

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.

DEDICATION DEED

THE STATE OF TEXAS

202

22

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

RCR TAYLOR RAIL, L.P., a Texas limited partnership, whose address is 250 Business Highway 290 North, Hempstead, Texas 77445, and its successors and assignees, hereinafter referred to as ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by the **WILLIAMSON COUNTY, TEXAS**, a political subdivision of the State of Texas, herein after referred to as ("Grantee"), whose address is 710 Main Street, Georgetown, Texas 78626, the receipt and sufficiency of which is hereby acknowledged, has DEDICATED, GRANTED, SOLD and CONVEYED, and Grantor does hereby DEDICATE, GRANT, SELL and CONVEY unto Grantee, the real property situated in Williamson County, Texas, which is described as follows:

BEING A 0.211 ACRE Tract of Land Located in The J.J. Stubblefield Survey, Abstract 562 In Williamson County, Texas, Being A Portion Of That Certain 67.16 Acre Tract Recorded In Document No. 2019088597, Official Public Records, Williamson County, Texas, Said 0.211 Acre Tract Being More Particularly Described By Metes And Bounds On **Exhibit “A”** (Parcel 84A) (the “Property”); said Property to be used only for public right-of-way transportation roadway purposes.

TO HAVE AND TO HOLD the Property, conveyed together with all tenements, hereditaments, rights, privileges, interests, easements and appurtenances belonging or in anywise pertaining to the Land, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property unto Grantee, its legal representatives, successors and assigns, against every person or entity whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantor, but not otherwise, subject to the matters set forth herein.

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 the State of 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 Southeast Loop/Corridor A1.

This conveyance is expressly made and accepted subject to the following matters, if any, affecting all or any part of the Property, to the extent the same are in effect on the date hereof: (i) any and all restrictive covenants, physical conditions, reservations, encroachments, rights-of-way, building set-back lines, easements, exceptions, maintenance charges and liens securing said charges, and other encumbrances and instruments shown of record or evident by an inspection of the Property; (ii) any and all oil, gas and mineral conveyances, leases, mineral reservations and royalty reservations relating to the Property, shown of record or evident by an inspection of the Property; (iii) any and all zoning and other laws, regulations, and ordinances of municipal and/or other governmental authorities, applicable to the Property; (iv) any and all liens securing payment of real estate ad valorem taxes and assessments for the current and all subsequent years; and (v) any and all matters affecting title to the Property which are outside the scope of Grantor's limited warranty of title set forth hereinabove.

GRANTEE, BY GRANTEE'S ACCEPTANCE OF THIS DEDICATION DEED, ACKNOWLEDGES THAT GRANTEE HAS INSPECTED THE PROPERTY AND IS SATISFIED AS TO THE CONDITION OF SAME AND THAT GRANTEE ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESSED, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING SPECIFICALLY, WITHOUT LIMITATION, ANY WARRANTY AS TO HABITABILITY, SUITABILITY, MERCHANTABILITY, CONDITION OR FITNESS FOR A PARTICULAR PURPOSE, SAVE AND EXCEPT THE LIMITED WARRANTY OF TITLE CONTAINED HEREIN.

Notwithstanding the donative nature of this conveyance for only the nominal consideration stated above, Grantor disclaims and disavows that such donative nature and nominal consideration shall establish any precedent for future conveyances by Grantor to Grantee or any other party.

[SIGNATURE ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, this Dedication Deed is executed on this, the 25 day of August, 2020.

GRANTOR:

RCR TAYLOR RAIL, L.P.,
a Texas limited partnership

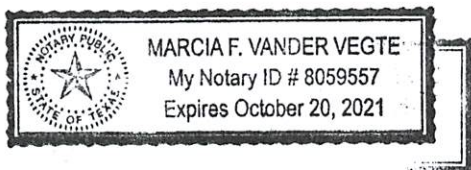
By: RCR TAYLOR RAIL GP, LLC,
a Texas limited liability company,
as its General Partner

By [Signature]
Hydie H. McAlister, Manager

ACKNOWLEDGMENT

THE STATE OF Texas §
§
COUNTY OF Waller §

This instrument was acknowledged before me on this the 25 day of the month of August, 2020, by Hydie H. McAlister, Manager and authorized agent of RCR TAYLOR RAIL GP, LLC, a Texas limited liability company, as General Partner of RCR TAYLOR RAIL, L.P., a Texas limited partnership, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of and on behalf of said entity and in the capacity and for the purposes and consideration therein expressed.



Marcia F. Vander Vegte
Signature

Marcia F. Vander Vegte
Printed Name

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:

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

EXHIBIT A
PROPERTY DESCRIPTION FOR PARCEL 84A

DESCRIPTION OF A 0.211 ACRE (9,190 SQUARE FOOT), TRACT OF LAND SITUATED IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 67.16 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO RCR TAYLOR RAIL, L.P. RECORDED IN DOCUMENT NO. 2019088597 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.211 ACRE (9,190 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with plastic cap stamped "SAM INC" found in the existing easterly Right-of-Way (ROW) line of F.M. 3349 (100' ROW width), being the northwesterly corner of the southerly west remainder of that called 193.41 acre tract of land described in Special Warranty Deed to RCR Taylor Land, L.P. recorded in Document No. 2018058726 of the Official Public Records of Williamson County, Texas, same being an ell corner in the westerly boundary line of said 67.16 acre tract, also being in the easterly line of that called 3.2375 acre tract described in Deed to the State of Texas recorded in Volume 673, Page 200 of the Deed Records of Williamson County, Texas, for the southwesterly corner and **POINT OF BEGINNING** of the herein described tract, and from which, a 1/2" iron rod found in said existing easterly ROW line and the east line of said 2.2375 acre ROW tract bears S 07°16'48" W, at a distance of 148.21 feet;

- 1) **THENCE**, with said existing easterly ROW line and the east line of said 2.2375 acre ROW tract, same being the westerly boundary line of said 67.16 acre tract, **N 07°16'48" E**, for a distance of **122.04** feet to a calculated point, being an ell corner in said westerly boundary line of said 67.16 acre tract, also being the southwesterly corner of the northerly west remainder of said 193.41 acre tract, for the northwesterly corner of the herein described tract, and from which, an iron rod with plastic cap stamped "SAM INC" found in said existing easterly ROW line and the east line of said 3.2375 acre ROW tract, being an ell corner in the westerly boundary line of said northerly west remainder tract, same being the southwesterly corner of that called 5.00 acre tract of land described in General Warranty Deed to the City of Hutto recorded in Document No. 2003011596 of the Official Public Records of Williamson County, Texas, bears **N 07°16'48" E**, at a distance of 72.12 feet;
- 2) **THENCE**, departing said existing easterly ROW line, same being the easterly line of said 3.2375 acre ROW tract, with the southerly boundary line of said northerly west remainder of the 193.41 acre tract, same being an east-west portion of the westerly boundary line of said 67.16 acre tract, **S 85°20'29" E**, for a distance of **60.45** feet to an iron rod with aluminum cap stamped "ROW 4933" set in the proposed easterly ROW line of said F. M. 3349 (variable width ROW), for the northeasterly corner of the herein described tract;
- 3) **THENCE**, with said proposed easterly ROW line, through the interior of said 67.16 acre tract, **S 06°37'27" E**, for a distance of **124.27** feet to an iron rod with aluminum cap stamped "ROW 4933" set in an east-west portion of the westerly boundary line of said 67.16 acre tract, same being the northerly boundary line of said southerly west remainder of the 193.41 acre tract, for the southeasterly corner of the herein described tract;

County: Williamson
Parcel: 84A
Project: FM 3349

May 22, 2020
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- 4) **THENCE**, departing said proposed easterly ROW line, with said common boundary line, **N 85°22'03" W**, for a distance of **90.34** feet to the **POINT OF BEGINNING**, containing 0.211 acre, (9,190 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

M Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

22 MAY 2020

Date



PLAT TO ACCOMPANY DESCRIPTION

JAMES C. EAVES SURVEY ABSTRACT No. 213

CITY OF HUTTO
5.00 ACRES
DOC. 2003011596
O.P.R.W.C.T.

J. J. STUBBLEFIELD SURVEY
ABSTRACT No. 562

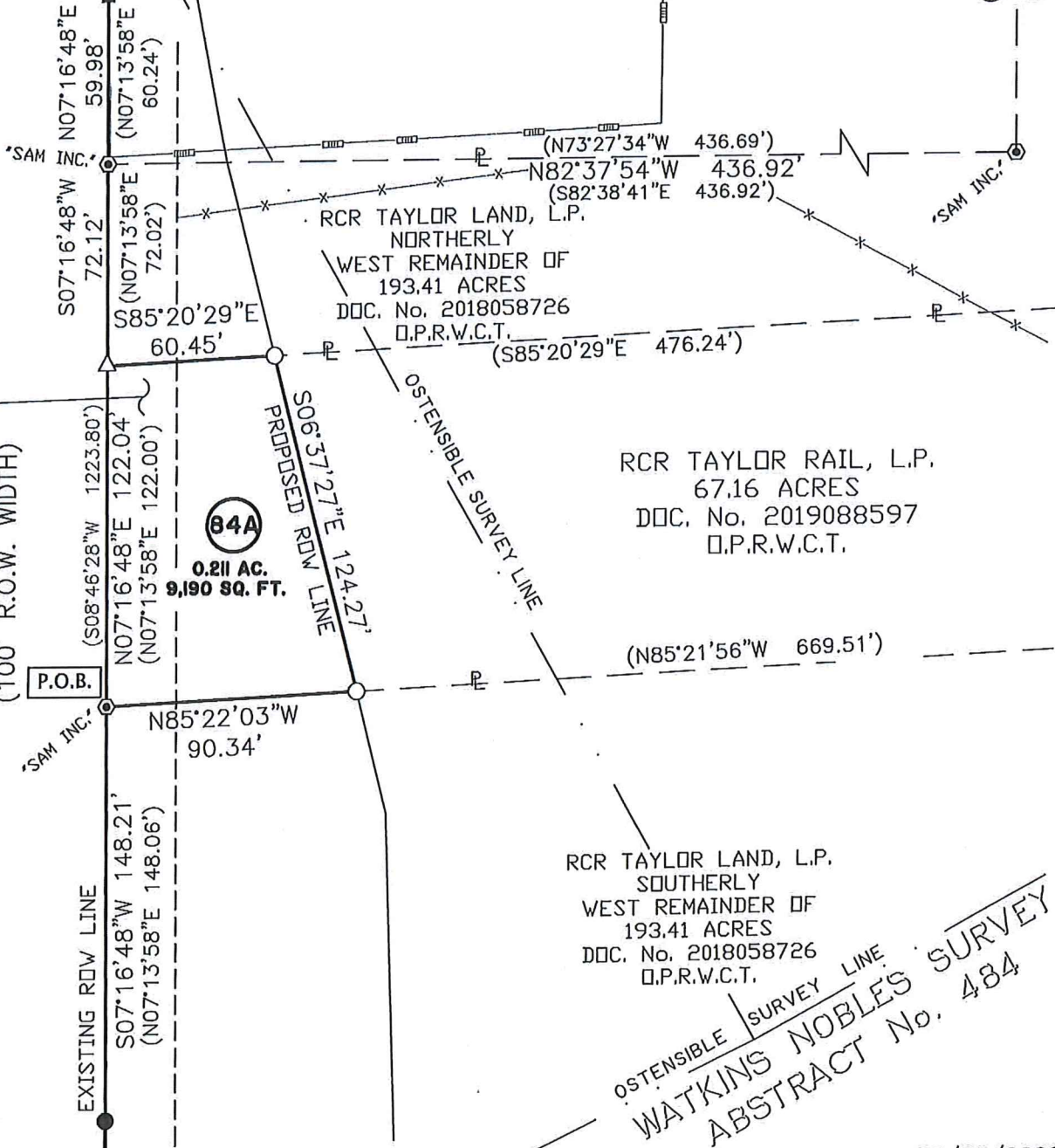
KOCH REFINING COMPANY
25' WIDE EASEMENT
VOL. 1792, PG. 117
D.R.W.C.T.

F.M. 3349

(100' R.O.W. WIDTH)

STATE OF TEXAS
3,2375 ACRES
VOL. 673, PG. 200
D.R.W.C.T.

EXISTING ROW LINE



05/22/2020

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD, STE. 103
ROUND ROCK, TX, 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

| | | | | |
|---|-------------------|--|--------------------|-------------|
| PARCEL PLAT SHOWING PROPERTY OF RCR TAYLOR RAIL, L.P. | | | PARCEL 84A | |
| SCALE 1" = 60' | WILLIAMSON COUNTY | | PROJECT FM 3349 | PAGE 3 OF 4 |

PLAT TO ACCOMPANY DESCRIPTION

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2017951-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE APRIL 8, 2020, ISSUE DATE APRIL 20, 2020.

- 10g. CHANNEL EASEMENT VOLUME 673, PG. 204 - DOES NOT AFFECT.
- h. PIPELINE EASEMENT VOLUME 1792, PG. 117 - AFFECTS AS SHOWN.
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- i. PIPELINE EASEMENT VOLUME 1792, PG. 123 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- J. PIPELINE EASEMENT VOLUME 1792, PG. 127 - DOES NOT AFFECT
RATIFIED IN VOLUME 1792, PG. 133 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- k. PIPELINE EASEMENT VOLUME 1804, PG. 958 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- l. GATE VALVE EASEMENT VOLUME 1850, PG. 69 - DOES NOT AFFECT
ASSIGNMENT AND ASSUMPTION AGREEMENT DOC. NO. 2010078119 - SUBJECT TO
- m. ORDINANCES:
 - No. 2018-22 DOCUMENT No. 2018102377 - AFFECTS
 - No. 2018-23 DOCUMENT No. 2018102378 - DOES NOT AFFECT
 - No. 2018-24 DOCUMENT No. 2018102379 - DOES NOT AFFECT
 - No. 2018-23 DOCUMENT No. 2018102380 - DOES NOT AFFECT



I) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 22 MAY 2020
 M. STEPHEN TRUESDALE DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
 LICENSED STATE LAND SURVEYOR
 INLAND GEODETICS, LLC
 FIRM REGISTRATION NO. 100591-00
 1504 CHISHOLM TRAIL ROAD, SUITE 103
 ROUND ROCK, TEXAS 78681

LEGEND

- IRON ROD WITH PLASTIC CAP
STAMPED "INLAND 4933" SET
- ⊙ IRON ROD WITH PLASTIC CAP
FOUND - AS NOTED
- 1/2" IRON ROD FOUND
- TxDOT TYPE I CONCRETE
MONUMENT FOUND
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ↯ LINE BREAK
- ↯ DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- () RECORD INFORMATION

P.R.W.C.T. PLAT RECORDS
 WILLIAMSON COUNTY, TEXAS
 D.R.W.C.T. DEED 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

05/22/2020



PARCEL PLAT SHOWING PROPERTY OF
RCR TAYLOR RAIL, L.P.

PARCEL 84A

SCALE
 1" = 60'

WILLIAMSON COUNTY

PROJECT
 FM 3349

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