

# Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

[lisad@scrrlaw.com](mailto:lisad@scrrlaw.com)

June 24, 2020

**Via e-mail [jlimmer@aol.com](mailto:jlimmer@aol.com)**

Frankie and Judy B. Limmer

12506 FM 1660

Taylor, Texas 76574

Re: Williamson County—CR 450 r.o.w.

Dear Mr. & Mrs. Limmer:

Please allow this letter to set out my understanding regarding your agreement for Williamson County's ("County") fee simple purchase of a portion of your ("Owner") property required as additional right of way for the future expansion of CR 450 ("Project"), as you have negotiated with the Road & Bridge department.

The parties hereby agree as follows:

In return for granting the County fee simple title by Deed in and to a 1.09 acre parcel of property (the "Property"), the location of which is more particularly described by metes and bounds on Exhibit "A" attached hereto, for the acquisition of any improvements existing on the Property, and for the cost of reconstruction of any fencing along the new property boundary line, the County will pay Owner the cash sum of **\$8,553.60**.

The form of the Deed granted to County will be as shown in Exhibit "B" attached hereto.

The Closing and completion of this transaction shall take place through Independence Title Company ("Title Company") within 30 days after full execution of this Agreement, or at other location, date and time agreed to between the parties. County shall be responsible for all fees and costs associated with Closing, except that each party shall be responsible for any attorney's fees they incur. If requested, Owner shall assist County and Title Company with any curative measures or mortgage lien partial release, consent or subordination required as a condition of the Closing.

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, but shall otherwise be the continuing obligation of Seller to fully satisfy. Agricultural roll-back taxes, if any, which directly result from the completion of this transaction and conveyance, shall be paid by County.

If this meets with your understanding please have this letter approved and executed where indicated and return it to me, and we will in turn then have this approved and signed by the County and process this for payment as quickly as possible.


Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,



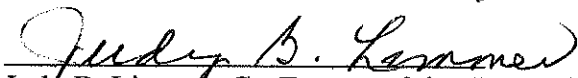
Lisa Dworaczyk  
Sheets & Crossfield, PLLC

**AGREED:**



Frankie Limmer, Co-Trustee of the Carey Limmer  
Gambrell GST Trust dated October 30, 2018

Date: 7/8/2020



Judy B. Limmer, Co-Trustee of the Carey Limmer  
Gambrell GST Trust dated October 30, 2018

Date: 7/8/2020

**AGREED**

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
Bill Gravell, Jr.  
County Judge

Date: \_\_\_\_\_

**EXHIBIT "A" (R.O.W. FIELD NOTES) FOLLOWS THIS  
PAGE**



P. O. Box 324  
Cedar Park, Texas 78630-0324  
(512) 259-3361 Phone  
TBPLS Firm Number 10103800

PERIMETER DESCRIPTION OF A 1.09 ACRE TRACT OF LAND, OUT OF THE HAMILTON WHITE SURVEY, ABSTRACT NUMBER 647, WILLIAMSON COUNTY TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED AS 162.30 ACRES IN A WARRANTY DEED TO FRANKIE LIMMER AND JUDY B. LIMMER, CO-TRUSTEES OF THE CAREY LIMMER GAMBRELL GST TRUST DATED OCTOBER 30, 2018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod with yellow cap inscribed "RPLS 5345" found in the east margin of County Road 450, for the called northwest corner of said 162.30 acre Limmer tract, for the northwest corner of this tract, and being on or near the southwest corner of that certain tract described as 95.74 acres in a Executor's Deed to Doneldia S. Seggern dated October 1, 1998 and recorded under Document Number 9859977 of the Official Records of Williamson County, Texas;

**THENCE:** N 68°29'24" E 30.59 feet with the north line of said 162.30 acre Limmer tract to a 3 inch steel fence corner post found in concrete for the northeast corner of this tract; for reference a 1/2 inch iron rod with yellow cap inscribed "RPLS 5345" found for the northeast corner of said 162.30 acre Limmer tract bears N 68°29'24" E 2068.51 feet;

**THENCE:** into and across said 162.30 acre Limmer tract, along or near a new fence, with the following two (2) courses:

1. S 21°17'16" E 1447.69 feet to a 3 inch steel fence corner post found in concrete,
2. S 16°46'26" E 263.03 feet to a 3 inch steel fence corner post found in concrete and being in the west line of said 162.30 acre Limmer tract, and in the east margin of County Road 450; for reference a 1/2 inch iron rod found for the most northerly corner of that certain tract described as 1.52 acres in a Warranty Deed to the County Judge of Williamson County, Texas dated February 6, 1987 and recorded in Volume 1484, Page 771 of said official records bears S 23°11'40" E 187.98 feet;

**THENCE:** with the west line of said 162.30 acre Limmer tract and with the east margin of County Road 450 with the following two (2) courses:

1. N 23°11'40" W 264.84 feet to a 1/2 inch iron rod with yellow cap inscribed "RPLS 5345" found,
2. N 21°19'50" W 1445.09 feet to the Point of Beginning.

Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83). This perimeter description is a part of and accompanies a sketch of this survey. Surveyed under the direction and supervision of the undersigned:

Brett A. Butts

Date of Field Survey: January 13, 2020

R.P.L.S. Number 6254



N 68°29'24" E  
30.59'

(N 70°03'07" E 2099.13')  
N 68°29'24" E  
2068.51'

Doneldia S. Seggern  
Called Tract 3 - 95.74 Acres  
Document Number 9859977  
O.R.W.C.

**Point of Beginning**

**Sketch to Accompany Field Notes for  
1.09 Acres out of the Hamilton  
White Survey, Abstract No. 647,  
Williamson County, Texas**



Scale: 1" = 200'

Bearings cited hereon based on  
grid north Texas State Plane  
Coordinate System Central Zone  
(NAD83)

S 21°17'16" E 1447.69'  
N 21°19'50" W 1445.09'  
N 19°45'44" W 1444.79'

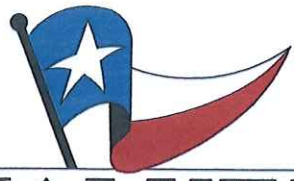
County Road 450

Frankie Limmer and Judy B. Limmer,  
Co-Trustees of the Carey Limmer  
Gambrell GST Trust  
Called 162.30 Acres  
Document Number 2018102426  
O.P.R.W.C.

Sheet 2 of 2  
(perimeter description attached)



**WILLIAMSON  
COUNTY**  
1848



**WALKER**  
TEXAS SURVEYORS

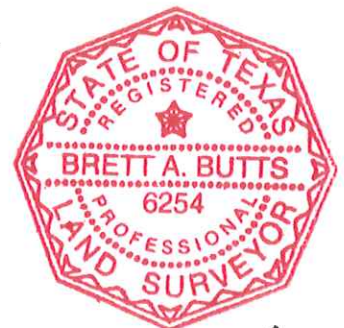
P.O. Box 324  
Cedar Park, Texas 78630-0324  
Phone (512) 259-3361  
TBPLS Firm #10103800

- 1/2 inch iron rod found
- ⊙ 1/2 inch iron rod with cap found "RPLS 5345"
- ✕ 3" steel fence corner post in concrete
- X- wire fence
- D.R.W.C. Deed Records Williamson County
- O.P.R.W.C. Official Public Records Williamson County
- O.R.W.C. Official Records Williamson County
- (XXXXX) Denotes record data per Doc. No. 2018102426, O.P.R.W.C.

S 16°46'26" E  
263.03'

N 23°11'40" W  
264.84'

(N 21°39'01" W 187.98')  
S 52°51'14" E  
187.98'



*Brett A. Butts*  
JANUARY 13, 2020

County Judge  
Williamson County, Texas  
Called 1.52 Acres  
Volume 1484, Page 7711  
D.R.W.C.

**EXHIBIT "B" (DEED FORM) FOLLOWS THIS PAGE**

**DEED**  
CR 450 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 THAT TRANSFERS AN INTEREST IN REAL PROPERTY 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 **FRANKIE LIMMER AND JUDY B. LIMMER, CO-TRUSTEES OF THE CAREY LIMMER GAMBRELL GST TRUST**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows:

All of that certain 1.09 acre tract of land situated in the Hamilton White Survey, Abstract No.647, in Williamson County, Texas; said tract of land being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein;

**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 450.

**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.

**IN WITNESS WHEREOF**, this instrument is executed on this the \_\_\_\_ day of \_\_\_\_\_, 2020.

*[signature page follows]*

**GRANTOR:**

Frankie Limmer

Frankie Limmer, Co-Trustee of the Carey Limmer  
Gambrell GST Trust

**ACKNOWLEDGMENT**

STATE OF TEXAS

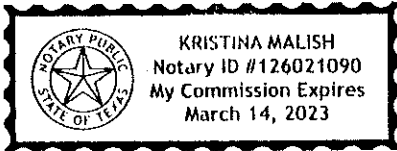
§

COUNTY OF Williamson

§

§

This instrument was acknowledged before me on this the 7 day of July,  
2020 by Frankie Limmer, in the capacity and for the purposes and consideration recited therein.



Kristina M Malish  
Notary Public, State of Texas

**GRANTOR:**

*Judy B. Limmer*

Judy B. Limmer, Co-Trustee of the Carey Limmer  
Gambrell GST Trust

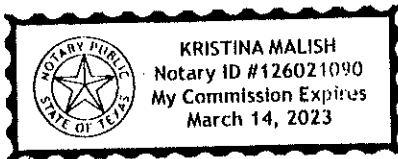
**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF Williamson

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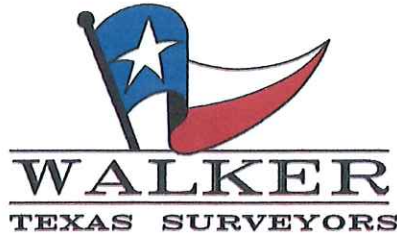
**PREPARED IN THE OFFICE OF:**

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:**



P. O. Box 324  
Cedar Park, Texas 78630-0324  
(512) 259-3361 Phone  
TBPLS Firm Number 10103800

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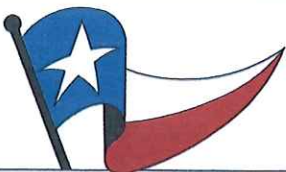
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Sheet 2 of 2  
(perimeter description attached)



**WILLIAMSON  
COUNTY**  
1848



**WALKER**  
TEXAS SURVEYORS  
P.O. Box 324  
Cedar Park, Texas 78630-0324  
Phone (512) 259-3361  
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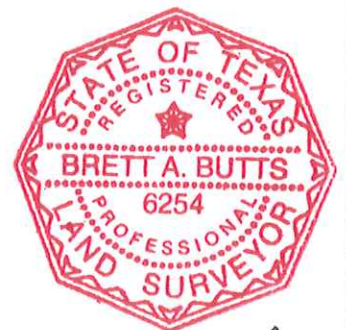
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County Judge  
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