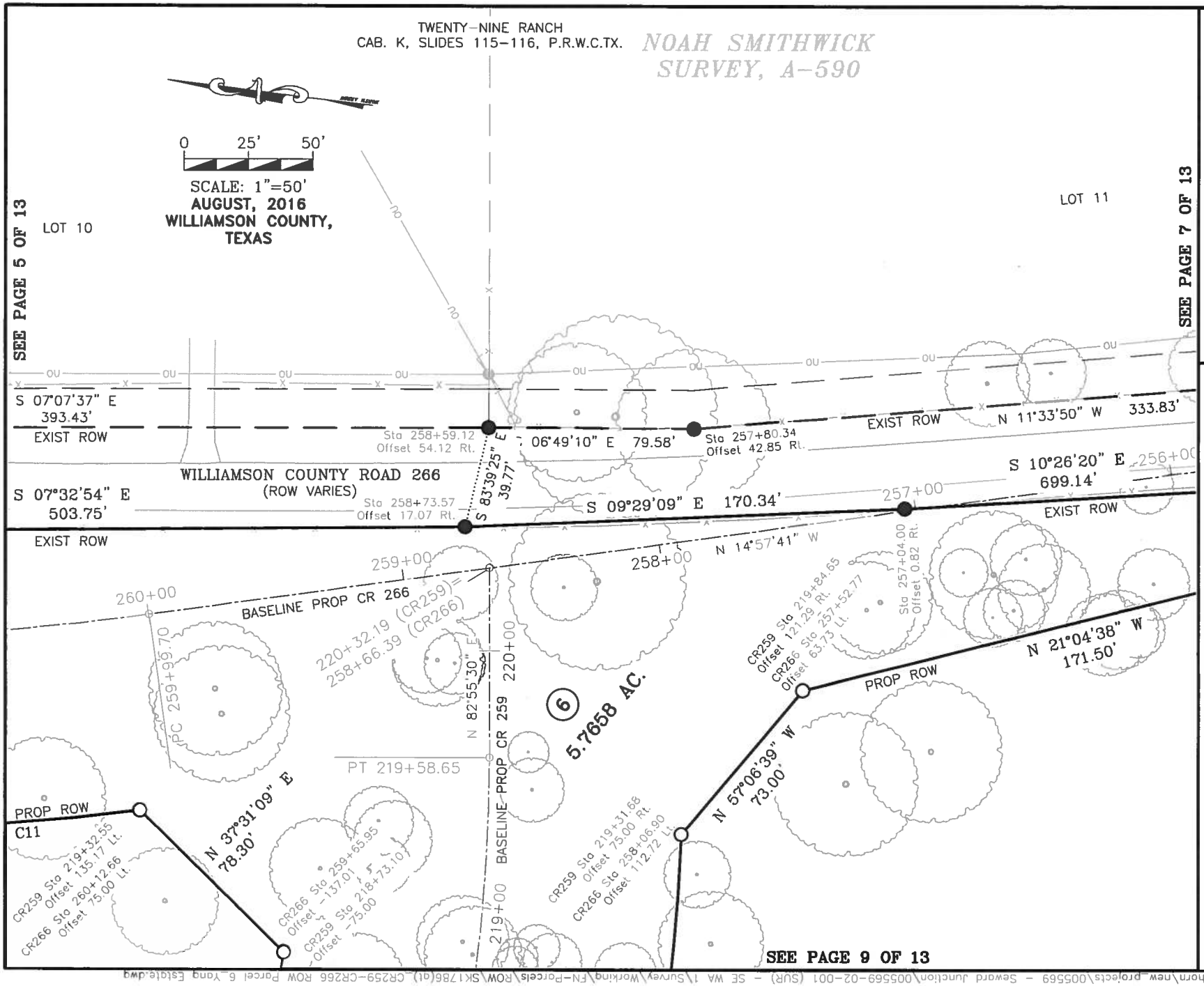
TBPE Firm No. F-14309 | TBPLS Firm No. 101208-00

Bowman CONSULTING

DATE: Aug 23,2016 - 4:58pm

FILE: \\Longhorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\ROW\SK1786(a)_CR259-CR266 ROW Parcel 6_Yang Estate.dwg

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786



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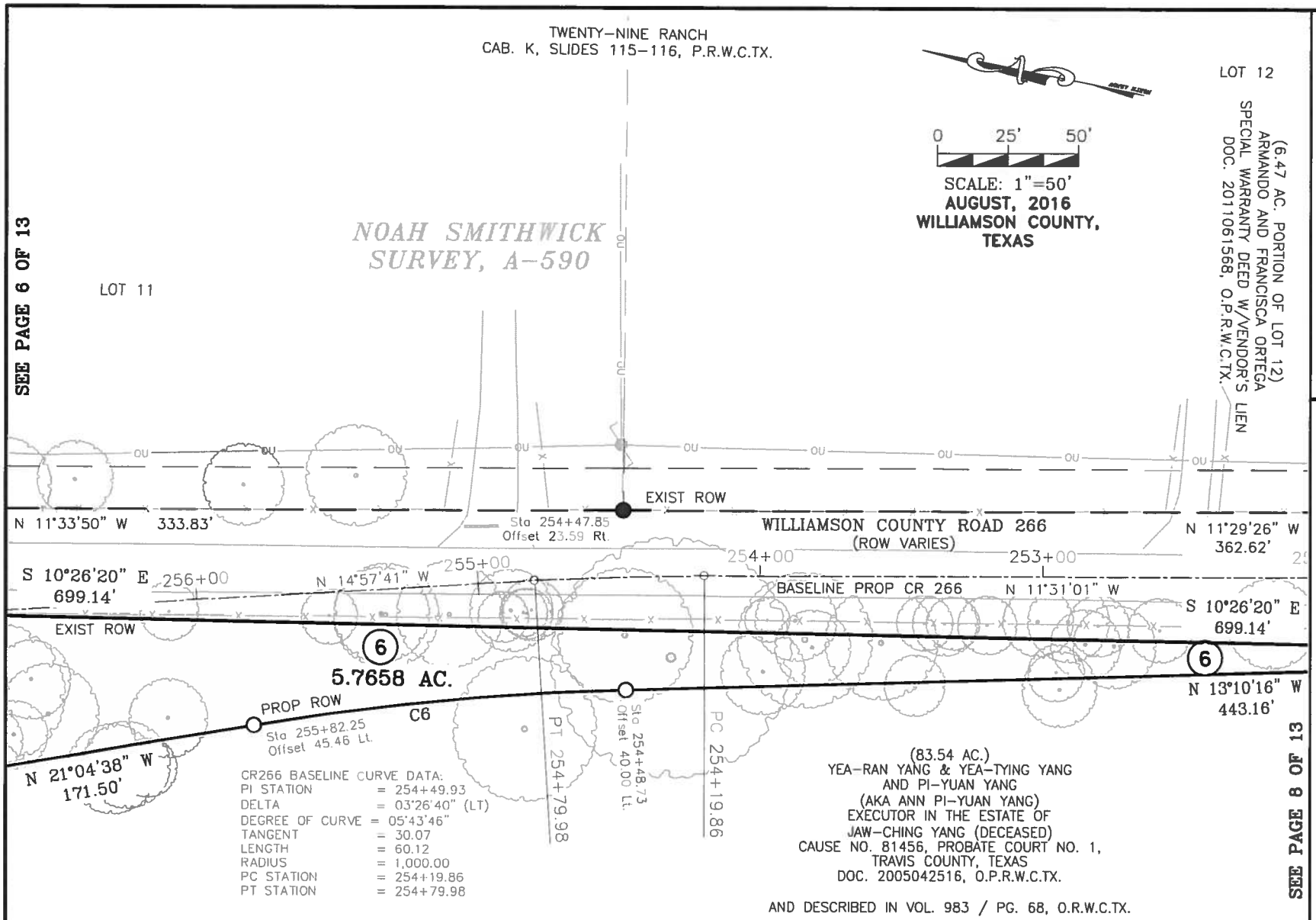
DATE: Aug 23,2016-4:59pm

FILE \\Longhorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\ROW\SK1786(a)_CR259-CR266 ROW Parcel 6_Yang Estate.dwg

SEE PAGE 6 OF 13



CR266 BASELINE CURVE DATA:

PI STATION	= 254+49.93
DELTA	= 03°26'40" (LT)
DEGREE OF CURVE	= 05°43'46"
TANGENT	= 30.07
LENGTH	= 60.12
RADIUS	= 1,000.00
PC STATION	= 254+19.86
PT STATION	= 254+79.98

CURVE TABLE

CURVE #	RADIUS	LENGTH	BEARING	DISTANCE
C6	960.00'	132.47'	N 17°07'27" W	132.36'

SEE PAGE 8 OF 13

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786

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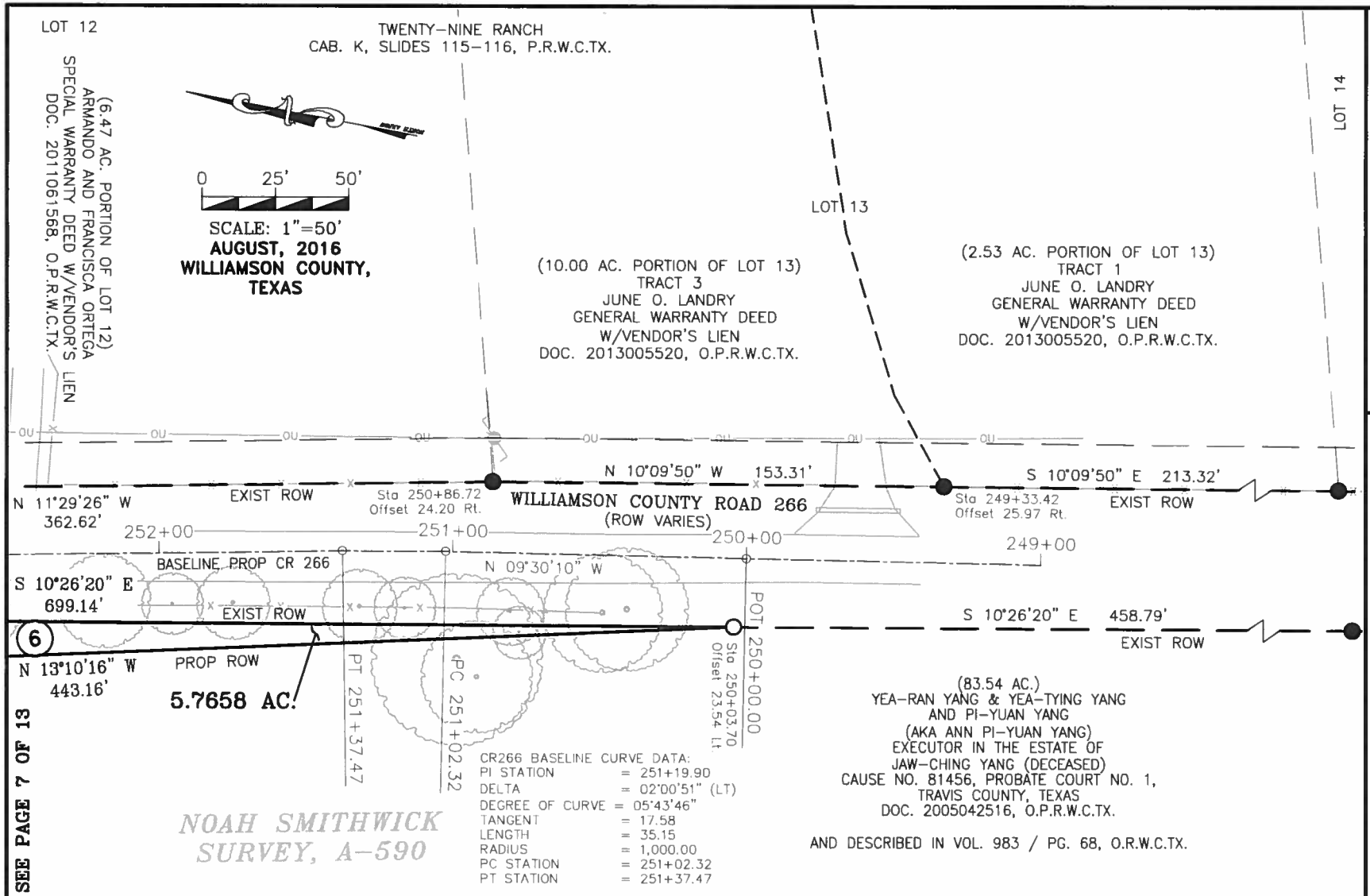
DATE: Aug 23,2016-5:00pm

FILE: \\Longhorn\new projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\ROW\SK1786(q)_CR259-CR266 ROW Parcel 6 Yang Estate.dwg



SEE PAGE 7 OF 13

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786

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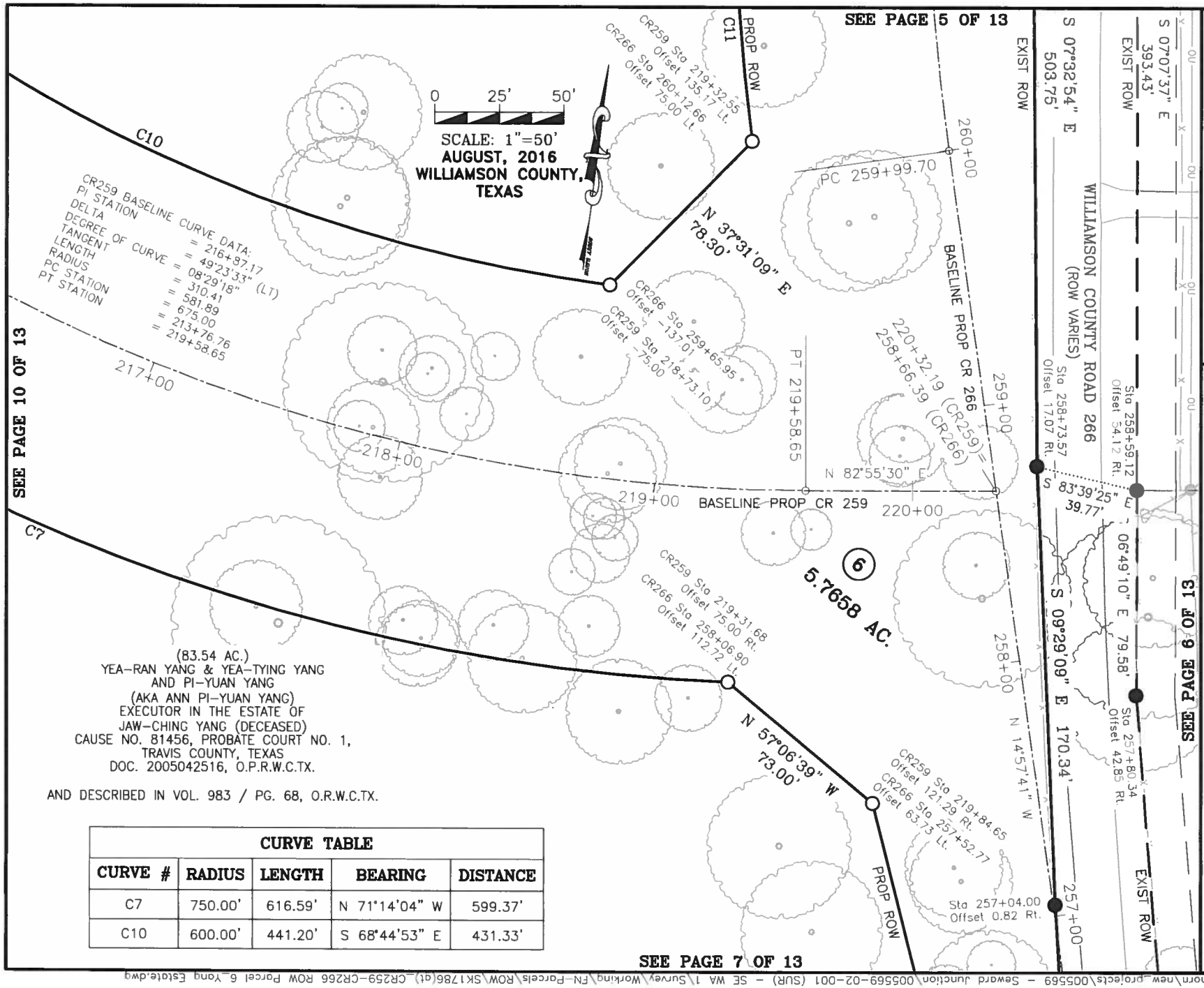
Bowman CONSULTING

DATE: Aug 23,2016-5:01pm

FILE \\Longhorn\new projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\ROW\SK1786(qt)_CR259-CR266 ROW Parcel 6_Yang Estate.dwg

EXHIBIT TO ACCOMPANY FIELD NOTES DESCRIPTION FN1786



CURVE TABLE

CURVE #	RADIUS	LENGTH	BEARING	DISTANCE
C7	750.00'	616.59'	N 71°14'04" W	599.37'
C10	600.00'	441.20'	S 68°44'53" E	431.33'

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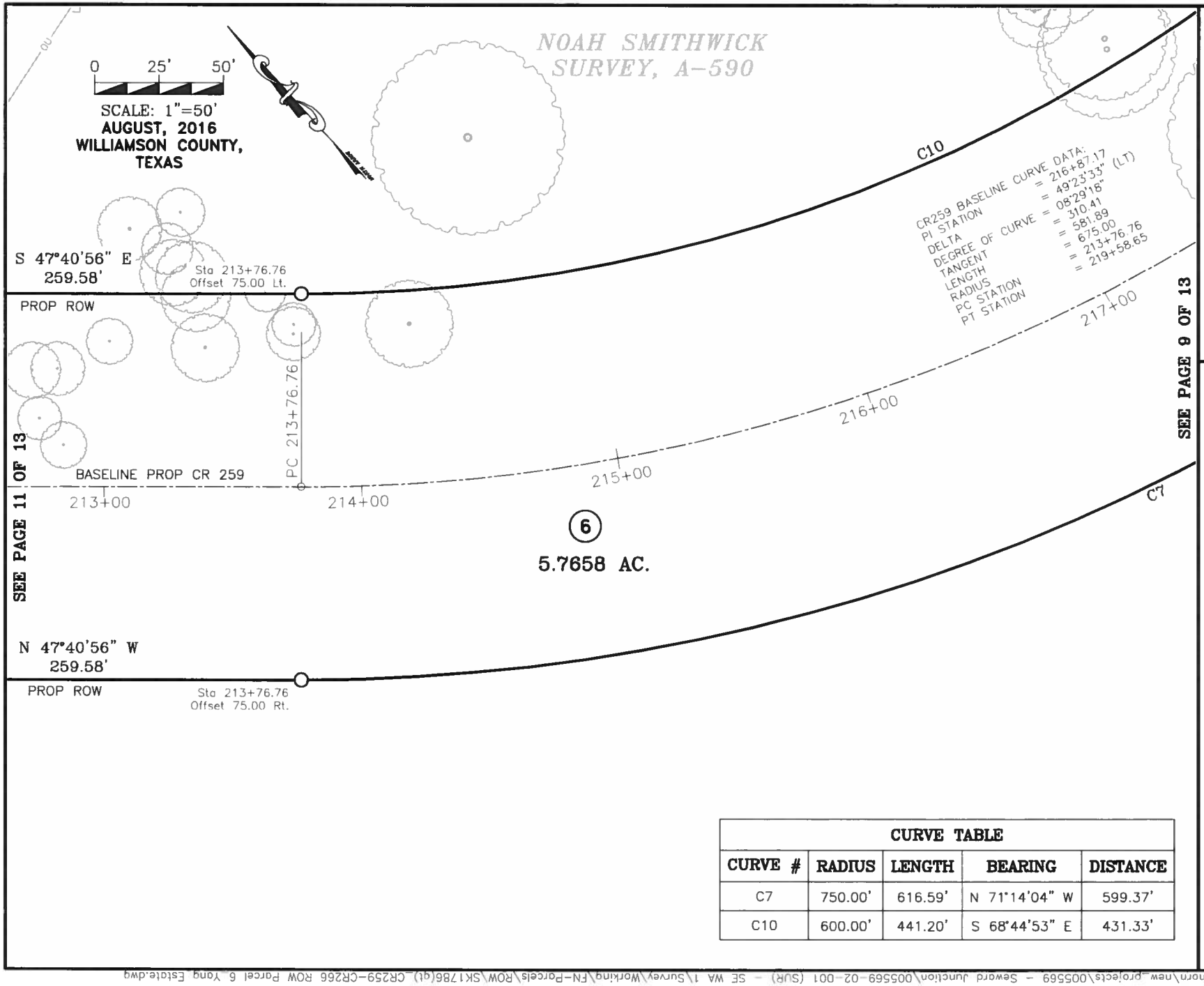
www.bowmanconsulting.com Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

DATE: Aug 23,2016-5:01pm

FILE \\Longhorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\ROW\SK1786(at_CR259-CR266 ROW Parcel 6_Yang Estate.dwg



SEE PAGE 11 OF 13

SEE PAGE 9 OF 13

CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	DISTANCE
C7	750.00'	616.59'	N 71°14'04" W	599.37'
C10	600.00'	441.20'	S 68°44'53" E	431.33'

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786

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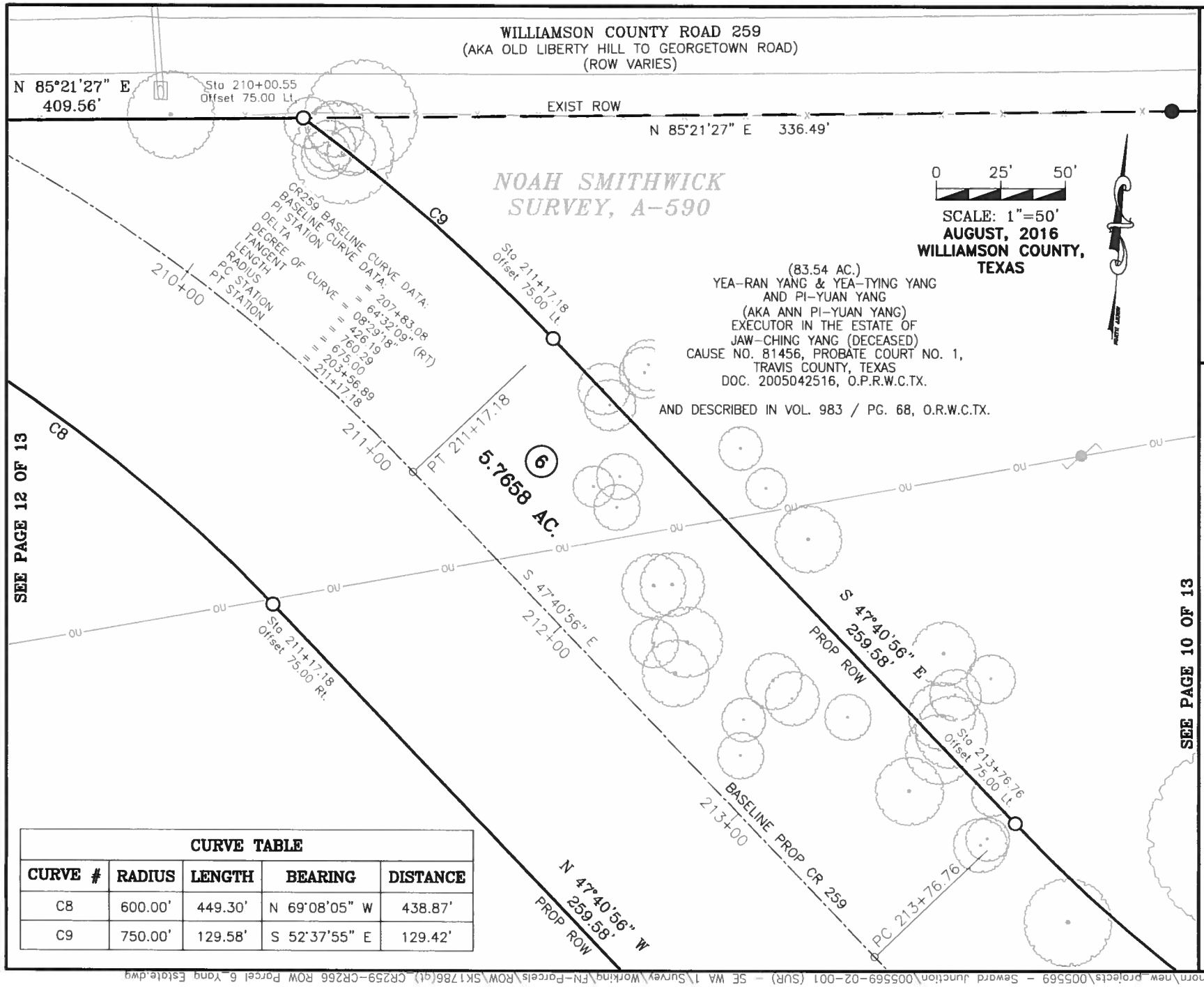

CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	DISTANCE
C8	600.00'	449.30'	N 69°08'05" W	438.87'
C9	750.00'	129.58'	S 52°37'55" E	129.42'

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786

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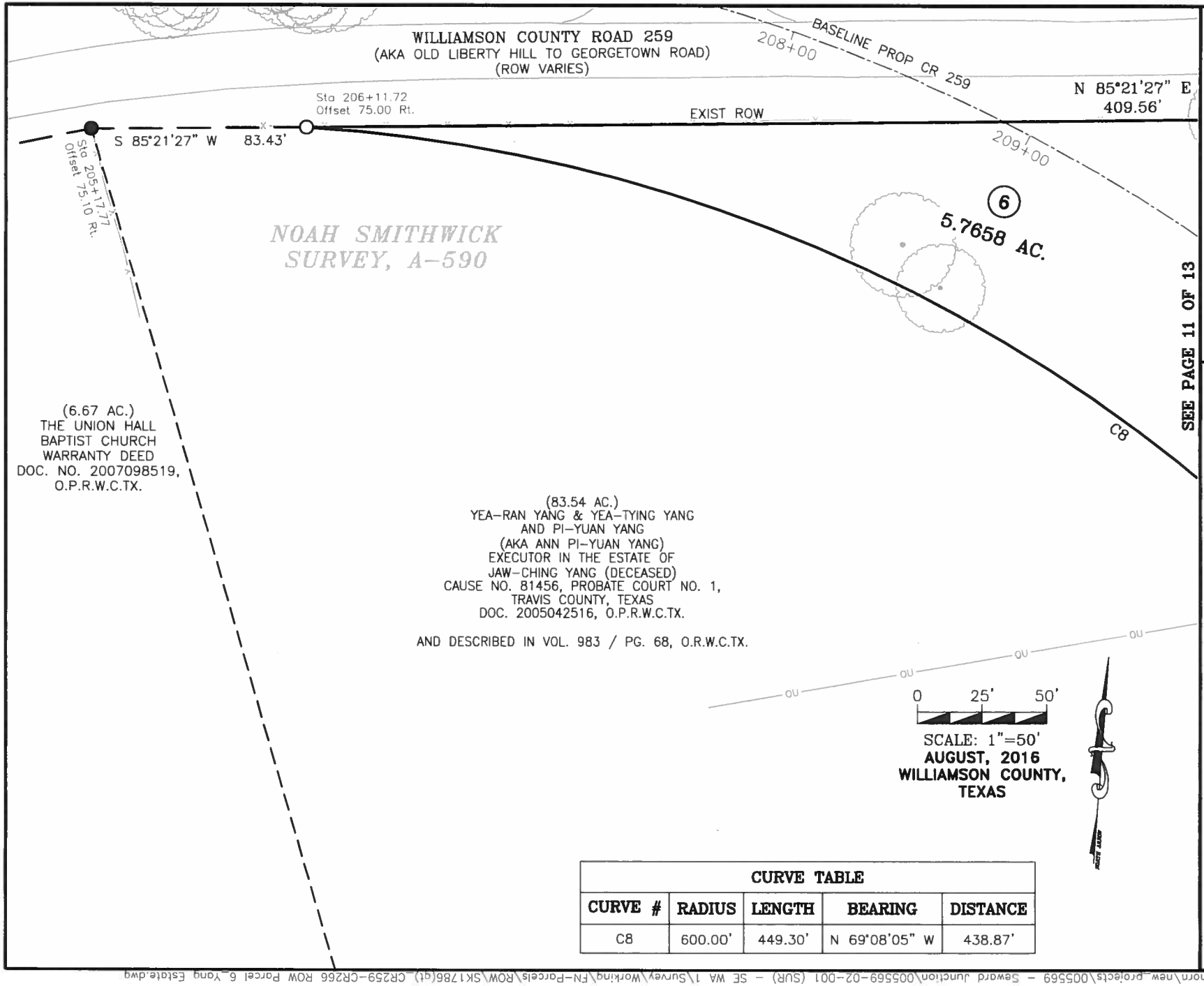
DATE: Aug 23,2016-5:03pm

FILE: \\Longhorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\ROW\SK1786(q)_CR259-CR266 ROW Parcel 6_Yang Estate.dwg



CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEARING	DISTANCE
C8	600.00'	449.30'	N 69°08'05" W	438.87'

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1786

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DATE: Aug 23,2016-5:04pm
FILE: \\Longhorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\ROW\SK1786(qt) CR259-CR266 ROW Parcel 6_Yang Estate.dwg

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4204), NAD83, GRID, BASED ON SURVEY TIES MADE TO CONTROL MONUMENTS SAM3, SAM4, SAM5 & SAM6 AS SHOWN ON CONTROL SHEETS FOR THE US 183: CR213 TO RIVA RIDGE DRIVE PROJECT (CSJ: 0151-04-063/064); LOWER COLORADO RIVER AUTHORITY (LCRA) CONTROL MONUMENTS AZF9 AND X622; AND TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) CONTROL MONUMENT N2463018.

2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.

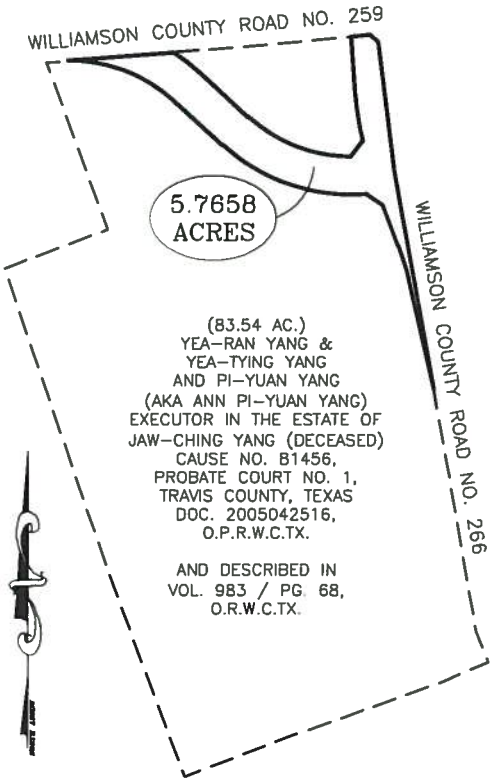
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000115 (GRID TO SURFACE).

4. IMPROVEMENTS SHOWN HEREON ARE BASED ON AN ENGINEERING DESIGN SURVEY PERFORMED BY BOWMAN CONSULTING, DURING THE MONTHS OF JANUARY THROUGH JUNE, 2015.

5. COUNTY ROAD 259 STATIONS AND OFFSETS SHOWN HEREON ARE BASED ON THE THE PROJECT BASELINES (269011AL01.DGN), AS PROVIDED BY AGUIRRE & FIELDS, LP ON 08-26-2015.

6. THE ACREAGE CALCULATED AND SHOWN HEREON IS DERIVED FROM RECORD INFORMATION, AND IS FOR INFORMATIONAL PURPOSES ONLY. THIS DOES NOT IN ANY WAY REPRESENT A BOUNDARY SURVEY OF THE PARENT TRACT.

7. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



WHOLE PROPERTY INSET
(NOT TO SCALE)

PROPOSED PARCEL ACQUISITION TABLE

RECORD PROPERTY AREA = 83.54 ACRES
PROPOSED ROW ACQUISITION AREA = 5.7658 ACRES
CALCULATED REMAINDER AREA = 77.7742 ACRES

STATE OF TEXAS REGISTERED JOHN D. BARNARD 5749 PROFESSIONAL LAND SURVEYOR

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5749,
STATE OF TEXAS

8/24/2016
DATE

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EXHIBIT TO ACCOMPANY FIELD NOTES DESCRIPTION FN1786

FILE: \\Longhorn\new projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\ROW\SK1786(gt) CR259-CR266 ROW Parcel 6 Yang Estate.dwg

DATE: Aug 23,2016-5:05pm

EXHIBIT "B"

FIELD NOTES DESCRIPTION – 6DE

DESCRIPTION OF A TOTAL OF 1.8226 ACRES OF LAND DESCRIBED HEREIN AS TRACT 1 CONTAINING 1.1249 ACRES (49,000 SQUARE FEET) AND TRACT 2 CONTAINING 0.6977 ACRE (30,393 SQUARE FEET) OF LAND IN THE NOAH SMITHWICK SURVEY, ABSTRACT NO. 590, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 83.54 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JAW-CHING YANG AND ANN PI-YUAN YANG OF RECORD IN VOLUME 983, PAGE 68, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED IN CAUSE NO. 81456, PROBATE COURT NO. 1, TRAVIS COUNTY, TEXAS, OF RECORD IN DOCUMENT NO. 2005042516, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 5.7658 ACRES AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD. AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet right of Williamson County Road 259 Baseline Station 206+11.72, in the existing south right-of-way line of County Road 259, a varying width right-of-way, and being the north line of said 83.54 acre tract, from which a 1/2-inch iron rod found bears S 85° 21' 27" W a distance of 83.43 feet;

THENCE N 85° 21' 27" E, with the existing south right-of-way line of said County Road 259, same being the north line of said 83.54 acre tract, a distance of 409.56 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for the western northwest corner of proposed right-of-way Parcel 6, a 5.7658 acre portion of said 83.54 acre tract, and being the northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE N 85° 21' 27" E, continuing with the existing south right-of-way line of said County Road 259, same being the north line of said 83.54 acre tract, a distance of 40.37 feet to a calculated point for the northeast corner of the tract described herein;

THENCE leaving said right-of-way line and crossing said 83.54 acre tract with the northern line of the herein described tract, the following seven (7) courses and distances:

1. with the arc of a curve to the right, having a radius of 775.00 feet, an arc distance of 101.68 feet and a chord which bears S 51° 26' 27" E, a distance of 101.60 feet to a calculated point of tangency;

2. S 47° 40' 56" E a distance of 259.58 feet to a calculated point of curvature;

3. with the arc of a curve to the left, having a radius of 575.00 feet, an arc distance of 70.21 feet and a chord which bears S 51° 10' 49" E a distance of 70.17 feet to a calculated point for a reentrant corner;

4. N 16° 04' 03" E a distance of 257.36 feet to a calculated point for a reentrant corner;

5. S 74° 51' 37" E a distance of 100.01 feet to a calculated point for a reentrant corner;

6. S 16° 04' 03" W a distance of 279.05 feet to a calculated point for a reentrant corner; and

7. with the arc of a curve to the left, having a radius of 570.00 feet, an arc distance of 271.23 feet, and a chord which bears S 78° 31' 09" E a distance of 268.68 feet to a calculated point in a northeastern line of said Parcel 6 for the most eastern corner of the tract described herein, from which a 1/2-inch iron rod with plastic cap stamped "BCG" set for an angle point corner of said Parcel 6, being 135.17 feet left of Williamson County Road 259 Baseline Station 219+32.55 and

75.00 feet left of Williamson County Road 266 Baseline Station 260+12.66 bears N 37° 31' 09" E a distance of 78.30 feet;

THENCE S 37° 31' 09" W, with the line of said Parcel 6, a distance of 38.33 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for a corner of said Parcel 6, being 75.00 feet left of Williamson County Road 259 Baseline Station 218+73.10 and 137.01 left feet of Williamson County Road 266 Baseline Station 259+65.95;

THENCE continuing across said 83.54 acre tract with the north line of said Parcel 6, the following three (3) courses and distances:

1. with the arc of a curve to the right having a radius of 600.00 feet, an arc distance of 441.20 feet, and a chord which bears N 68° 44' 53" W a distance of 431.33 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set for a point of tangency,

2. N 47° 40' 56" W a distance of 259.58 to a 1/2-inch iron rod with plastic cap stamped "BCG" set for a point of curvature, and

3. with the arc of a curve to the left a radius of 750.00 feet, an arc distance of 129.58 feet, and a chord which bears N 52° 37' 55" W a distance of 129.42 feet to the **POINT OF BEGINNING** and containing 1.1249 acres of land, more or less.

TRACT 2

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "BCG" set, 75.00 feet right of Williamson County Road 259 Baseline Station 206+11.72, in the existing south right-of-way line of County Road 259, a varying width right-of-way, and being the north line of said 83.54 acre tract, from which a 1/2-inch iron rod found bears S 85° 21' 27" W a distance of 83.43 feet;

THENCE leaving the existing west right-of-way line of County Road 259, and crossing said 83.54 acre tract with the south line of said Parcel 6, same being the proposed south right-of-way line of said County Road 259, the following three (3) courses and distances:

1. with the arc of a curve to the right having a radius of 600.00 feet, an arc distance of 449.30 feet and a chord which bears S 69° 08' 05" E a distance of 438.87 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set 75.00 feet right of County Road 259 Baseline Station 211+17.18, for a point of tangency,

2. S 47° 40' 56" E, a distance of 259.58 feet to a 1/2-inch iron rod with plastic cap stamped "BCG" set 75.00 feet right of County Road 259 Baseline Station 213+76.76, for a point of curvature, and

3. with the arc of a curve to the left, having a radius of 750.00 feet, an arc distance of 151.92 feet, and a chord which bears S 53° 29' 07" E, a distance of 151.66 feet to a calculated point for the north corner and **POINT OF BEGINNING** of the tract described herein

THENCE continuing across said 83.54 acre tract with the south line of said Parcel 6, with said curve to the left having a radius of 750.00 feet, an arc distance of 101.87 feet, and a chord which bears S 63° 10' 45" E a distance of 101.79 feet to a calculated point for the east corner of the tract described herein;

THENCE leaving the south line of said Parcel 6, continuing across said 83.54 acre tract, the following five (5) courses and distance:

1. S 16° 04' 03" W, a distance of 225.83 feet to a calculated angle point,

2. S 26° 37' 47" E a distance of 30.68 feet to a calculated point for the southeast corner of the tract described herein,

3. S 63° 22' 13" W, a distance of 100.00 feet to a calculated angle point for the southwest corner of the tract described herein,

4. N 26° 37' 47" W a distance of 69.77 feet to a calculated angle point, and

5. N 16° 04' 03" E, a distance of 283.91 feet to the **POINT OF BEGINNING** and containing 0.6977 acres (30,393 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

BOWMAN WORD FILE: FN1872-R1(gt)

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

That I, John D. Barnard, 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 during the months of January through June 2015 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 24th of August, 2016 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746

STATE OF TEXAS
REGISTERED
JOHN D. BARNARD
5749
PROFESSIONAL
LAND SURVEYOR

John D. Barnard
Registered Professional Land Surveyor
No. 5749 – State of Texas

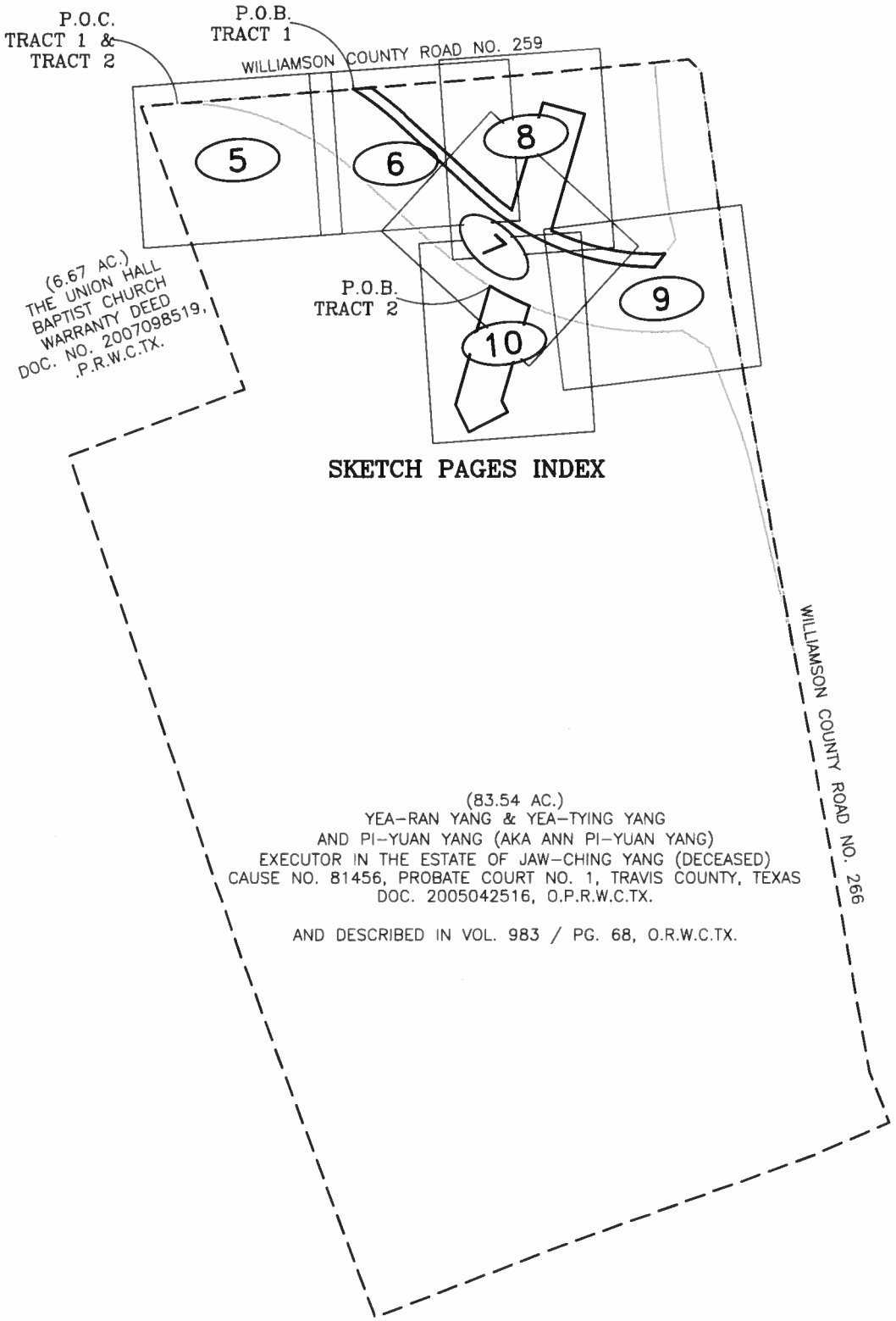

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EXHIBIT TO ACCOMPANY FIELD NOTES DESCRIPTION FN1872-R1

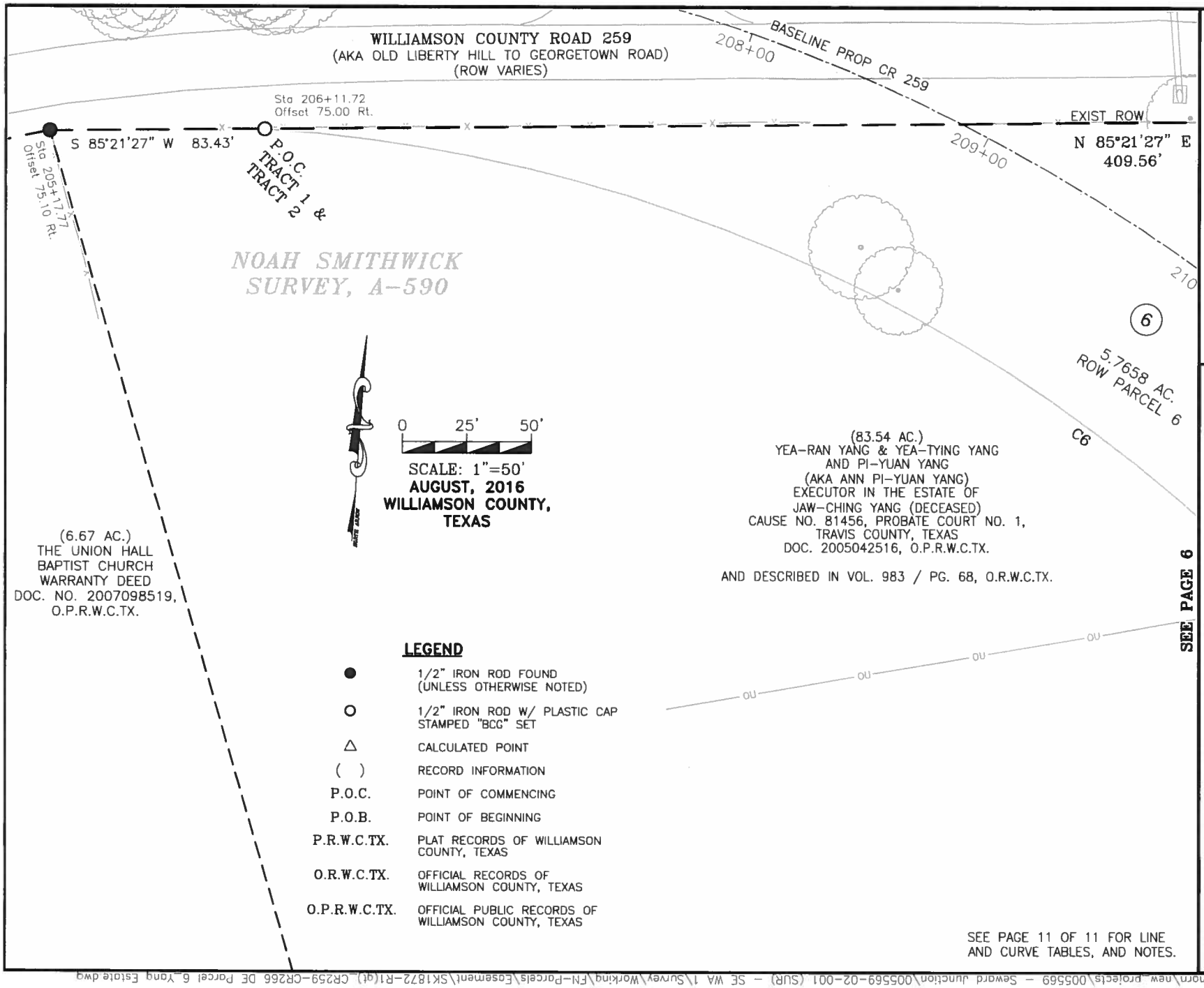

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1872-R1

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FILE: \\Longhorn\new-projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\Easement\SK1872-R1(pt)_CR259-CR266 DE Parcel 6_Yang Estate.dwg

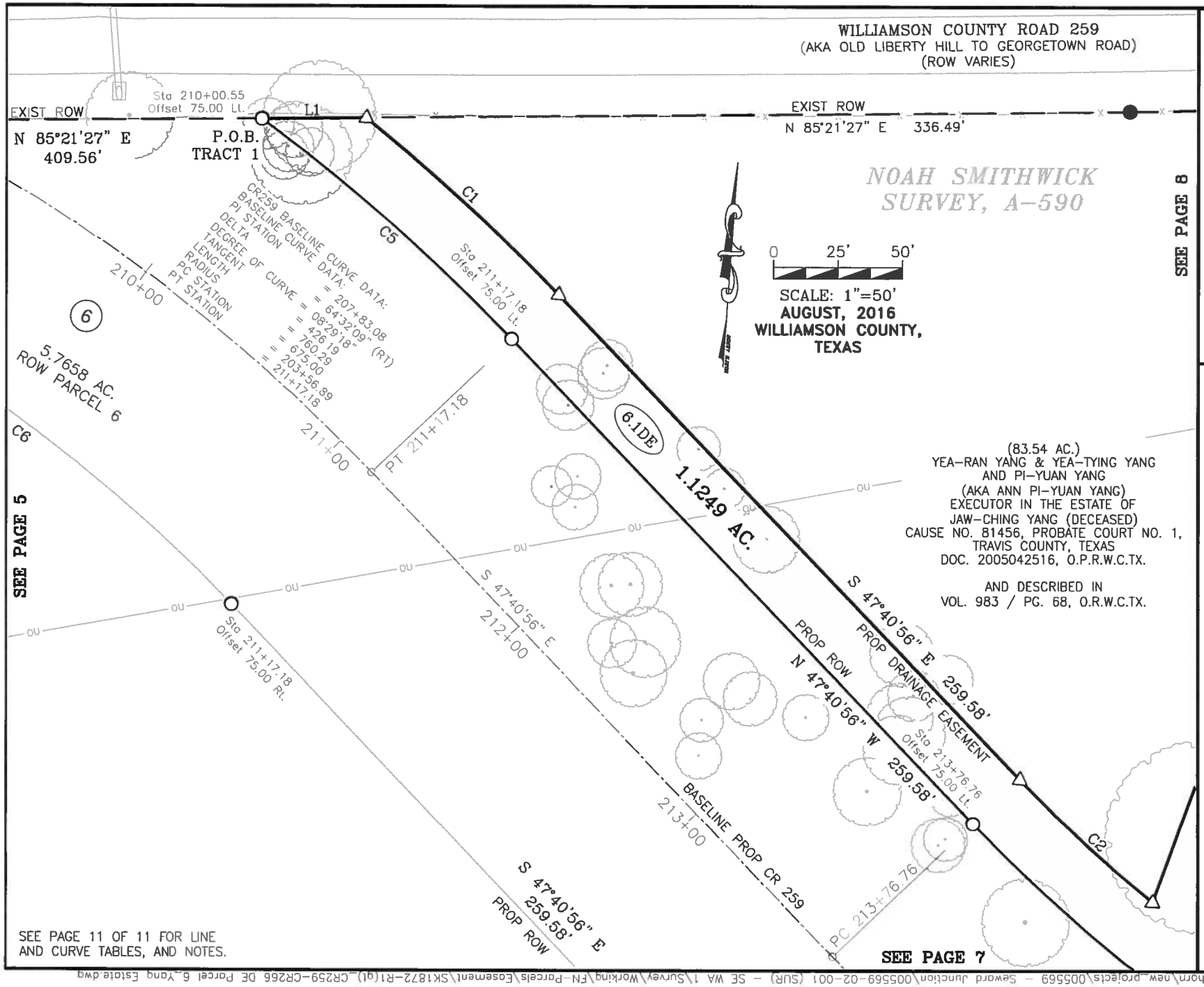

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN1872-R1

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DATE: Aug 23,2016-6:42pm

FILE: \\Longhorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\Easement\SK1872-R1(ql_CR259-CR266 DE Parcel 6_Yang Estate.dwg

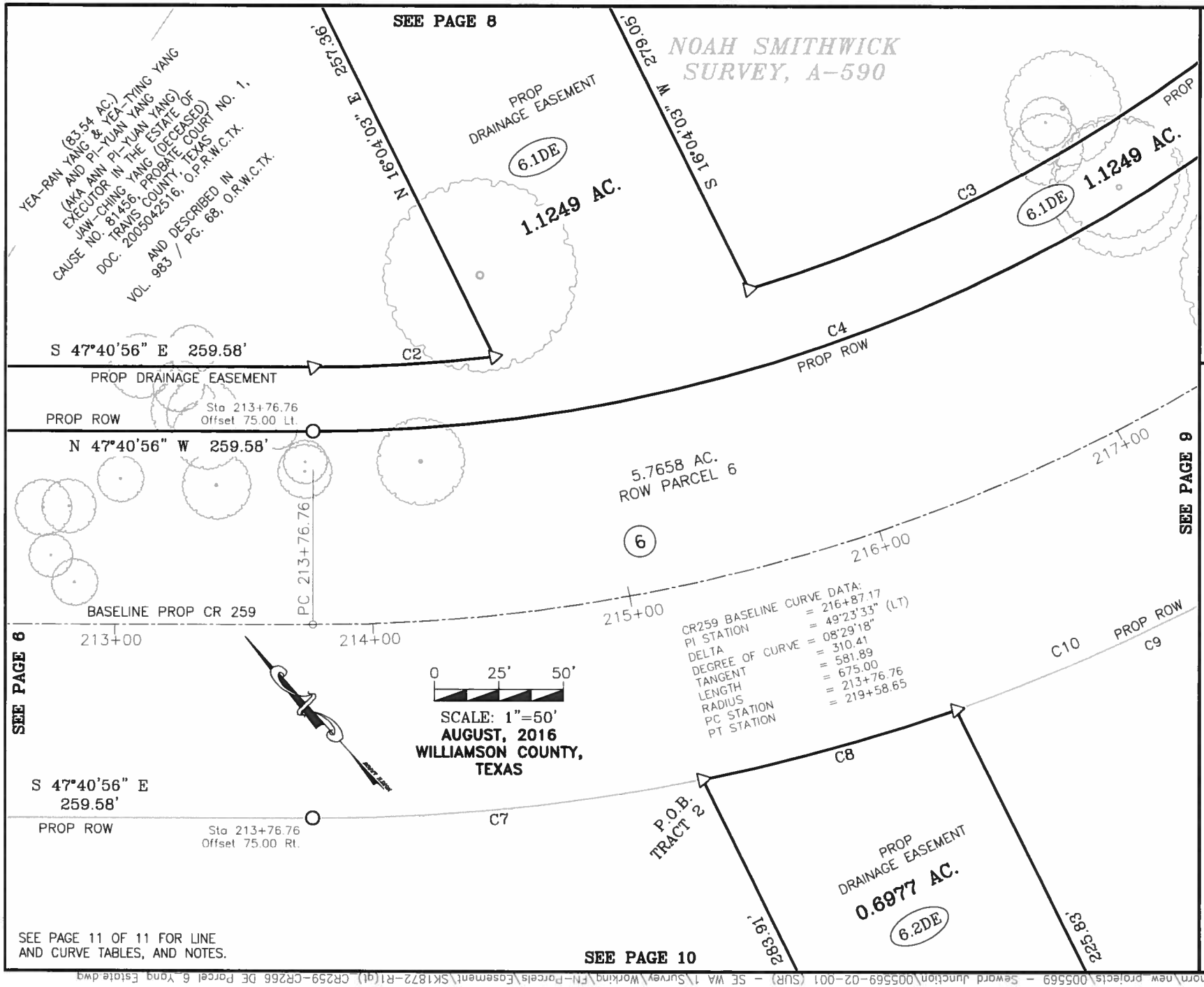

EXHIBIT TO ACCOMPANY FIELD NOTES DESCRIPTION FN1872-R1

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DATE: Aug 23,2016-6:43pm

FILE: \\Longhorn\new projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\Easement\SK1872-R1(a) CR259-CR266 DE Parcel 6 Yang Estate.dwg

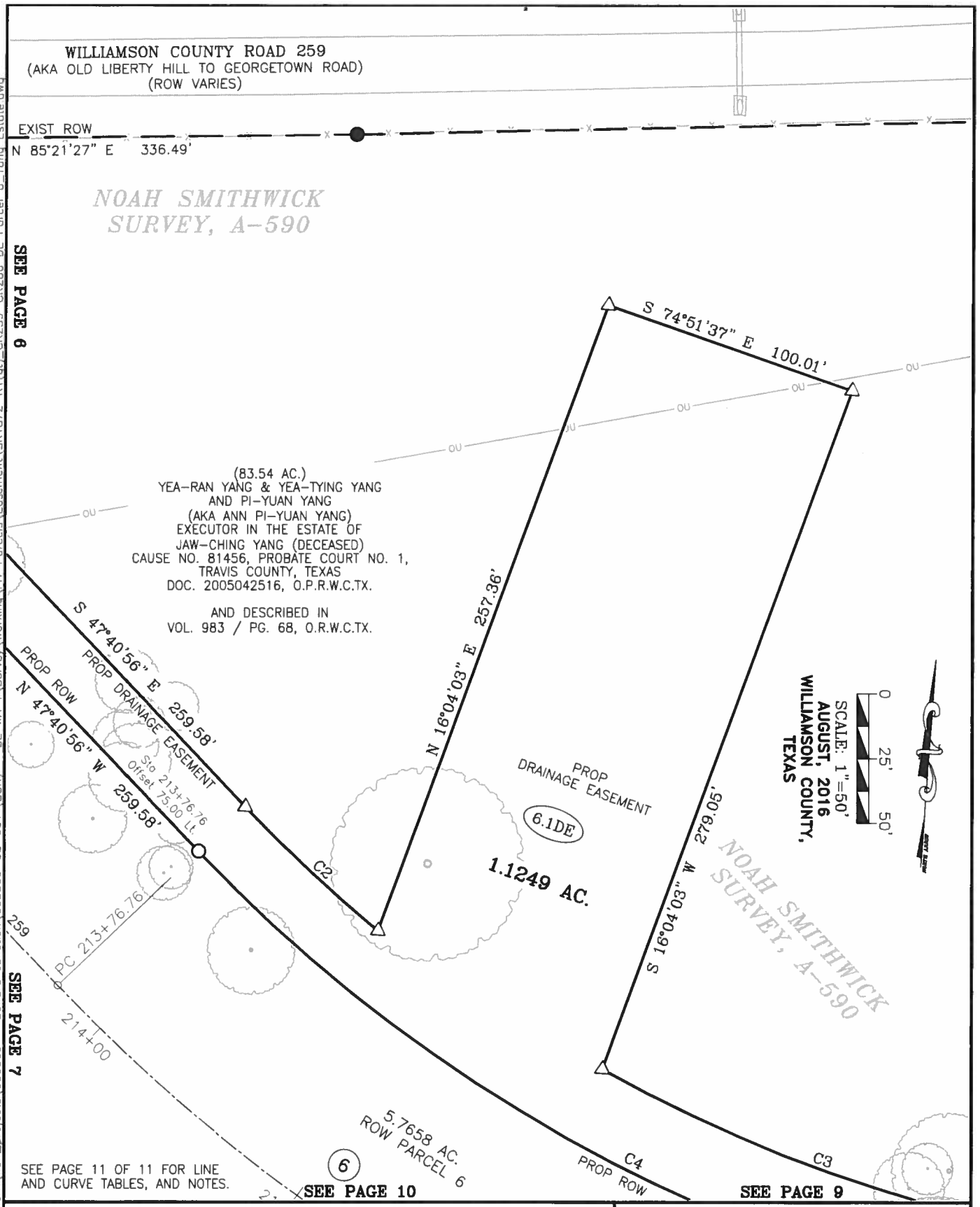

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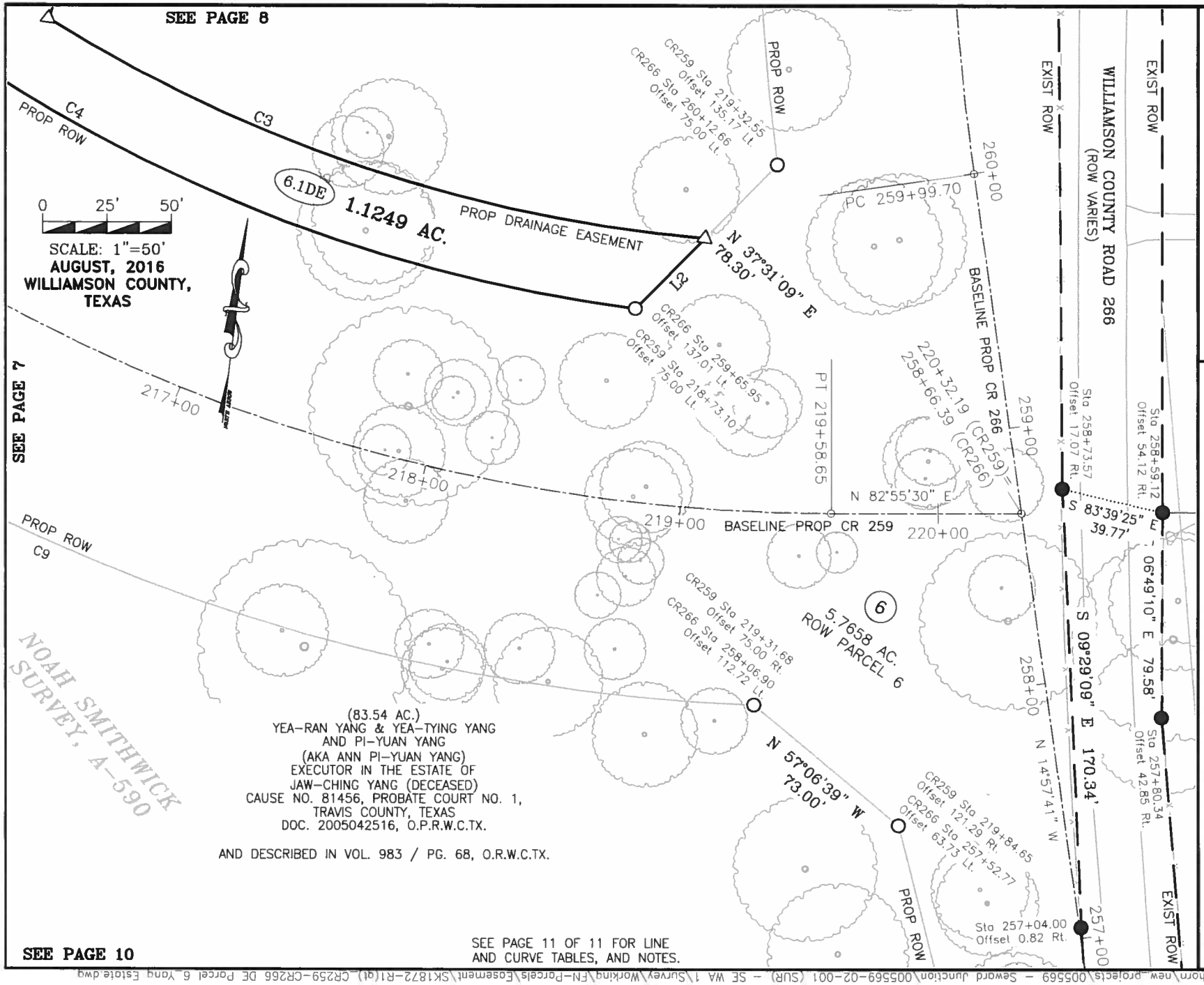
EXHIBIT TO ACCOMPANY FIELD NOTES DESCRIPTION FN1872-R1

FILE: \\Longhorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\Easement\SK1872-R1(at)_CR259-CR266 DE Parcel 6_Yang Estate.dwg

DATE: Aug 23,2016-6:44pm

EXHIBIT TO ACCOMPANY FIELD NOTES DESCRIPTION FN1872-R1



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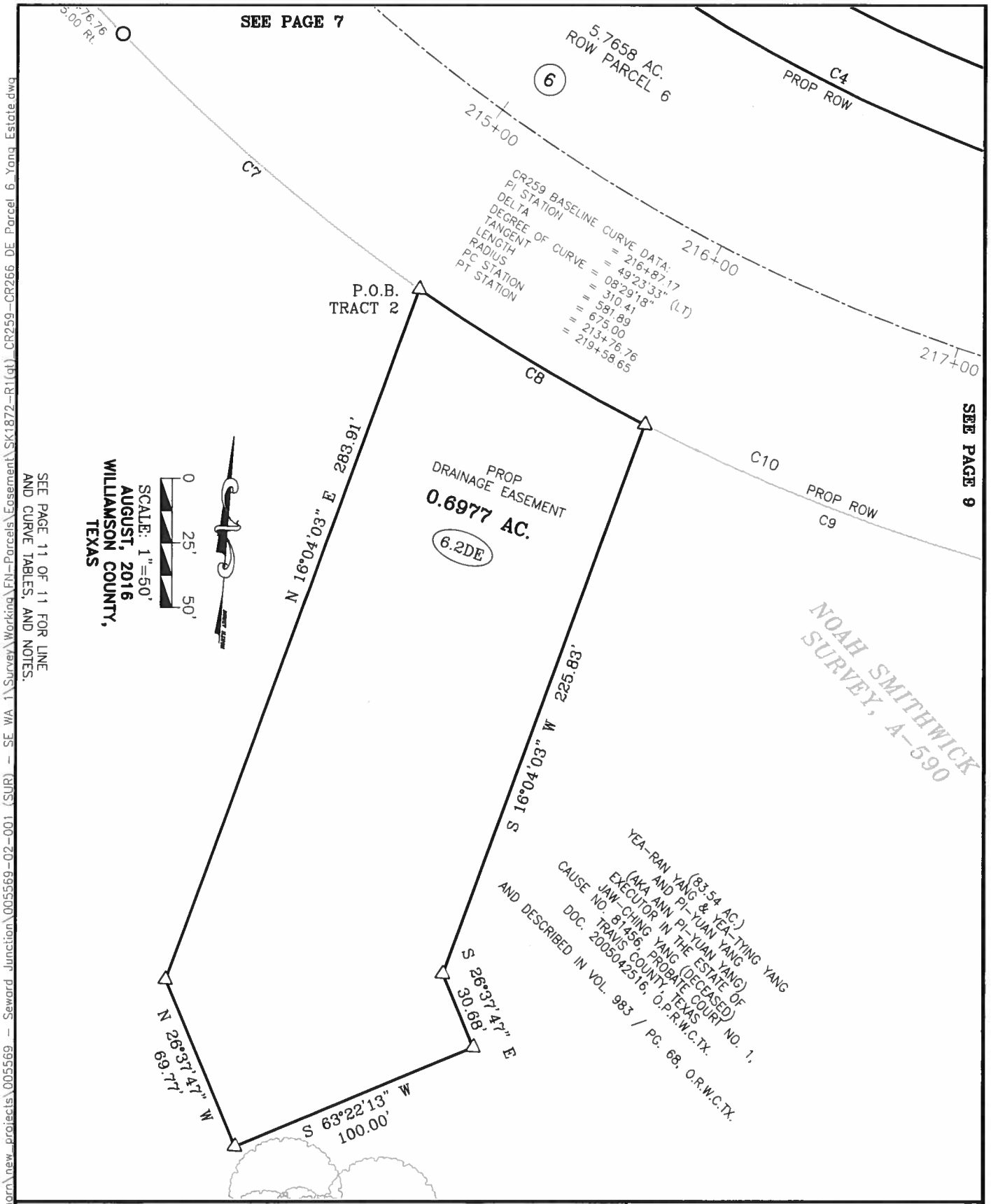
DATE: Aug 23,2016-6:44pm

FILE: \\Longhorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\Easement\SK1872-R1(a)_CR259-CR266 DE Parcel 6_Yang Estate.dwg



SEE PAGE 11 OF 11 FOR LINE AND CURVE TABLES, AND NOTES.

FILE: \\Longhorn\new_projects\005569 - Seward Junction\005569-02-001 (SUR) - SE WA 1\Survey\Working\FN-Parcels\Easement\SK1872-R1(gt)_CR259-CR266 DE Parcel 6_Yang Estate.dwg

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EXHIBIT TO ACCOMPANY FIELD NOTES DESCRIPTION FN1872-R1

DATE: Aug 23,2016-6:45pm

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4204), NAD83, GRID, BASED ON SURVEY TIES MADE TO CONTROL MONUMENTS SAM3, SAM4, SAM5 & SAM6 AS SHOWN ON CONTROL SHEETS FOR THE US 183: CR213 TO RIVA RIDGE DRIVE PROJECT (CSJ: 0151-04-063/064); LOWER COLORADO RIVER AUTHORITY (LCRA) CONTROL MONUMENTS AZF9 AND X622; AND TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) CONTROL MONUMENT N2463018.

2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.

3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000115 (GRID TO SURFACE).

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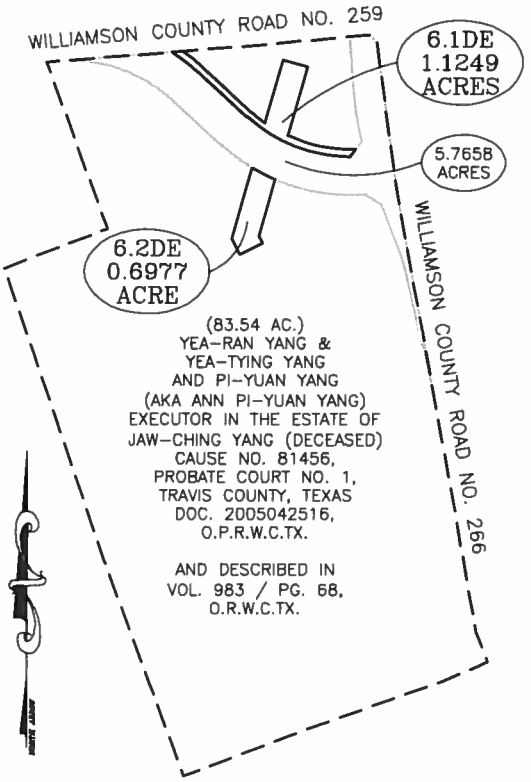
5. COUNTY ROAD 259 STATIONS AND OFFSETS SHOWN HEREON ARE BASED ON THE THE PROJECT BASELINES (269011AL01.DGN), AS PROVIDED BY AGUIRRE & FIELDS, LP ON 08-26-2015; PROPOSED DRAINAGE EASEMENT LINEWORK PROVIDED ON 03-06-2016.

6. THE ACREAGE CALCULATED AND SHOWN HEREON IS DERIVED FROM RECORD INFORMATION, AND IS FOR INFORMATIONAL PURPOSES ONLY. THIS DOES NOT IN ANY WAY REPRESENT A BOUNDARY SURVEY OF THE PARENT TRACT.

7. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.



WHOLE PROPERTY INSET
(NOT TO SCALE)

PROPOSED PARCEL ACQUISITION TABLE

RECORD PROPERTY AREA = 83.54 ACRES
PROPOSED ROW ACQUISITION AREA = 5.7658 ACRES
CALCULATED REMAINDER AREA = 77.7742 ACRES

PROPOSED DRAINAGE EASEMENT(S) AREA = 1.8226 ACRES

CURVE TABLE

CURVE #	RADIUS	LENGTH	BEARING	DISTANCE
C1	775.00'	101.68'	S 51°26'27" E	101.60'
C2	575.00'	70.21'	S 51°10'49" E	70.17'
C3	570.00'	271.23'	S 78°31'09" E	268.68'
C4	600.00'	441.20'	N 68°44'53" W	431.33'
C5	750.00'	129.58'	N 52°37'55" W	129.42'
C6	600.00'	449.30'	S 69°08'05" E	438.87'
C7	750.00'	151.92'	S 53°29'07" E	151.66'
C8	750.00'	101.87'	S 63°10'45" E	101.79'
C9	750.00'	362.80'	S 80°55'42" E	359.28'
C10	750.00'	616.59'	S 71°14'04" E	599.37'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 85°21'27" E	40.37'
L2	S 37°31'09" W	38.33'

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____ _____

JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5749,
STATE OF TEXAS

DATE

Bowman CONSULTING

Bowman Consulting Group, Ltd.
3101 Bee Cave Road, Suite 100, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

EXHIBIT TO ACCOMPANY FIELD NOTES DESCRIPTION FN1872-R1

EXHIBIT "C"

Parcel 6

DEED

Seward Junction Southeast (CR 259/266) 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 BY THESE PRESENTS:

That ANN PI-YUAN YANG, YEA-RAN YANG, and YEA-TYNG YANG, 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 5.7658 acre (251,160 Sq. Ft.) of land in the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 6**).

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 259/CR 266.

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 _____, 2018.

[signature pages follow]

GRANTOR:

_____
Ann Pi-Yuan Yang

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2018, by Ann Pi-Yuan Yang, in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

GRANTOR:

_____
Yea-Ran Yang

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2018, by Yea-Ran Yang, in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

GRANTOR:

_____
Yea-Tyng Yang

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2018, by Yea-Tyng Yang, in the capacity and for the purposes and consideration recited therein.

_____
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:

EXHIBIT "D"

DRAINAGE EASEMENT
Seward Junction Loop

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

That ANN PI-YUAN YANG, YEA-RAN YANG, and YEA-TYNG YANG, and their successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of One and No/100 ($1.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by WILLIAMSON COUNTY, TEXAS, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the below-described Property:

> All of that certain 1.8226 (79,393 square feet) of land in the Noah Smithwick Survey, Abstract No. 590, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 6DE**).

The perpetual easement, right-of-way, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage easement and channel, along with any structures, materials, improvements, pipes, culverts, storm sewer, grading and related appurtenances and equipment which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities (the "Benefitted Tract"), in, along, upon, under and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress from to and from said premises from the adjacent right of way for the purpose of making any improvements, modifications or repairs which the Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the easement herein acquired by Grantee. Any such trees or vegetation cut by Grantee shall promptly be removed from the Property.

Grantee shall be responsible for maintaining the easement area described herein and any improvements constructed by Grantee and located in, across or upon the easement area. Grantee, by acceptance of this easement acknowledges and agrees that Grantor hereby expressly reserves the right to relocate, modify and reduce the easement area described herein and alter any improvements or facilities located in, across or upon the easement area, at Grantor's sole cost and expense, provided that such relocation, reduction and/ or alteration shall not cause any use or development of

the Benefited Tract to be out of compliance with any regulation of any governmental entity having jurisdiction over the Benefited Tract, and shall not cause the diversion, encroachment, impoundment or increase in the amount of surface water on or across the Benefited Tract in excess of the drainage conditions existing prior to such relocation, reduction or alteration. The Grantor may execute and file in the appropriate public records a replacement easement for any such reduction, alteration and/ or relocation of the easement area, provided such reduction, alteration or relocation of the easement area is in conformance with the terms of this paragraph and such replacement easement is conveyed to the Grantee, its successors or assigns by replacement easement recorded in the appropriate public records. Concurrent with or after the recording of such replacement easement, the Grantee, its successors or assigns shall execute any document presented by the Grantor reasonably necessary or convenient for the release or re-conveyance to Grantor of any easement area not included in the replacement easement.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

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 and for making connections therewith.

Grantor does hereby bind its 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 by, through, or under Grantors, but not otherwise. This conveyance is made subject to any validly existing matters of record affecting this Property which are recorded in the Official Records of Williamson County, Texas.

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 placed thereon, or the maintenance of the Property for the conveyance of stormwater drainage without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the _____day of _____, 2018.

[signature page follows]

GRANTOR:

_____
Ann Pi-Yuan Yang

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2018, by Ann Pi-Yuan Yang, in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

GRANTOR:

_____
Yea-Ran Yang

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____ _, 2018, by Yea-Ran Yang, in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

GRANTOR:

_____
Yea-Tyng Yang

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____ _, 2018, by Yea-Tyng Yang, in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

ACCEPTED:

WILLIAMSON COUNTY, TEXAS

By:_____
Dan A. Gattis, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2018, by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and consideration recited therein.

_____
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: