



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.

IN WITNESS WHEREOF, this instrument is executed on this the 1<sup>st</sup> day of Nov. 2021, 2021.

*[signature on following page]*

**GRANTOR:**

**CONTINENTAL HOMES OF TEXAS, L.P.,**  
a Texas limited partnership

By: CHTEX OF TEXAS, INC., a Texas corporation,  
its general partner

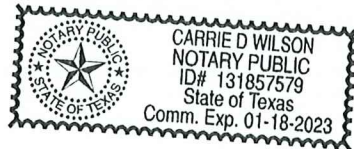
By: \_\_\_\_\_  
Name: Terry Stanley  
Its: Division President

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF Bell §

This instrument was acknowledged before me on this the 1st day of November, 2021 by Terry Stanley the Division President of CHTEX of Texas, Inc., general partner of Continental Homes of Texas, L.P., on behalf of said limited liability company and limited partnership.

Carrie D Wilson  
Notary Public, State of Texas





## EXHIBIT A

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

Page 1 of 5  
August 10, 2021

### PROPERTY DESCRIPTION FOR PARCEL 10

**DESCRIPTION OF** a 16,038 square foot (0.3682 of one acre) parcel of land out of the L.P. Dyches Survey, Abstract No. 171, in Williamson County, Texas, and being out of a called 33.006 acre tract conveyed to Continental Homes of Texas, L.P. by Special Warranty Deed dated December 3, 2020, as recorded in Document No. 2020153571, Official Public Records, Williamson County, Texas (O.P.R.W.C.T.); said 16,038 square foot (0.3682 of one acre) parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 60D nail found at the northwest corner of said 33.006 acre Continental Homes of Texas tract;

**THENCE** N 61°59'38" E, along the north line of said 33.006 acre Continental Homes of Texas tract, and partially along the south line of a called 120.53 acre tract (Tract 2) conveyed to Highland Village Georgetown, LP by Warranty Deed with Vendor's Lien dated May 9, 2018, as recorded in Document No. 2018043854, O.P.R.W.C.T., a distance of 2,519.63 feet to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed west right-of-way line of CR 245, for the **POINT OF BEGINNING**, being 67.50 feet left of Engineer's Baseline Station 147+47.98 and having Surface Coordinates of North=10,241,099.49, East=3,101,363.54;

- 1) **THENCE**, N 61°59'38" E, continuing along the north line of said 33.006 acre Continental Homes of Texas tract and the south line of said 120.53 acre Highland Village Georgetown tract, a distance of **20.01 feet** to a calculated point at the northeast corner of said 33.006 acre Continental Homes of Texas tract, being at the southeast corner of said 120.53 acre Highland Village Georgetown tract, being in the west line of a 3.07 acre right-of-way dedication recorded in Document No. 9553392, Official Records, Williamson County, Texas (O.R.W.C.T.), and being in the existing west right-of-way line of CR 245 (varying width), from which a 1/2-inch iron rod with "Pape Dawson" cap found bears N 61°59'38" E, a distance of 0.39 feet;
- 2) **THENCE**, S 21°18'01" E, along the east line of said 33.006 acre Continental Homes of Texas tract, the west line of said 3.07 acre right-of-way dedication and the existing west right-of-way line of CR 245, a distance of **773.78 feet** to a calculated point at the southeast corner of said 33.006 acre Continental Homes of Texas tract, being at the northeast corner of a called 37.617 acre tract conveyed to Gracia Tierra, LLC by Special Warranty Deed dated August 30, 2019, as recorded in Document No. 2019110960, O.P.R.W.C.T., from which a 1/2-inch iron rod with "McKim Creed" cap found bears N 51°00'20" E, a distance of 0.20 feet;

**EXHIBIT A**

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

Page 2 of 5  
August 10, 2021

**PROPERTY DESCRIPTION FOR PARCEL 10**

- 3) **THENCE, S 51°00'20" W**, along the south line of said 33.006 acre Continental Homes of Texas tract and the north line of said 37.617 acre Gracia Tierra tract, a distance of **22.53 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the proposed west right-of-way line of CR 245, being 67.50 feet left of Engineer's Baseline Station 139+69.69, from which a 1/2-inch iron rod with "McKim Creed" cap found bears S 51°00'20" W, a distance of 435.90 feet;
  
- 4) **THENCE, N 21°11'01" W**, along the proposed west right-of-way line of CR 245, crossing said 33.006 acre Continental Homes of Texas tract, a distance of **778.29 feet** to the **POINT OF BEGINNING** and containing 16,038 square feet (0.3682 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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Page 3 of 5  
August 10, 2021

**PROPERTY DESCRIPTION FOR PARCEL 10**

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   §

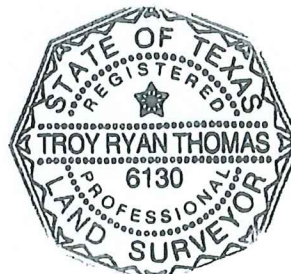
That I, Troy R. Thomas, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 10<sup>th</sup> day of August, 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

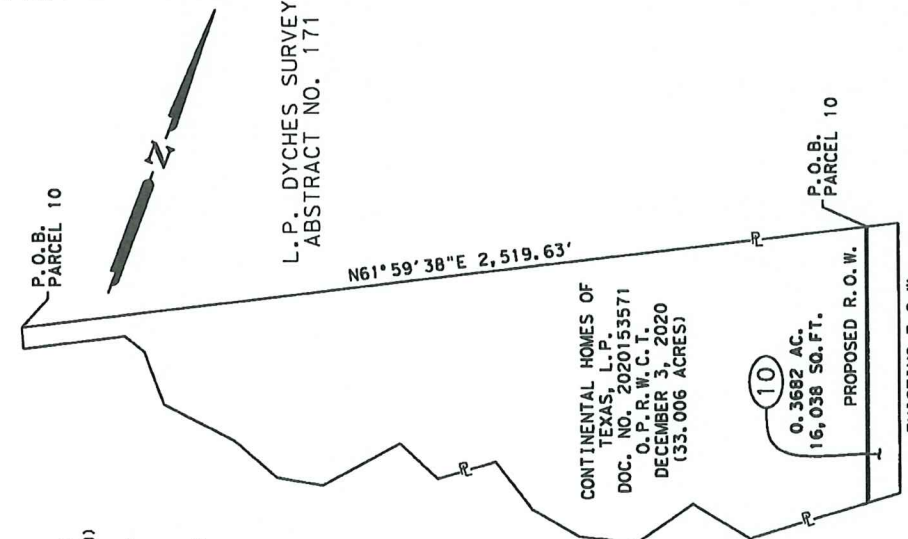
8/10/2021



Troy R. Thomas, Reg. Professional Land Surveyor No. 6130  
2021/Descriptions/CR 245 Williamson County/Parcel 10

**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"
- (xxx) CAP SET (UNLESS NOTED)
- RECORD INFORMATION
- PROPERTY LINE (OWNERSHIP DIVISION)
- APPROXIMATE SURVEY LINE
- DEED LINE (OWNERSHIP IN COMMON)
- DISTANCE NOT TO SCALE (N.T.S.)
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- RIGHT-OF-WAY
- NOT TO SCALE
- BUILDING SETBACK LINE
- DEED RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PARCEL NUMBER FOR R. O. W. ACQUISITION
- ①



- 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.

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.

*Troy R. Thomas*

TROY R. THOMAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6130  
 DATE 8/10/2021

THE SURVEY SHOWN WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2129178-KFO ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 16, 2021, ISSUED DATE JUNE 29, 2021.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
  - F. PEDERNALES ELECTRIC COOPERATIVE, INC. ELECTRIC AND/OR TELEPHONE TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM AS DESCRIBED IN VOLUME 643, PAGE 222, DEED RECORDS, WILLIAMSON COUNTY, TEXAS - DOES NOT AFFECT
  - G. CHISHOLM TRAIL WATER SUPPLY CORPORATION WATER LINES AS DESCRIBED IN VOLUME 790, 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)
  - H. 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)
  - I. CHISHOLM TRAIL SPECIAL UTILITY DISTRICT RIGHT OF WAY EASEMENT AS DESCRIBED IN DOCUMENT NO. 199945396, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - BLANKET EASEMENT, UNABLE TO PLOT
  - J. CITY OF GEORGETOWN UTILITY EASEMENT AS DESCRIBED IN DOCUMENT NO. 2019058110, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS - AFFECTS AS SHOWN

**REVISIONS**

RECORD	ACQUISITION	REMAINING LT
33.006 AC. (1,437,741 SQ. FT.)	0.3682 AC. (16,038 SQ. FT.)	32.638 AC. (1,421,703 SQ. FT.)

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

PARCEL PLAT SHOWING  
 PROPOSED R.O.W. AT  
 PARCEL 10  
 CR 245 - FROM R.M. 2338  
 TO RONALD REAGAN BLVD.  
 WILLIAMSON COUNTY, TEXAS

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

W/ "MCKIM & CREED" CAP

P.O.C. PARCEL 10  
60D NAIL

HIGHLAND VILLAGE  
GEORGETOWN, LP  
DOC. NO. 2018043854  
O.P.R.W.C.T.  
MAY 9, 2018  
(TRACT 2-120.53 ACRES)

(550° 59' 58" W 458.60')  
551° 00' 20" W 435.90'  
(N52° 15' 22" E 455.37')

L.P. DYCHES SURVEY  
ABSTRACT NO. 171

CONTINENTAL HOMES OF TEXAS, L.P.  
DOC. NO. 2020153571  
O.P.R.W.C.T.  
DECEMBER 3, 2020  
(133.006 ACRES)

GRACIA  
TIERRA, LLC  
DOC. NO.  
2019110960  
O.P.R.W.C.T.  
AUGUST 30, 2019  
(37.617 ACRES)

UTILITY EASEMENT  
DOC. NO. 2019058110  
O.P.R.W.C.T.  
(0.720 ACRE)

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

P.O.B. PARCEL 10  
N=10,241,089.49  
E=3,101,363.54  
STA. 147+47.98  
67.50' LT

STA. 139+69.69  
67.50' LT

PROPOSED R.O.W.

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

(S21° 16' 50" E 773.78')  
S21° 18' 01" E 773.78'  
(N18° 12' 06" W 3341.00')

EXISTING R.O.W.

SEE  
DETAIL  
"A"

ENGINEER'S BASELINE T42-00  
N21° 11' 01" W 778.29'

140-00

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.
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PARCEL PLAT SHOWING  
PROPOSED R.O.W. AT  
PARCEL 10  
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	N61° 59' 38" E	20.01'
L2	S51° 00' 20" W	22.53'
L3	N61° 59' 38" E	0.39'
L4	N51° 00' 20" E	0.20'

