

REAL ESTATE CONTRACT

THIS REAL ESTATE CONTRACT ("Contract") is made by WILLIAMSON COUNTY, TEXAS (referred to in this Contract as "Seller") and the LCRA TRANSMISSION SERVICES CORPORATION, a Texas non-profit corporation and instrumentality of the Lower Colorado River Authority (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 tracts of land described as follows:

Tract One:

Being a 3.67-acre tract of land situated in a portion of the E. D. Harmon Survey, Abstract No. 6 and the M. Hicks Survey, Abstract No. 287, said 3.67-acre tract being the remainder of Lot 5, Block 3, Ridgmar Landing as recorded in Cabinet D, Slide 67, Plat Records, Williamson County, Texas and being conveyed as "Tract 1" in deed from Ridgmar Landing Limited Company to Williamson County, Texas, dated January 5, 2003, as recorded in Document No. 2003006077, Official Public Records of Williamson County, Texas; said 3.67-acre tract being more particularly described by metes and bounds and sketch in the survey notes and sketch attached hereto as Exhibit "A"; and

Tract Two:

Being a 4.98-acre tract of land situated in a portion of the E. D. Harmon Survey, Abstract No. 6, said 4.98-acre tract being a re-survey of that portion of Lot 6, Block 3, Ridgmar Landing, as recorded in Cabinet D, Slide 67, Plat Records, Williamson County, Texas and being conveyed as "Tract 2" in deed from Ridgmar Landing Limited Company to Williamson County, Texas, dated January 5, 2003, as recorded in Document No. 2003006077, Official Public Records of Williamson County, Texas; said 4.98-acre tract being more particularly described by metes and bounds and sketch in the survey notes and sketch attached hereto as Exhibit "B".

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

**ARTICLE II
PURCHASE PRICE**

Purchase Price

2.01. The Purchase Price for the Property shall be the sum of ONE MILLION EIGHT HUNDRED SEVENTY THOUSAND and 00/100 Dollars (\$1,870,000.00).

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.

Title

3.03. Within seven (7) days from the Effective Date of this Contract, Purchaser shall cause the Title Company to furnish to the Purchaser a current commitment ("Title Commitment") for the issuance of an Owner's Policy of Title Insurance together with legible copies of all documents constituting exceptions to Seller's title as reflected in the Title Commitment. Purchaser may, on or prior to five (5) days after its receipt of the later of the Title Commitment, deliver to Seller in writing such reasonable objections as Purchaser may have to anything contained or set forth in the Title Commitment or the title exception documents. In the event Purchaser timely objects to any matter contained in the Title Commitment or title exception documents, Seller shall have a reasonable period of time after receipt of Purchaser's objections within which Seller may attempt to cure such objections specified by Purchaser; provided, however, Seller shall provide reasonable responsive cooperation and assistance requested by Purchaser to cure any objections, but shall be under no obligation to incur any costs whatsoever in connection with such cure. In the event Seller has not yet satisfied each and every of Purchaser's stated title objections within ten (10) days following the

date of Purchaser's objections, Purchaser shall elect to either (i) terminate this Contract, or (ii) waive those title objections which Seller has not satisfied and proceed to Closing. In the event Purchaser fails to elect (i) or (ii) in writing within such period, then, and in such event, Purchaser shall be deemed to have elected (ii).

Inspection

Purchaser acknowledges that Seller is providing Purchaser with an opportunity to thoroughly inspect the Property prior to Closing or all purposes, including any concerns with respect to any past, current or future violation of environmental laws or with respect to the presence, either now or in the past, of any hazardous substances at the Property.

**ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER**

After the Effective Date, Seller agrees that Purchaser shall be entitled to enter upon the Property and to conduct such inspections and audits as Purchaser may reasonably desire.

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) Seller has not entered into any lease or other agreement, whether written or oral, granting any other party the right to possess the Property. To Seller's actual knowledge, 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) To Seller's actual knowledge, Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

For purposes of this Contract, wherever the terms "knowledge," "belief," or words of similar import are used with respect to the Seller, such knowledge or belief shall be limited to the actual knowledge of SELLER.

PURCHASER HEREBY EXPRESSLY ACKNOWLEDGES THAT IT HAS OR WILL HAVE, PRIOR TO THE CLOSING, THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY THE PURCHASER IN ORDER TO ENABLE THE PURCHASER TO EVALUATE THE PURCHASE OF THE PROPERTY. PURCHASER REPRESENTS THAT IT IS A KNOWLEDGEABLE PURCHASER OF ASSETS SUCH AS THE PROPERTY AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF PURCHASER'S CONSULTANTS, AND THAT PURCHASER WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY,

INCLUDING BUT NOT LIMITED TO THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY UPON SAME, AND UPON CLOSING SHALL ASSUME THE RISK OF ANY ADVERSE MATTERS, INCLUDING BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, THAT MAY NOT HAVE BEEN REVEALED BY PURCHASER'S INSPECTIONS AND INVESTIGATIONS. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT PURCHASER IS ACQUIRING THE PROPERTY ON AN AS-IS, WHERE-IS AND WITH ALL FAULTS BASIS WITHOUT REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, EXCEPT THOSE EXPRESSLY INDICATED IN THIS CONTRACT. PURCHASER DISCLAIMS RELIANCE UPON ALL ORAL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, EXCEPT THOSE EXPRESSLY INDICATED IN THIS CONTRACT. PURCHASER HEREBY WAIVES AND RELINQUISHES ALL RIGHTS AND PRIVILEGES ARISING OUT OF, OR WITH RESPECT OR IN RELATION TO, ANY REPRESENTATIONS, WARRANTIES OR COVENANTS, WHETHER EXPRESS OR IMPLIED, WHICH MAY HAVE BEEN MADE OR GIVEN, OR WHICH MAY HAVE BEEN DEEMED TO HAVE BEEN MADE OR GIVEN, BY THE SELLER, EXCEPT THOSE EXPRESSLY INDICATED IN THIS CONTRACT. PURCHASER HEREBY AGREES THAT SELLER SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL OR OTHER DAMAGES RESULTING OR ARISING FROM OR RELATING TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY.

SURVIVAL. IT IS AGREED AND UNDERSTOOD THAT THE TERMS AND PROVISIONS OF THIS ARTICLE IV SHALL EXPRESSLY SURVIVE THE CLOSING AND NOT MERGE THEREIN.

ARTICLE V
CLOSING
Closing Date

5.01. The Closing shall be held at the office of Georgetown Title Company (the "Title Company") or another title company of Seller's choosing, on or before August 17, 2018 or at such time, date, and place as Seller and Purchaser may agree upon (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 Special Warranty Deed conveying good and indefeasible title to Purchaser in fee simple to all of the Property, 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 a form substantially similar to that shown in Exhibit "C" attached hereto and incorporated herein.

(2) Cooperate, to the extent required, to ensure that the Title Company will 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 promulgated 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".

(3) 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;
- (b) Pay costs of Closing as required by this Contract.

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 (including the base premium and the cost of all endorsements and special elective coverages) and survey to be paid by Purchaser.
- (2) Deed (including recording costs), 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 enforce specific performance of this Contract.

**ARTICLE VII
BREACH BY PURCHASER**

In the event Purchaser shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the purchase of the Property for any reason, except Seller's default, Purchaser may enforce specific performance of this Contract.

**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; Total Agreement; Modification

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. This Contract constitutes the entire agreement among the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings of the parties in connection therewith, specifically including any letter of intent negotiated by the parties in relation to the Property. No representation, warranty, covenant, agreement or condition not expressed in this Contract shall be binding upon the parties hereto or shall affect or be effective to interpret, change or restrict the provisions of this Contract. This Contract may not be modified or amended, except by an agreement in writing signed by both the Seller and the Purchaser.

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.

Time of Essence

8.05. Time is of the essence in this Contract.

Gender

8.06. 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.

No Recordation

8.07. Seller and Purchaser hereby acknowledge that neither this Contract nor any memorandum or affidavit thereof shall be recorded of public record in the county where the Property is located or any other county in Texas.

Compliance

8.08. In accordance with the requirements of Section 1101.555 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

8.09. 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

8.10. 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.

Exhibits

8.11. The following Exhibits are attached hereto and incorporated herein:

- Exhibit "A": Tract One metes and bounds legal description and sketch
- Exhibit "B": Tract Two metes and bounds legal description and sketch
- Exhibit "C": Agreed Deed Form

[signature page follows]

SELLER:

WILLIAMSON COUNTY, TEXAS

By: _____
Dan A. Gattis
County Judge

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

Date: _____

PURCHASER:

LCRA TRANSMISSION SERVICES CORPORATION

By: _____
Steven T. Brown
Authorized Agent

Address: 3700 Lake Austin Blvd.
Austin, Texas 78703

Date: _____

EXHIBIT " A "

BEING A METES AND BOUNDS DESCRIPTION FOR A 3.67 ACRE TRACT OF LAND SITUATED IN A PORTION OF THE E.D. HARMON SURVEY, ABSTRACT NO. 6 AND THE M. HICKS SURVEY, ABSTRACT NO. 287, SAID 3.67 ACRE TRACT AND BEING THE REMAINDER OF LOT 5, BLOCK 3, RIDGMAR LANDING AS RECORDED IN CABINET D, SLIDE 67, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING CONVEYED AS "TRACT 1" IN DEED FROM RIDGMAR LANDING LIMITED COMPANY TO WILLIAMSON COUNTY, TEXAS, DATED JANUARY 5, 2003, AS RECORDED IN DOCUMENT NO. 2003006077, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, THE PERIMETER OF SAID 3.67 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap stamped "DIAMOND SURVEYING" found in the apparent west right-of-way line of Ronald Reagan Boulevard (right-of-way width varies) for the northeast corner of this tract (Grid coordinates N= 10185148.06 US Feet, E= 3091066.70 US Feet), same being a common corner of a called 1.059 acre tract and 2.983 acre tract both being described in a right of entry, possession and construction easement agreement from Ridgmar Landing Limited Company, a Texas limited liability company to Williamson County, Texas, dated September 13, 2002, as recorded in Document No. 2002071222, Official Public Records, Williamson County, Texas, and a called 0.38 acre tract (Tract 4D) described in deed from Reagan & FM 2243, LTD., a Texas limited partnership to Beasley Tract, LP, a Texas limited partnership, dated May 27, 2011, as recorded in Document No. 2011035210, Official Public Records, Williamson County, Texas;

THENCE S 00°47'47" E, with the east line of said Lot 5, same being the west line of said Tract 4D, a distance of 282.95 feet to a calculated point on the northeast line of a called 0.149 acre tract described in deed from Ridgmar Landing Limited Company to Dale T. Raveney and Kathleen A. Raveney, dated February 12, 1998, as recorded in Document No. 9809504, Official Records, Williamson County, Texas, for the southwest corner of said Tract 4D, same being the southeast corner of this tract;

THENCE N 71°05'31" W, with the north line of said 0.149 acre tract, a distance of 134.55 feet to a calculated point for an interior angle point of this tract, same being the northwest corner of said 0.149 acre tract, same being the northeast corner of a called 0.18 acre tract (Tract 3) of land described in deed from Ridgmar Landing Limited Company to Robert L. Haddock, Jr. and wife, Jerry Lou Haddock, dated August 25, 1994, as recorded in Vol. 2598, Pg. 526, Official Records, Williamson County, Texas;

THENCE S 87°14'40" W, with the north line of said Tract 3, a distance of 227.44 feet to a calculated point on the west line of said Lot 5 and the east line of Lot 6, Block 3 for the southwest corner of this tract, same being the common corner of Tract 2, conveyed in deed from Ridgmar Landing Limited Company to Williamson County, Texas, dated January 5, 2003, as recorded in Document No. 2003006077, Official Public Records, Williamson County, Texas, Tract 3, and a called 0.01 acre tract (Tract 2) of land described in deed from Ridgmar Landing Limited Company to Robert L. Haddock, Jr. and wife, Jerry Lou Haddock, dated August 25, 1994, as recorded in Vol. 2598, Pg. 526, Official Records, Williamson County, Texas, from which a 1/2" iron rod found for the west corner of said 0.01 acre tract (Tract 2) bears, S 87°14'40" W, a distance of 73.65 feet;

THENCE N 09°48'41" E, with the west line of said Lot 5, same being the east line of said Lot 6, a distance of 736.89 feet to a 5/8" iron rod with cap stamped "SAM" set for the north corner of this tract, from which a 3/8" iron rod found at the common corner of said Lot 5 and Lot 6 bears, N 09°48'41" E, a distance of 2.93 feet;

THENCE S 29°00'45" E, with the west line of said 1.059 acre tract, a distance of 91.62 feet to a 5/8" iron rod with cap stamped "SAM" set at the beginning of a curve to the right, from which a 1/2" iron rod with cap stamped "DIAMOND SURVEYING" found at the northeast corner of said 2.983 acre tract, bears, N 73°56'21" E, a distance of 204.77 feet;

(INTENTIONALLY LEFT BLANK)

WILLIAMSON COUNTY, TEXAS
E. D. HARMON SURVEY, A-6
M. HICKS SURVEY, A-287

3.67 ACRE TRACT
PAGE 2 OF 4

THENCE with the arc of said curve to the right, having a radius of 2764.54 feet, through a central angle of $08^{\circ}24'37''$, an arc length of 405.80 feet, and a chord which bears $S 24^{\circ}48'27'' E$, a distance of 405.43 feet to a 5/8" iron rod with cap stamped "SAM" set, for an angle point of this tract on the apparent west right-of-way line of said Ronald Reagan Boulevard (right-of-way width varies), from which a 1/2" iron rod with cap stamped "Diamond Surveying" found bears $S 70^{\circ}27'03'' W$, a distance of 3.99 feet;

THENCE $S 20^{\circ}36'08'' E$, with a west line of said 1.059 acre tract, a distance of 29.61 feet to the **POINT OF BEGINNING**. Said tract contains 3.67 acres, more or less.

The field notes and plat attached hereto are an accurate representation of a survey made and monumented on the ground under my supervision in the month of March 2018.



3/28/18

Erik S. Milnes
Registered Professional Land Surveyor No. 6622
SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Texas Firm No. 10064300

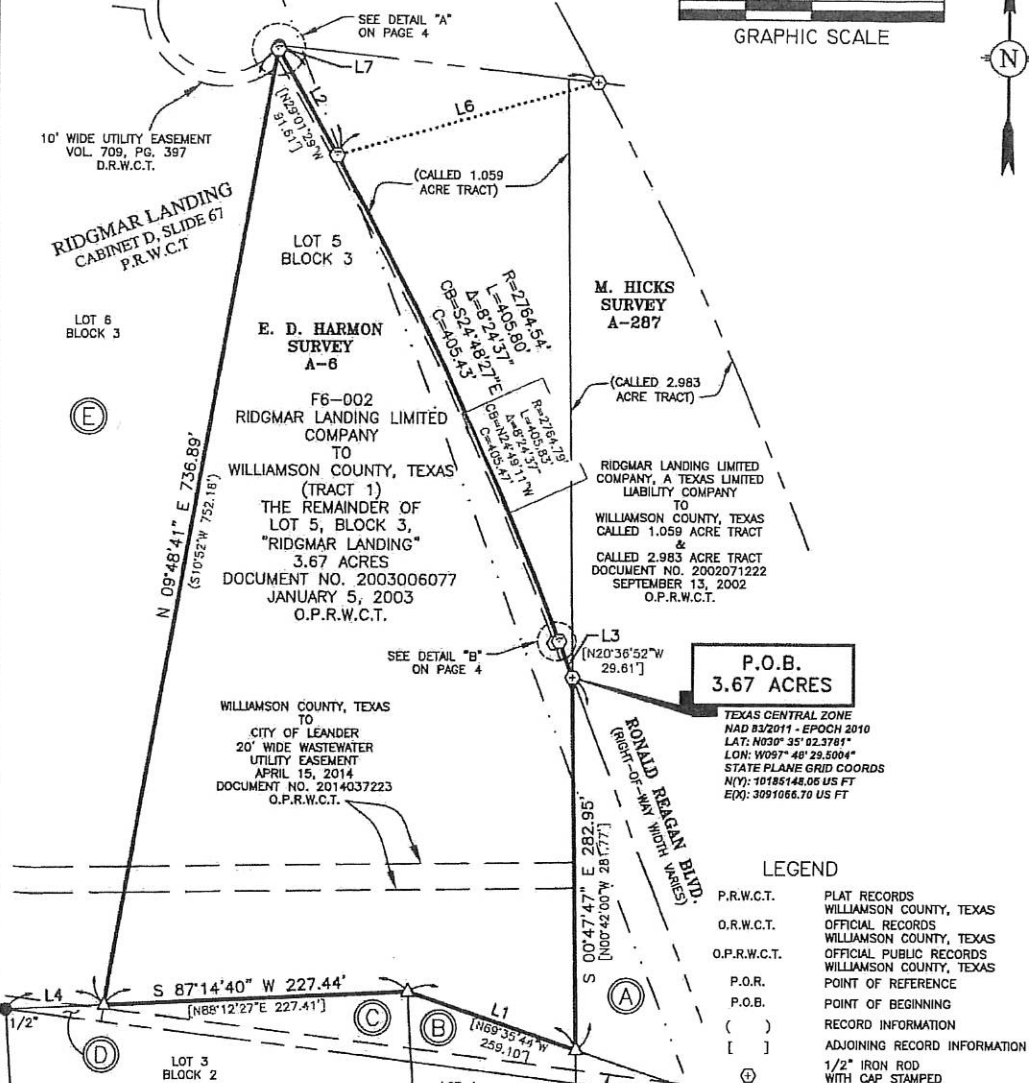
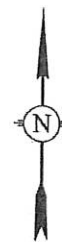
Date



BEARING BASIS: Texas Lambert Grid, Central Zone, NAD 83/NSRS 2011
Combined Scale Factor: 0.99987582 - All distances shown are surface values.
ACAD File: S741001A-003A.DWG
WORD File: S741001A-003A.DOCX

WILLIAMSON COUNTY, TEXAS
 E.D. HARMON SURVEY, A-6
 M. HICKS SURVEY, A-287

PARCEL # F6-002



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N71°05'31"W	134.55'
L2	S29°00'45"E	91.62'
L3	S20°36'08"E	29.61'
L4	S87°14'40"W	73.65'
L5	S70°27'03"W	3.99'
L6	N73°56'21"E	204.77'
L7	N09°48'41"E	2.93'



4801 SOUTHWEST PKWY
 BUILDING TWO, SUITE 100
 Austin Texas, 78735
 (512) 447-0575 Fax: (512) 326-3029
 EMAIL: SAM@SAM.BIZ
 TX. FIRM NO. 10064300

HORIZONTAL DATUM: NAD83 (2011)
 VERTICAL DATUM: NAVD 88
 COMBINED SCALE FACTOR: 0.99987582
 BEARING BASIS: TX. LAMBERT GRID CENTRAL ZONE
 DISTANCES SHOWN ARE SURFACE VALUES

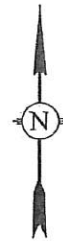
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 WORD FILE: S741001A-003A.docx
 REVISION:
 SCALE: 1"=100'
 DATE: 03/14/2017
 WO NO.: 97324
 FIELD BOOK: 30554
 DRAWN BY: AA

PLAT SHOWING A 3.67 ACRE TRACT OF LAND BEING A PART OF LOT 5, BLOCK 3, RIDGMAR LANDING RECORDED IN CABINET D, SLIDE 67, P.R.W.C.T. AND IN THE E.D. HARMON SURVEY, A-6 AND M. HICKS SURVEY, A-287 WILLIAMSON COUNTY, TEXAS



WILLIAMSON COUNTY, TEXAS
E.D. HARMON SURVEY, A-6
M. HICKS SURVEY, A-287

PARCEL # F6-002



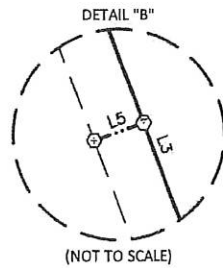
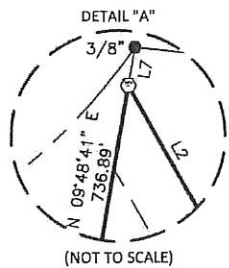
(A)
REAGAN & FM 2243, LTD.,
A TEXAS LIMITED
PARTNERSHIP
TO
BEASLEY TRACT, LP,
A TEXAS LIMITED
PARTNERSHIP
TRACT 4D
CALLED 0.38 ACRE TRACT
DOCUMENT NO. 2011035210
MAY 27, 2011
O.P.R.W.C.T.

(B)
RIDGMAR LANDING
LIMITED COMPANY
TO
DALE T. RAVENEY AND
KATHLEEN A. RAVENEY
CALLED 0.149 ACRE
TRACT
DOCUMENT NO. 9809504
FEBRUARY 12, 1998
O.R.W.C.T.

(D)
RIDGMAR LANDING LIMITED
COMPANY
TO
ROBERT L. HADDOCK, JR.
AND WIFE,
JERRY LOU HADDOCK
TRACT 2
CALLED 0.01 ACRE TRACT
VOL. 259B, PG. 526
AUGUST 25, 1994
O.R.W.C.T.

(C)
RIDGMAR LANDING LIMITED
COMPANY
TO
ROBERT L. HADDOCK, JR.
AND WIFE,
JERRY LOU HADDOCK
TRACT 3
CALLED 0.18 ACRE TRACT
VOL. 259B, PG. 526
AUGUST 25, 1994
O.R.W.C.T.

(E)
F6-003
F6-006
RIDGMAR LANDING LIMITED COMPANY
TO
WILLIAMSON COUNTY, TEXAS
(TRACT 2)
THE REMAINDER OF
LOT 6, BLOCK 3,
"RIDGMAR LANDING"
DOCUMENT NO. 2003006077
JANUARY 5, 2003
O.P.R.W.C.T.



Erik S. Milnes
3/28/18



4801 SOUTHWEST PKWY
BUILDING TWO, SUITE 100
Austin Texas, 78735
(512) 447-0575 Fax: (512) 326-3029
EMAIL: SAM@SAM.BIZ
TX. FIRM NO. 10064300

HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.99987582
BEARING BASIS: TX. LAMBERT GRID CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

ACAD FILE: S741001A-003A.dwg
WORD FILE: S741001A-003A.docx
REVISION:
SCALE: 1"=100'
DATE: 03/14/2017
WO NO.: 97324
FIELD BOOK: 30554
DRAWN BY: AA

PLAT SHOWING A 3.67 ACRE TRACT
OF LAND BEING A PART OF
LOT 5, BLOCK 3, RIDGMAR LANDING
RECORDED IN CABINET D, SLIDE 67, P.R.W.C.T.
AND IN THE
E.D. HARMON SURVEY, A-6 AND
M. HICKS SURVEY, A-287
WILLIAMSON COUNTY, TEXAS



EXHIBIT " B "

BEING A METES AND BOUNDS DESCRIPTION FOR A 4.98 ACRE TRACT OF LAND SITUATED IN A PORTION OF THE E. D. HARMON SURVEY, ABSTRACT NO. 6, SAID 4.98 ACRE TRACT BEING A RE-SURVEY OF THAT PORTION OF LOT 6, BLOCK 3, RIDGMAR LANDING, AS RECORDED IN CABINET D, SLIDE 67, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS WHICH WAS CONVEYED AS "TRACT 2" IN DEED FROM RIDGMAR LANDING LIMITED COMPANY TO WILLIAMSON COUNTY, TEXAS, DATED JANUARY 5, 2003, AS RECORDED IN DOCUMENT NO. 2003006077, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, THE PERIMETER OF SAID 4.98 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid coordinates N=10185688.40 US Feet, E=3090532.89 US Feet) on the east line of a called 12.88 acre tract, described in deed from Edna Boyd Beasley, a single person to Beasley Tract, LP, a Texas limited partnership, dated May 27, 2011, as recorded in Document No. 2011035206, Official Public Records, Williamson County, Texas, for the northwest corner of this tract, same being the southwest corner of a called 1.37 acre tract (Tract 4C), described in deed from Reagan & FM 2243, LTD., a Texas limited partnership to Beasley Tract, LP, a Texas limited partnership, dated May 27, 2011, as recorded in Document No. 2011035210, Official Public Records, Williamson County, Texas, from which a 1/2" iron rod found bears N 05°24'47" E, a distance of 126.34 feet;

THENCE S 83°04'05" E, with the north line of said Lot 6, same being the south line of said Tract 4C, a distance of 220.59 feet to 1/2" iron rod found on a curve to the left for the most northern northeast corner of this tract and a southeast corner of said Tract 4C;

THENCE with the arc of said curve to the left, having a radius of 50.00 feet, through a central angle of 151°48'41", an arc length of 132.48 feet, and a chord which bears S 68°48'56" E, a distance of 96.99 feet to a 3/8" iron rod found, for the most eastern northeast corner of this tract, same being the northwest corner of Lot 5, Block 3, Ridgmar Landing and the northwest corner of a called 1.059 acre tract, described in Document No. 2002071222, Official Public Records, Williamson County, Texas;

THENCE S 09°48'41" W, with the east line of said Lot 6, same being the west line of said Lot 5 and said 1.059 acre tract, at 2.93 feet passing a calculated point for the west corner of said 1.059 acre tract, same being the north corner of Tract 1, described in deed from Ridgmar Landing Limited Company to Williamson County, Texas, dated January 5, 2003, as recorded in Document No. 2003006077, Official Public Records, Williamson County, Texas, and continuing with the east line of said Lot 6, same being the west line of said Lot 5 and said Tract 1, for a total distance of 739.82 feet to a calculated point for a common corner of a called 0.18 acre tract (Tract 3) and a called 0.01 acre tract (Tract 2) both being described in deed from Ridgmar Landing Limited Company to Robert L. Haddock, Jr. and wife, Jerry Lou Haddock, dated August 25, 1994, as recorded in Volume 2598, Page 526, Official Records, Williamson County, Texas, said Tract 1, and this tract, from which a 1/2" iron rod with cap stamped "Diamond Surveying" found bears N 54°28'31" E, a distance of 430.70 feet;

THENCE S 87°14'40" W, with the northwest line of said 0.01 acre tract (Tract 2), a distance of 73.65 feet to a 1/2" iron rod found on the south line of said Lot 6 for the most southern corner of this tract, same being the west corner of said 0.01 acre tract (Tract 2);

THENCE N 82°44'44" W, with the south line of said Lot 6, a distance of 183.56 feet to a calculated point for the southwest corner of said Lot 6, same being the southeast corner of said 12.88 acre tract;

(INTENTIONALLY LEFT BLANK)

WILLIAMSON COUNTY, TEXAS
E. D. HARMON SURVEY, A-6

4.98 ACRE TRACT
PAGE 2 OF 3

THENCE N 05°21'27" E, with the west line of said Lot 6, same being the east line of said 12.88 acre tract, a distance of 774.42 feet to the **POINT OF BEGINNING**. Said tract contains 4.98 acres, more or less.

The field notes and plat attached hereto are an accurate representation of a survey made and monumented on the ground under my supervision in the month of March 2018.



Erik S. Milnes
Registered Professional Land Surveyor No. 6622
SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Texas Firm No. 10064300



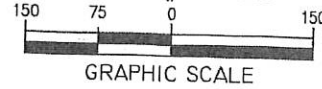
Date



BEARING BASIS: Texas Lambert Grid, Central Zone, NAD 83/NSRS 2011
Combined Scale Factor: 0.99987582 - All distances shown are surface values.
ACAD File: S741001A-002A.DWG
WORD File: S741001A-002A.DOCX

WILLIAMSON COUNTY, TEXAS
E.D. HARMON SURVEY, A-6

PARCEL # F6-003
PARCEL # F6-006



F6-009
EDNA BOYD BEASLEY,
A SINGLE PERSON
TO
BEASLEY TRACT, LP,
A TEXAS LIMITED PARTNERSHIP
CALLED 12.88 ACRE TRACT
DOCUMENT NO. 2011035206
MAY 27, 2011
O.P.R.W.C.T.

E. D. HARMON
SURVEY
A-6

10' WIDE UTILITY EASEMENT
VOL. 709, PG. 397
D.R.W.C.T.

(N82°30'W 220.38')

M. HICKS
SURVEY
A-287

P.O.B.
4.98 ACRES

TEXAS CENTRAL ZONE
NAD 83/2011 - EPOCH 2010
LAT: N030° 35' 07.8453"
LON: W097° 48' 35.4659"
STATE PLANE GRID COORDS
N(Y): 10185688.40 US FT
E(X): 3090532.89 US FT

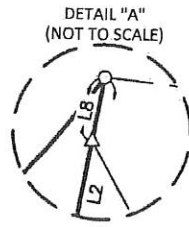
LOT 6
BLOCK 3

LOT 5
BLOCK 3

F6-003
F6-006
RIDGMAR LANDING
LIMITED COMPANY
TO
WILLIAMSON COUNTY, TEXAS
(TRACT 2)
THE REMAINDER OF
LOT 6, BLOCK 3,
"RIDGMAR LANDING"
4.98 ACRES
DOCUMENT NO.
2003006077
JANUARY 5, 2003
O.P.R.W.C.T.

F6-002
RIDGMAR LANDING
LIMITED COMPANY
TO
WILLIAMSON COUNTY, TEXAS
(TRACT 1)
THE REMAINDER OF
LOT 5, BLOCK 3,
"RIDGMAR LANDING"
DOCUMENT NO. 2003006077
JANUARY 5, 2003
O.P.R.W.C.T.

RONALD REAGEN BLD.
(ROT WIDTH VARIES)



WILLIAMSON COUNTY, TEXAS
TO
CITY OF LEANDER
20' WIDE WASTEWATER
UTILITY EASEMENT
APRIL 15, 2014
DOCUMENT NO. 2014037223
O.P.R.W.C.T.

10' WIDE UTILITY EASEMENT
VOL. 709, PG. 397
D.R.W.C.T.

RIDGMAR LANDING LIMITED COMPANY
TO
ROBERT L. HADDOCK, JR. AND WIFE,
JERRY LOU HADDOCK
TRACT 2
CALLED 0.01 ACRE TRACT
VOL. 2598, PG. 526
AUGUST 25, 1994
O.R.W.C.T.

RIDGMAR LANDING LIMITED COMPANY
TO
ROBERT L. HADDOCK, JR. AND WIFE,
JERRY LOU HADDOCK
TRACT 3
CALLED 0.18 ACRE TRACT
VOL. 2598, PG. 526
AUGUST 25, 1994
O.R.W.C.T.

F6-008
REAGAN & FM 2243, LTD.,
A TEXAS LIMITED PARTNERSHIP
TO
BEASLEY TRACT, LP,
A TEXAS LIMITED PARTNERSHIP
TRACT 4C
CALLED 1.37 ACRE TRACT
DOCUMENT NO. 2011035210
MAY 27, 2011
O.P.R.W.C.T.

RIDGMAR LANDING
CABINET D, SLIDE 67
P.R.W.C.T.



LEGEND

- P.R.W.C.T. PLAT RECORDS
- WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS
- WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
- WILLIAMSON COUNTY, TEXAS
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION
- [] ADJOINER RECORD INFORMATION
- ⊕ 1/2" IRON ROD WITH CAP
- ⊕ STAMPED "DIAMOND SURVEYING" FOUND
- ⊕ 5/8" IRON ROD WITH CAP
- ⊕ STAMPED "SAM" SET
- △ CALCULATED POINT
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- - - APPROXIMATE SURVEY LINE
- BOUNDARY LINE
- - - ADJOINING PROPERTY LINES
- - - EXISTING EASEMENT LINE
- FLYTIE

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S83°04'05"E	220.59'
L2	S09°48'41"W	739.82'
L3	S87°14'40"W	73.65'
L4	N82°44'44"W	183.56'
L5	N05°21'27"E	774.42'
L6	N05°24'47"E	126.34'
L7	N54°28'31"E	430.70'
L8	S09°48'41"W	2.93'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	151°48'41"	50.00'	132.48'	96.99'	S68°48'56"E

HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: .99987582
BEARING BASIS: TX, LAMBERT GRID CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

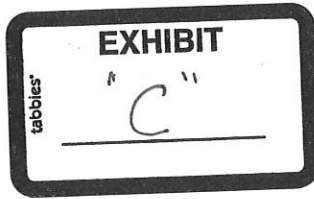


4801 SOUTHWEST PKWY
BUILDING TWO, SUITE 100
Austin Texas, 78735
(512) 447-0575 Fax: (512) 326-3029
EMAIL: SAM@SAM.BIZ
TX. FIRM NO. 10064300

ACAD FILE: S741001A-002A.dwg
WORD FILE: S741001A-002A.docx
REVISION:
SCALE: 1"=150'
DATE: 03/14/2017
WO NO.: 97324
FIELD BOOK: 30554
DRAWN BY: JBC

PLAT SHOWING A 4.98 ACRE TRACT
OF LAND BEING A PART OF LOT 6, BLOCK 3,
RIDGMAR LANDING, RECORDED IN CABINET D,
SLIDE 67, P.R.W.C.T. AND IN THE
E.D. HARMON SURVEY, A-6
WILLIAMSON COUNTY, TEXAS





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 FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date to be Effective: _____, 2018

Grantor: WILLIAMSON COUNTY, TEXAS

Grantor's Mailing Address:

710 Main Street
Suite 101
Georgetown, Williamson County, Texas 78626

Grantee: LOWER COLORADO RIVER AUTHORITY

Grantee's Mailing Address:

3505 Montopolis Drive
Austin, Travis County, Texas 78744

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration.

PROPERTY (including any improvements):

Tract One:

Being a 3.67-acre tract of land situated in a portion of the E. D. Harmon Survey, Abstract No. 6 and the M. Hicks Survey, Abstract No. 287, said 3.67-acre tract being the remainder of Lot 5, Block 3, Ridgmar Landing as recorded in Cabinet D, Slide 67, Plat Records, Williamson County, Texas and being conveyed as "Tract 1" in deed from Ridgmar Landing Limited Company to Williamson County, Texas, dated January 5, 2003, as recorded in Document No. 2003006077, Official Public Records of Williamson County, Texas; said 3.67-acre tract being more particularly described by metes and bounds and sketch in the survey notes and sketch attached hereto as Exhibit "A"; and

Tract Two:

Being a 4.98-acre tract of land situated in a portion of the E. D. Harmon Survey, Abstract No. 6 and the M. Hicks Survey, Abstract No. 287, said 4.98-acre tract being the remainder of Lot 6, Block 3, Ridgmar Landing as recorded in Cabinet D, Slide 67, Plat Records, Williamson County, Texas and being conveyed as "Tract 2" in deed from Ridgmar Landing Limited Company to Williamson County, Texas, dated January 5, 2003, as recorded in Document No. 2003006077, Official Public Records of Williamson County, Texas; said 4.98-acre tract being more particularly described by metes and bounds and sketch in the survey notes and sketch attached hereto as Exhibit "B".

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any encroachments or overlapping of improvements; and taxes for the current year, the payment of which Grantee assumes.

GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT GRANTEE IS ACQUIRING THE PROPERTY ON AN AS-IS, WHERE-IS AND WITH ALL FAULTS BASIS WITHOUT REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, EXCEPT THOSE EXPRESSLY INDICATED IN THIS SPECIAL WARRANTY DEED. GRANTEE DISCLAIMS RELIANCE UPON ALL ORAL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, EXCEPT THOSE EXPRESSLY INDICATED IN THIS SPECIAL WARRANTY DEED. GRANTEE HEREBY WAIVES AND RELINQUISHES ALL RIGHTS AND PRIVILEGES ARISING OUT OF, OR WITH RESPECT OR IN RELATION TO, ANY REPRESENTATIONS, WARRANTIES OR COVENANTS, WHETHER EXPRESS OR IMPLIED, WHICH MAY HAVE BEEN MADE OR GIVEN, OR WHICH MAY HAVE BEEN DEEMED TO HAVE BEEN MADE OR GIVEN, BY THE GRANTOR, EXCEPT THOSE EXPRESSLY INDICATED IN THIS SPECIAL WARRANTY DEED.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assignees forever. Grantor's successors, administrators, assignees and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assignees against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____
DAN GATTIS, COUNTY JUDGE

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

This instrument was acknowledged before me on the ____ day of _____, 2018, by DAN GATTIS, County Judge of WILLIAMSON COUNTY, TEXAS, a political subdivision of the State of Texas.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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