

DONATION SPECIAL WARRANTY DEED

Higgs Road Right of Way

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WHEREAS, Williamson County, Texas is authorized to purchase land and such other property rights deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of a portion of the proposed Higgs Road roadway improvements ("Project"); and,

WHEREAS, the purchase of the hereinafter-described premises has been deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of the Project;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Woodmiller, LP; Germany Resources, LTD; Center Acquisition, LP; and Robert W. Teeter & Pamela S. Gourley ("Madison Westinghouse Contingency"), 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, 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, Donate, 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:

.430 acres of land, situated in the Calvin Bell Survey, Abstract No. 112 and the William Addison Survey, Abstract No. 21, in Williamson County, Texas, being a tract of land, called 145.13 acres, as described in a deed to Woodmiller, LP; Germany Resources, LTD; Center Acquisition, LP; Robert W. Teeter & Pamela S. Gourley in Doc. 2007084259, the Official Public Records of Williamson County, Texas & Co-owners Agreements for Madison Westinghouse Cotenancy, (10-1-2007, unrecorded) and Property Management Agreement, (10-1-2007, unrecorded); said .430 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; 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; and any encroachments or overlapping of improvements.

TO HAVE AND TO HOLD the premises 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 Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantors, but not otherwise.

This deed is being delivered in lieu of condemnation.

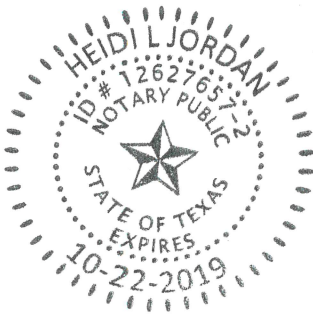
IN WITNESS WHEREOF, this instrument is executed on this the 22nd day of October, 2019.

GRANTOR:

Madison Westinghouse Cotenancy

By: [Signature]

Robert W. Teeter, acting as Co-Owner &
Authorized Representative



ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Dallas

§
§
§

This instrument was acknowledged before me on this the 22nd day of October, 2019 by Robert W. Teeter, acting as Co-Owner and Authorized Representative for the Madison Westinghouse Cotenancy, in the capacity and for the purposes and consideration recited therein.

[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas

GRANTOR'S MAILING ADDRESS:

Madison Realty Investors
6116 N. Central Expressway
Suite 510
Dallas, Tx 75206-5155

AFTER RECORDING RETURN TO:

HIGGS ROAD ROW PART OF 145.13 AC.
OWNERSHIP: WOODMILLER, LP; GERMANY RESOURCES, LTD;
CENTER ACQUISITION, LP; ROBERT W. TEETER & PAMELA S. GOURLEY
Doc. 2007084259 (& restrictions) & Co-owners Agreements for
Madison Westinghouse Cotenancy, (10-1-2007 unrecorded) and
Property Management Agreement, (10-1-2007, unrecorded)
SITUATED IN THE CALVIN BELL SUR. A-112, & THE WILLIAM ADDISON SUR. A-21 IN WILLIAMSON CO., TEXAS

DESCRIPTION FOR HIGGS ROAD RIGHT-OF-WAY

BEING 0.430 acres of land, situated in the Calvin Bell Survey, Abstract No. 112 and the William Addison Survey, Abstract No. 21, in Williamson County, Texas, being a tract of land, called 145.13 acres, as described in a deed to Woodmiller, LP; Germany Resources, LTD; Center Acquisition, LP; Robert W. Teeter & Pamela S. Gourley in Doc. 2007084259 (& restrictions) & Co-owners Agreements for Madison Westinghouse Cotenancy, (10-1-2007 unrecorded) and Property Management Agreement, (10-1-2007, unrecorded) Official Public Records Williamson County, Texas. This tract was surveyed on the ground in May of 2017 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING for a point of reference, at a 1/2" capped iron pin found (steel pin), found at the Northwest corner of Lot 1 BLK D, Bell Gin Park a subdivision of record in Doc. 2013101018 of the Official Public Records of Williamson County, Texas.

Thence with a bearing of N 01°05'19" E a distance of 52.78 feet to a to a 1/2" iron pin found, at a bend in the West line of the 145.13 acres

Thence with (L18) a bearing of N 20°26'31" W a distance of 8.03 feet to a to a 1/2" iron pin found, for the Northwest corner of the proposed future right-of-way of Westinghouse Road and the POINT OF BEGINNING of this tract. From this point, the Northwest corner of the Calvin Bell Survey bears N54° 19' 43" W a distance of 1313.38 feet.

BEGINNING, at a 1/2" capped iron pin found (steel pin), at the Northwest corner of said Westinghouse Road right-of-way.

Thence with a bearing of N 20°26'31" W a distance of 613.22 feet to a to a 1/2" iron pin found.

Thence with a bearing of N 20°08'11" W a distance of 465.55 feet to a to a 1/2" iron pin found.

Thence with (L9) a bearing of N 06°30'33" W a distance of 50.80 feet to a to a 1/2" iron pin found.

Thence with (L8) a bearing of N 10°43'10" E a distance of 36.16 feet to a to a 1/2" iron pin found.

Thence with (L7) a bearing of N 42°40'53" E a distance of 55.92 feet to a to a 1/2" iron pin found.

Thence with (L6) a bearing of N 59°09'43" E a distance of 47.09 feet to a to a 1/2" iron pin found.

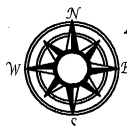
Thence with (L5) a bearing of N 69°12'02" E a distance of 167.46 feet to a to a 1/2" iron pin found.

Thence with the North boundary of the 145.13 acres a bearing of N 68°49'17" E a distance of 725.96 feet to a to a 1/2" iron pin found.

Thence with (L4) a bearing of N 72°01'58" E a distance of 75.74 feet to a to a 1/2" iron pin found.

DESCRIPTION PAGE 1

Higgs Road ROW Deed



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO. 10002000

DATE: October 16, 2019
PROJECT : Bellgin
Drawing: Higgs Road ROW Deed.dwg
ROW Sheet 1

HIGGS ROAD ROW PART OF 145.13 AC.
OWNERSHIP: WOODMILLER, LP; GERMANY RESOURCES, LTD;
CENTER ACQUISITION, LP; ROBERT W. TEETER & PAMELA S. GOURLEY
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Thence with (L23) a bearing of N 81°17'00" E a distance of 12.09 feet to a to a 1/2" iron pin found.

Thence with (L33) a bearing of S 23°07'21" E a distance of 6.07 feet to a to a 1/2" iron pin set.

Thence with (L32) a bearing of S 70°29'52" W a distance of 55.87 feet to a to a 1/2" iron pin set.

Thence with a bearing of S 69°01'31" W a distance of 256.70 feet to a to a 1/2" iron pin set.

Thence with a bearing of S 69°01'31" W a distance of 395.13 feet to a to a 1/2" iron pin set.

Thence with a bearing of S 69°01'31" W a distance of 273.37 feet to a to a 1/2" iron pin found in concrete.

Thence in a southwesterly direction with (C1) a tangent curve turning to the left with a radius of 120.69 feet, having a chord bearing of S 24°26'08" W and a chord distance of 169.45, having a central angle of 89°10'47" and an arc length of 187.84 to an iron pin set at the end of the curve.

Thence with a bearing of S 20°09'15" E a distance of 463.72 feet to a to a 1/2" iron pin found in concrete.

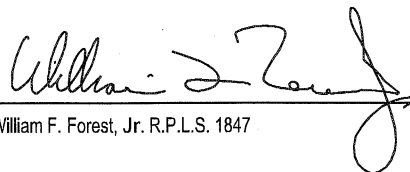
Thence with a bearing of S 20°09'16" E a distance of 293.17 feet to a to a 1/2" iron pin set.

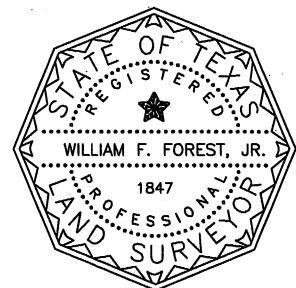
Thence with a bearing of S 20°09'16" E a distance of 306.53 feet to a to a 1/2" iron pin set.

Thence with (L19) a bearing of S 66°27'03" W a distance of 4.82 feet to a to a 1/2" iron pin found at the POINT OF BEGINNING containing 18746 square feet or 0.430 acres.

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

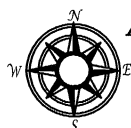
TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas,
this, the 16th day of October 2019, A.D. File: Higgs Road ROW Deed.doc


William F. Forest, Jr. R.P.L.S. 1847



DESCRIPTION PAGE 2

Higgs Road ROW Deed



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DATE: October 16, 2019
PROJECT : Bellgin
Drawing: Higgs Road ROW Deed.dwg
ROW Sheet 2

HIGGS ROAD ROW PART OF 145.13 AC.
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SITUATED IN THE CALVIN BELL SUR. A-112, & THE WILLIAM ADDISON SUR. A-21 IN WILLIAMSON CO., TEXAS

MATCHLINE SHEET 4
 MATCHLINE SHEET 3

SCALE: 1"=100'

Note:
 The bearing basis of this survey is
 the State Plane Coordinate System
 Texas Central Zone
 Western Data VRS Network
 Datum: Geoid 12a, NAVD88, NAD83
 Convergence: 1°23'17.41'

ADDITIONAL RIGHT-OF WAY
 DEDICATED BY THIS DEED
 0.430 ACRES

KASPAR FAMILY
 LIMITED PARTNERSHIP
 20 ACRES
 DOC. #2003024194
 30.0'
 From Centerline
 To Edge of ROW

WATER EASEMENT
 JONAH WATER SUPPLY 15.0'
 CORP. VOL.563, PG. 646

TO THE NORTHWEST CORNER
 OF THE CALVIN BELL SURVEY

REFERENCE POINT
 NW CORNER OF
 BLK D, LOT 1
 BELL GIN PARK

CO. RD 111

JONAH WATER
 829/330

TBM # 1
 TOP OF IP
 in concrete
 EL= 807.43

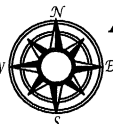
BELL GIN PARK
 Block D, Lot 1, 15.00 Ac.
 DOC. #2013101018

JOSEPH MOTT SUR. A-427

1.28 ac. S. 1/2 of R-O-W Dedicated

Block A, Lot 4
 5.00 Ac.
 Phase IV
 5.00 Acres

Block A, Lot 6
 7.04 Ac.

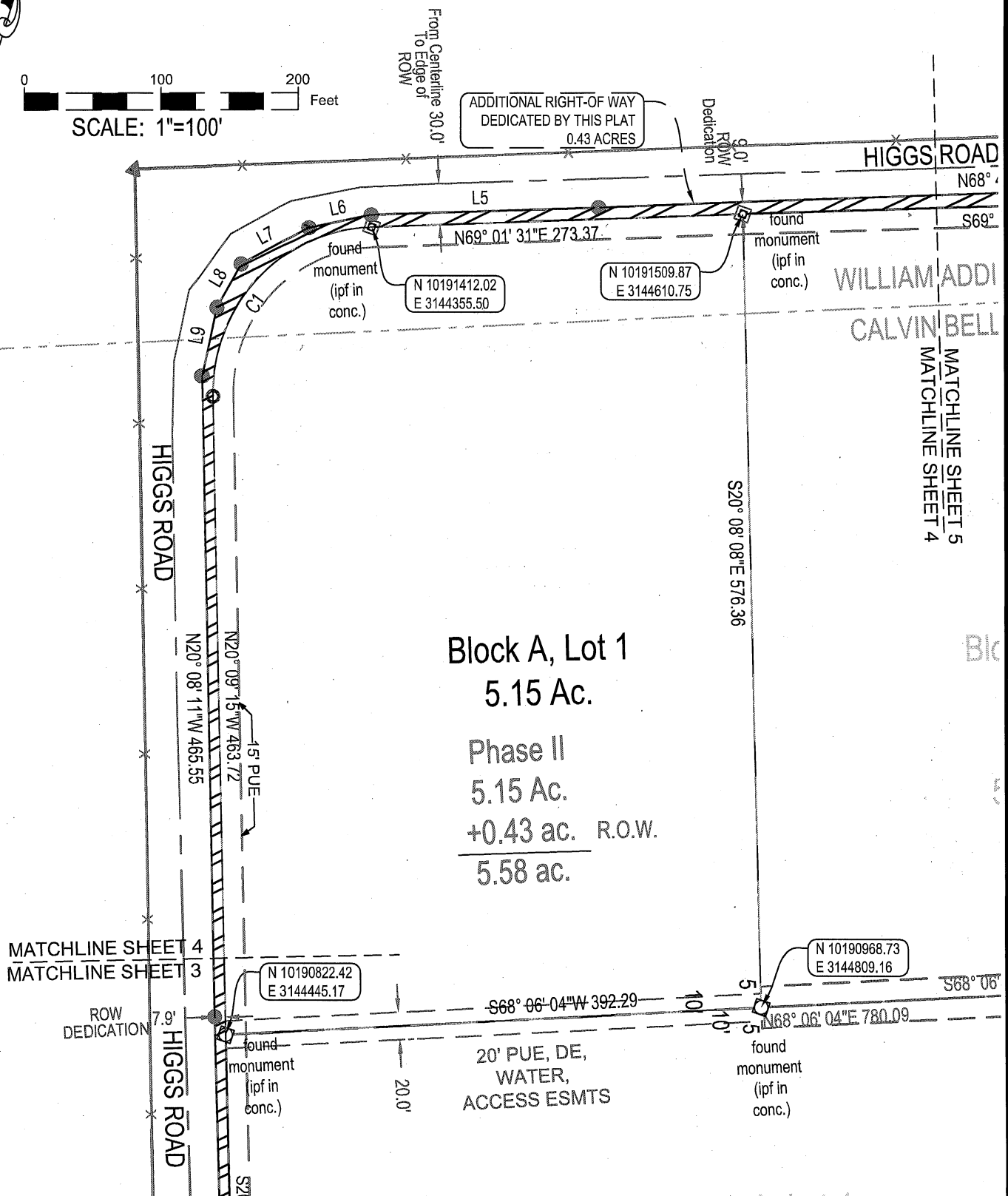
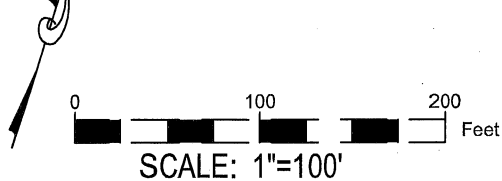


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 TBPLS' FIRM NO. 10002000

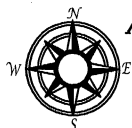
DATE: October 16, 2019
 PROJECT : Bellgin
 Drawing: Higgs Road ROW Deed.dwg
 ROW Sheet 3

Higgs Road ROW Deed

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Higgs Road ROW Deed



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 ROW Sheet 4

HIGGS ROAD ROW PART OF 145.13 AC.
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0 100 200 Feet

SCALE: 1"=100'

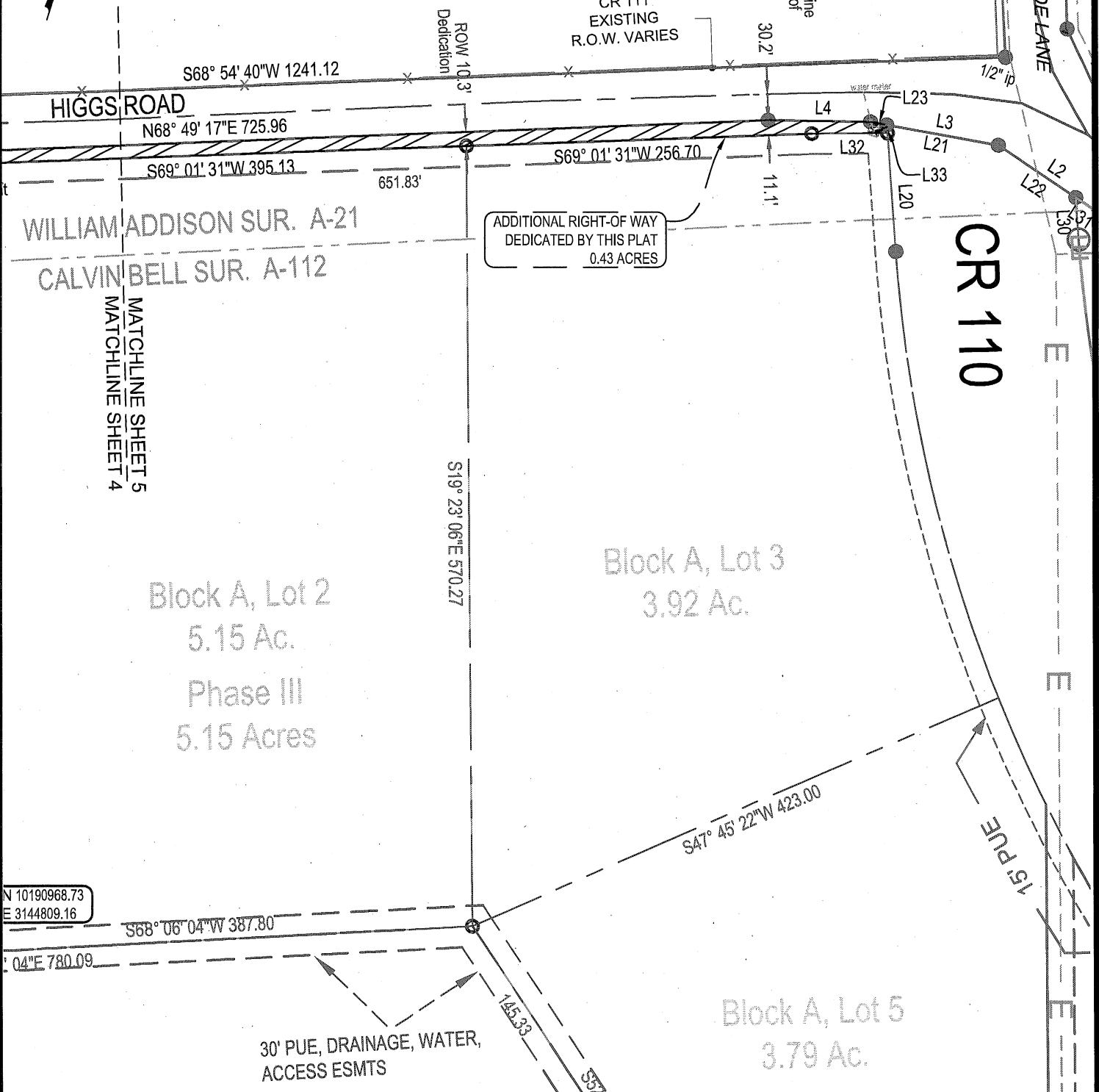
KASPER FAMILY L.P. TO CONTINENTAL HOMES OF TEXAS
 TRACT 1: 54.104 AC.
 TRACT 2: 9.861 AC.
 DOC. 2017044960

CR 111
 EXISTING
 R.O.W. VARIES

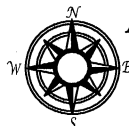
From Centerline
 to Edge of
 ROW

ROCKRIDE LANE

CR 110



Higgs Road ROW Deed



Forest Surveying & Mapping Company
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 www.forestsurveying.com
 TBPLS' FIRM NO. 10002000

DATE: October 16, 2019
 PROJECT : Bellgin
 Drawing: Higgs Road ROW Deed.dwg
 ROW Sheet 5

HIGGS ROAD ROW PART OF 145.13 AC.
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



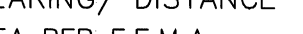


Parcel Line Table

Line #	Direction	Length
L1	N87° 22' 12"E	86.53
L2	S75° 27' 38"E	91.62
L3	N81° 16' 55"E	95.13
L4	N72° 01' 58"E	75.74
L5	N69° 12' 02"E	167.46
L6	N59° 09' 43"E	47.09
L7	N42° 40' 53"E	55.92
L8	N10° 43' 10"E	36.16
L9	N6° 30' 33"W	50.80
L10	N1° 05' 19"E	83.92
L11	N4° 44' 11"W	59.47
L12	N15° 24' 43"W	100.10
L13	S4° 44' 11"E	30.21
L15	S21° 56' 09"E	98.08
L16	N57° 26' 12"W	35.18
L17	N4° 44' 11"W	29.26
L18	N20° 26' 31"W	8.03
L19	N66° 27' 03"E	4.82
L20	S22° 49' 19"E	86.73
L21	N81° 16' 54"E	83.04

Parcel Line Table

Line #	Direction	Length
L22	S75° 27' 38"E	91.62
L23	N81° 16' 55"E	12.09
L24	S57° 26' 12"E	35.18
L25	N68° 49' 23"E	165.61
L26	N68° 16' 57"E	77.55
L27	N68° 16' 57"E	74.38
L28	N68° 16' 57"E	151.93
L29	S20° 46' 09"E	327.80
L30	S22° 49' 19"E	30.93
L31	S75° 27' 38"E	23.10
L32	S70° 29' 52"W	55.87
L33	S23° 07' 21"E	6.07
L35	S44° 04' 49"E	72.67
L36	S69° 38' 36"E	42.33
L37	S86° 44' 56"E	49.19
L38	N71° 11' 29"E	97.40
L39	N71° 21' 14"E	85.29
L40	S48° 51' 59"E	56.00
L41	N21° 56' 09"W	98.69

LEGEND

IRON PIN FOUND 
CORNER NOT FOUND, REPLACED 
WITH 1/2" IRON PIN 
IRON PIN SET 
IRON PIPE FOUND 
EXISTING WIRE FENCE 
CHAINLINK FENCE 
BOARD FENCE 
POWER POLE 
WATER VALVE 
TELEPHONE CABLE 
WATERLINE EXISTING 
OVERHEAD POWER LINE 
CENTER LINE OF CHANNEL 
RECORD CALLS (BEARING / DISTANCE) 
RECORD FILE LOCATION VOLUME / PAGE 
DATA THIS SURVEY BEARING/ DISTANCE 
SPECIAL FLOOD HAZARD AREA PER F.E.M.A. 
(APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)
TRACT LINES 
BOUNDARY LINES 
LAND GRANT LINES 

All document references are in Williamson Co.
Official Public Records of Williamson Co., Tx. OPRWCT

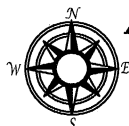
Note:

The bearing basis of this survey is
the State Plane Coordinate System
Texas Central Zone
Western Data VRS Network
Datum: Geoid 12a, NAVD88, NAD83
Convergence: 1°23'17.41"

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	89°10'45"	120.69'	187.84'	118.97	S 24°26'08" W	169.45'

Higgs Road ROW Deed



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ROW Sheet 6