

DONATION DEED
County Road 245 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 the **PULTE HOMES OF TEXAS, L.P.**, a Texas limited partnership, 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, 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 (the "Property"):

Being a 22,203 square foot (0.5097 acre) parcel of land out of the L.P. Dyches Survey, Abstract No. 171, and the F. Foy Survey, Abstract No. 229, in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. (**Parcel 7**)

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, 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 245.

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 12 day of October, 2021.

[signature on following page]

GRANTOR:

PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: Pulte Nevada I LLC,
a Delaware limited liability company,
its general partner

By: 
Stephen Ashlock
Vice President of Land Development

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 12 day of October, 2021 by Stephen Ashlock as Vice President of Land Development of Pulte Nevada I LLC, a Delaware limited liability company, as general partner of Pulte Homes of Texas, L.P., a Texas limited partnership, on behalf of said limited liability company and limited partnership.

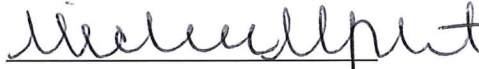

Notary Public, State of Texas



EXHIBIT A

County: Williamson
Highway: County Road 245
Project Limits: From RM 2338 to Ronald Reagan Blvd.

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August 10, 2021

PROPERTY DESCRIPTION FOR PARCEL 7

DESCRIPTION OF a 22,203 square foot (0.5097 of one acre) parcel of land out of the L.P. Dyches Survey, Abstract No. 171, in Williamson County, Texas, and out of the F. Foy Survey, Abstract No. 229, in Williamson County, Texas, and being a portion of the Final Plat of Planned Unit Development of Sun City Georgetown, Neighborhood Ten-E, a subdivision of record in Document No. 9902298, Official Records, Williamson County, Texas (O.R.W.C.T.), said Neighborhood Ten-E conveyed to Pulte Homes of Texas, L.P. by Special Warranty Deed dated June 3, 2016, as recorded in Document No. 2016050010, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.); said 22,203 square foot (0.5097 of one acre) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found in the south line of said Neighborhood Ten-E and said Pulte Homes of Texas tract, being in the north line of a called 31.32 acre tract conveyed to Donald M. Kylberg by Warranty Deed dated March 29, 1979, as recorded in Volume 752, Page 229, Deed Records, Williamson County, Texas (D.R.W.C.T.);

THENCE S 68°56'55" W, along the south line of said Neighborhood Ten-E and said Pulte Homes of Texas tract and the north line of said 31.32 acre Kylberg tract, a distance of 486.71 feet to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of CR 245, for the **POINT OF BEGINNING**, being 67.50 feet right of Engineer's Baseline Station 131+31.08 and having Surface Coordinates of North=10,239,612.70, East=3,102,033.90;

- 1) **THENCE, S 68°56'55" W**, continuing along the south line of said Neighborhood Ten-E and said Pulte Homes of Texas tract and the north line of said 31.32 acre Kylberg tract, a distance of **7.10 feet** to a calculated point at the southwest corner of said Neighborhood Ten-E and said Pulte Homes of Texas tract, being at the northwest corner of said 31.32 acre Kylberg tract, and being in the existing east right-of-way line of CR 245 (varying width);

EXHIBIT A

County: Williamson
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PROPERTY DESCRIPTION FOR PARCEL 7

- 2) **THENCE, N 19°38'36" W**, along the west line of said Neighborhood Ten-E and said Pulte Homes of Texas tract and the existing east right-of-way line of CR 245, a distance of **626.64 feet** to a calculated point at the northwest corner of said Neighborhood Ten-E and said Pulte Homes of Texas tract, being at the southwest corner of a called 20 acre tract conveyed to Diane Miller O'Rourke and Janet Miller Rode by Order Admitting to Probate as a Muniment of Title dated July 30, 2019, as recorded in Document No. 2019069263, O.P.R.W.C.T., said 20 acre tract being further described in Volume 2501, Page 322, O.R.W.C.T.;
- 3) **THENCE, N 69°21'27" E**, along the north line of said Neighborhood Ten-E and said Pulte Homes of Texas tract and the south line of said 20 acre O'Rourke tract, a distance of **37.46 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of CR 245, being 67.50 feet right of Engineer's Baseline Station 137+45.50, from which a 1/2-inch iron rod found bears N 69°21'27" E, a distance of 152.03 feet;

THENCE, along the proposed east right-of-way line of CR 245, crossing said Neighborhood Ten-E and said Pulte Homes of Texas tract, the following two (2) courses and distances, numbered 4 and 5:

- 4) **S 21°11'01" E**, a distance of **208.85 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the beginning of a curve to the right, being 67.50 feet right of Engineer's Baseline Station 135+36.65, and
- 5) **420.79 feet** along the arc of said curve to the right, having a radius of **1,867.50 feet**, a delta angle of **12°54'36"**, a chord bearing of **S 14°43'43" E**, and a chord distance of **419.90 feet** to the **POINT OF BEGINNING** and containing 22,203 square feet (0.5097 of one acre) of land, more or less.

All bearings and coordinates shown are based on the Texas Coordinate System (TCS), Central Zone (4203), North American Datum 1983 (NAD 83) 2011 Adjustment, Epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.00012. All measurements are in U.S. Survey Feet.

EXHIBIT A

County: Williamson
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August 10, 2021

PROPERTY DESCRIPTION FOR PARCEL 7

A parcel plat of even date was prepared in conjunction with this property description.

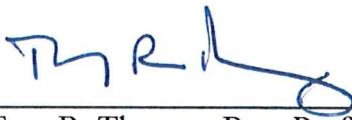
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Troy R. Thomas, 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 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 10th day of February, 2021 A.D.

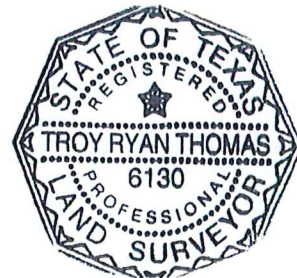
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



8/10/2021

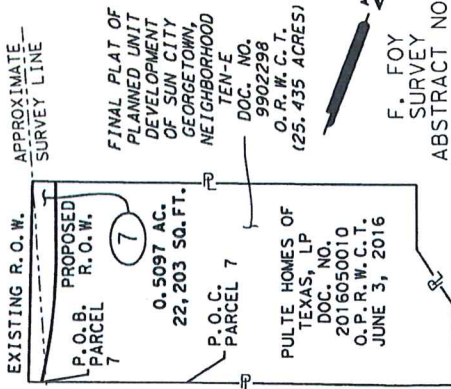
Troy R. Thomas, Reg. Professional Land Surveyor No. 6130
2021/Descriptions/CR 245 Williamson County/Parcel 7



LEGEND

- FOUND IRON ROD (1/2" UNLESS NOTED)
- FOUND IRON PIPE (1/2" UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- 1/2" IRON ROD W/ "MCGRAY & MCGRAY" CAP SET (UNLESS NOTED)
- (XXX) RECORD INFORMATION
- PROPERTY LINE (OWNERSHIP DIVISION)
- APPROXIMATE SURVEY LINE
- DEED LINE (OWNERSHIP IN COMMON)
- DISTANCE NOT TO SCALE (N. T. S.)
- POINT OF BEGINNING
- P. O. B. POINT OF COMMENCEMENT
- R. O. W. RIGHT-OF-WAY
- N. T. S. NOT TO SCALE
- B. L. BUILDING SETBACK LINE
- 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
- ① PARCEL NUMBER FOR R. O. W. ACQUISITION

L. P. DYCHES SURVEY
ABSTRACT NO. 171
CR 245



F. FOY SURVEY
ABSTRACT NO.
229

THE SURVEY SHOWN WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2129139-KFO ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MAY 28, 2021, ISSUED DATE JUNE 11, 2021.

- NOTES:
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM, OF 1983, 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U. S. SURVEY FEET.
 2. ABSTRACTING AND FIELD SURVEYING WERE PERFORMED FROM MAY 2020 THROUGH JULY 2021.
 3. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
 4. CHISHOLM TRAIL WATER SUPPLY CORPORATION WATER LINES AS DESCRIBED IN VOLUME 700, PAGE 580, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING TRANSFERRED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT BY INSTRUMENT RECORDED IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS - BLANKET EASEMENT (UNABLE TO PLOT)
 5. CHISHOLM TRAIL WATER SUPPLY CORPORATION WATER LINES AS DESCRIBED IN VOLUME 299, PAGE 311, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING TRANSFERRED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT BY INSTRUMENT RECORDED IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS - BLANKET EASEMENT (UNABLE TO PLOT)

CONTINUED ABOVE

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

TR

TROY R. THOMAS, REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6130

8/10/2021
DATE



PAGE 4 OF 5

- E. CHISHOLM TRAIL WATER SUPPLY CORPORATION POTABLE WATER PIPELINE AS DESCRIBED IN VOLUME 1114, PAGE 9, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING TRANSFERRED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT BY INSTRUMENT RECORDED IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS - BLANKET EASEMENT (UNABLE TO PLOT)
- F. CHISHOLM TRAIL WATER SUPPLY CORPORATION WATER DISTRIBUTION LINE AS DESCRIBED IN VOLUME 1596, PAGE 458, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING TRANSFERRED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT BY INSTRUMENT RECORDED IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS - BLANKET EASEMENT (UNABLE TO PLOT)
- G. CITY OF GEORGETOWN UTILITY LINES AND FACILITIES AS DESCRIBED IN DOCUMENT NO. 2020016974, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - AS SHOWN

REVISIONS

RECORD	ACQUISITION	REMAINING RT
L. P. DYCHES SURVEY ABSTRACT NO. 171		
25.435 AC. (1,107,949 SQ. FT.)	0.1849 AC. (8,056 SQ. FT.)	25.346 AC. (1,104,084 SQ. FT.)
F. FOY SURVEY ABSTRACT NO. 229		
RECORD	ACQUISITION	REMAINING RT
25.435 AC. (1,107,949 SQ. FT.)	0.3248 AC. (14,147 SQ. FT.)	25.014 AC. (1,089,611 SQ. FT.)
TOTAL		
RECORD	ACQUISITION	REMAINING RT
25.435 AC. (1,107,949 SQ. FT.)	0.5097 AC. (22,203 SQ. FT.)	24.925 AC. (1,085,746 SQ. FT.)

MCGRAY & MCGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgray.com

PARCEL PLAT SHOWING
PROPOSED R. O. W. AT
PARCEL 7
CR 245 - FROM R. M. 2338
TO RONALD REAGAN BLVD.
WILLIAMSON COUNTY, TEXAS

DATE: AUGUST 2021 SCALE: N. T. S.

L.P. DYCHES SURVEY
ABSTRACT NO. 171

WILLIAMSON COUNTY
DOC. NO. 2003082496
O.P.R.W.C.T.
AUGUST 21, 2003
(0.545 ACRES)

R.O.W. DEDICATION
DOC. NO. 9553392
O.P.R.W.C.T.
(3.07 ACRES)

EXISTING R.O.W.

SEE
DETAIL
"A"

EXISTING R.O.W.

CR 245
(R.O.W. WIDTH VARIES)

APPROXIMATE A-171
SURVEY LINE A-229

P.O.B.
PARCEL 7
N=10,239,612.70
E=3,102,033.90
STA. 131+34.08
67.50' RT

50' BUILDING LINE
O.R.W.C.T. 9902298

0.5097 AC.
22,203 SQ.FT.

PULTE HOMES OF TEXAS, LP
DOC. NO. 2016050010
O.P.R.W.C.T.
JUNE 3, 2016

FINAL PLAT OF PLANNED
UNIT DEVELOPMENT
OF SUN CITY GEORGETOWN,
NEIGHBORHOOD TEN-E
DOC. NO. 9902298
O.R.W.C.T.
(25.435 ACRES)

F. FOY SURVEY
ABSTRACT NO. 229

DONALD H. KYLBERG
VOL. 752, PG. 229
D.R.W.C.T.
MARCH 29, 1979
(31.32 ACRES)

DIANE MILLER O'ROURKE AND
JANET MILLER RODE
DOC. NO. 2019069263
O.P.R.W.C.T.
JULY 30, 2019
FURTHER DESCRIBED IN
VOL. 2501, PG. 322
O.R.W.C.T.
(20 ACRES)

UTILITY EASEMENT
DOC. NO. 2020016974
O.P.R.W.C.T.
(1.326 ACRES)

20' BUILDING LINE
DOC. NO. 9802298
O.R.W.C.T.

ENGINEER'S-BASELINE
2,063.55'

N24°11'01"W
208.85'

STA. 135+36.65
67.50' RT

STA. 137+45.50
67.50' RT

N69°21'27"E 152.03'

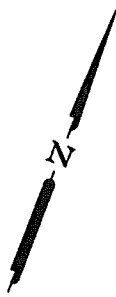
(N69°21'18"E 189.49')

568°56'55"W 486.71'
(N71°15'25"E 494.53')

(S68°59'00"W 495.00')

P.O.C.
PARCEL 7

ENGINEER'S-BASELINE CURVE DATA
PT NORTHING = 10,239,332.27
PT EASTING = 3,102,120.82
PI STATION = 128+94.01
DELTA = 43° 03' 36" (LT)
DEGREE OF CURVE = 3° 10' 59"
TANGENT LENGTH = 710.13'
RADIUS = 1,352.77'
CHORD BEARING = N 1° 06' 20" 47" E
CHORD BEARING = N 1° 06' 20" 47" E
CHORD BEARING = N 1° 06' 20" 47" E
PT STATION = 151+93.88
PT STATION = 153+36.65



SCALE: 1" = 100'

NOTES:

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PARCEL PLAT SHOWING
PROPOSED R.O.W. AT
PARCEL 7

CR 245 - FROM R.M. 2338
TO RONALD REAGAN BLVD.
WILLIAMSON COUNTY, TEXAS

DATE: AUGUST 2021

SCALE: 1" = 100'

LINE TABLE	
LINE	BEARING DISTANCE
L1	S68°56'55"W 7.10'
L2	N69°21'27"E 37.46'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	420.79'	1,867.50'	12°54'36"RT
			BEARING
			S14°43'43"E
			CHORD
			419.90'