

REAL ESTATE CONTRACT

County Road 100/118 Right of Way—Parcel 2

THIS REAL ESTATE CONTRACT (“Contract”) is made by **RICK D. KRUGER and wife CHERYLE R. KRUGER, TIMOTHY R. KRUGER, AND BRENDA K. SLADEK** (referred to in this Contract as “Seller”) and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as “Purchaser”), upon the terms and conditions set forth in this Contract.

ARTICLE I PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract of land described as follows:

Being a 3.727 acre (162,350 square foot) parcel of land out of the James Neil Survey, Abstract No. 477, 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 2**);

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the “Property”), and any improvements situated on and attached to the Property described in Exhibit “A” not otherwise agreed herein to be retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the Property described in Exhibit “A”, any improvements on the Property, and any damage to and/or cost to cure the remaining property of Seller, shall be the sum of FOUR HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$450,000.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash at the Closing.

Special Provisions and Additional Consideration

2.03. Driveway Construction. As additional consideration for the purchase of the Property, and as an obligation which shall survive the Closing of this transaction, Purchaser agrees that as part of the proposed construction of improvements to CR 100/118 upon the Property it shall cause driveways to be constructed between the edge of proposed roadway improvements and the remaining property of Seller, and shall otherwise be constructed in the locations and according to the specifications as shown in Exhibit "B" attached hereto and incorporated herein.

By execution of this Agreement Seller shall allow Purchaser, its agents and contractors to temporarily access the remaining property of Seller solely in the location and for the purposes and time period necessary to carry out the obligations of this paragraph.

**ARTICLE III
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

**ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER**

Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's current actual knowledge:

- (1) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than as previously disclosed to Purchaser;
- (2) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

The Property herein is being conveyed to Purchaser under threat of condemnation.

**ARTICLE V
CLOSING**

Closing Date

5.01. The Closing shall be held at the office of Longhorn Title Company on or before December 15, 2021, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to all of the Property described in Exhibit "A", free and clear of any and all monetary liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable;
- (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
- (c) Any exceptions approved by Purchaser in writing.

The Deed shall be in the form as shown in Exhibit "C" attached hereto and incorporated herein.

(2) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted;
- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and

- (c) The exception as to the lien for taxes shall be limited to the year of Closing and shall be endorsed "Not Yet Due and Payable".
- (d) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the Purchase Price.

Prorations

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

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each party incurring same respectively.

**ARTICLE VI
BREACH BY SELLER**

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

**ARTICLE VII
BREACH BY PURCHASER**

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made then Seller shall receive the amount of \$500 as liquidated damages for any failure by Purchaser.

**ARTICLE VIII
MISCELLANEOUS**

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09. In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10. This Contract shall be effective as of the date it is approved by Williamson County, Texas which date is indicated beneath the County Judge's signature below.

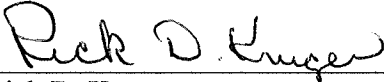
Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after February 28, 2022 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary construction activities associated with the proposed County Road 100/118 improvement construction project of Purchaser, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures required by the Contract to complete the Closing of the purchase transaction.

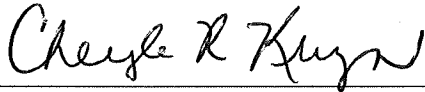
SELLER:



Rick D. Kruger

Address: 5090 CR 100
Hutto, Texas 78634

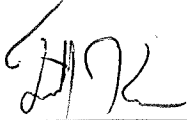
Date: 11/12/21



Cheryl R. Kruger

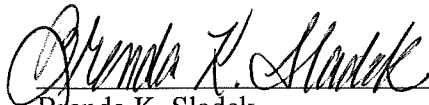
Date: 11/12/21

SELLER:



Timothy R. Kruger

Date: 11/12/2021



Brenda K. Sladek

Date: 11/17/2021

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

Date: _____

EXHIBIT "A"

County: Williamson

Parcel No.: 2

Highway: C.R. 118

Limits: From: C.R. 119

To: Approximately 1,300 feet southeast of the C.R.118/C.R. 100 Intersection

Page 1 of 6
June 28, 2021

PROPERTY DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 3.727 ACRE (162,350 SQ. FT.) PARCEL OF LAND LOCATED IN THE JAMES NEIL SURVEY, ABSTRACT NO. 477, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 100.98 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO RICK D. KRUGER AND RICHARD H. KRUGER, RECORDED JUNE 3, 1998 IN DOCUMENT NO. 9838805, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 3.727 ACRE (162,350 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 78.73 feet right of County Road 118 (C.R. 118) Engineer's Centerline Station (E.C.S.) 116+61.22 on the east line of said remainder of a called 100.98 acre tract, for the northwest corner of a called 7.748 acre tract of land, described as Tract One in a deed to Ronald Smith and wife, Janice Smith, recorded in Document No. 2000018149, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), same being the southwest corner of a called 1.471 acre tract of land, described in a deed to Rick D. Kruger, recorded in Document No. 9838806, O.R.W.C.TX.;

THENCE N 21°29'34" W, with the common line of said 1.471 acre tract and said remainder of a called 100.98 acre tract, a distance of 11.18 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,186.914.52, E=3,167,764.01) set 68.01 feet right of C.R. 118 E.C.S 116+58.12 on the proposed south right-of-way line of C.R. 118, for the southeast corner and **POINT OF BEGINNING** of the parcel described herein, said point being the beginning of a curve to the right;

THENCE departing the common line of said 1.471 acre tract and said remainder of a called 100.98 acre tract, with the proposed south right-of-way line of said C.R. 118, over and across said remainder of a called 100.98 acre tract, the following five (5) courses and distances numbered 1-5:

- 1) With said curve to the right, an arc distance of 130.74 feet, through a central angle 05°21'27", having a radius of 1,398.17 feet, and a chord that bears S 88°13'07" W, a distance of 130.69 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.01 feet right of C.R. 118 E.C.S 115+33.74, for an angle point of the parcel described herein,
- 2) N 89°06'09" W, a distance of 702.40 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.01 feet right of C.R. 118 E.C.S 108+31.34, for the an angle corner of the parcel described herein, said point being the beginning of a curve to the left,
- 3) With said curve to the left, an arc distance of 489.36 feet, through a central angle 22°12'53", having a radius of 1,262.15 feet, and a chord that bears S 79°47'24" W, a distance of 486.30 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.01 feet right of C.R. 118 E.C.S 103+15.61, for an angle point of the parcel described herein,

EXHIBIT "A"

County: Williamson
Parcel No.: 2
Highway: C.R. 118
Limits: From: C.R. 119
To: Approximately 1,300 feet southeast of the C.R.118/C.R. 100 Intersection

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June 28, 2021

- 4) S 68°40'58" W, a distance of 144.52 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.01 feet right of C.R. 118 E.C.S 101+71.09, for the an angle corner of the parcel described herein, and
- 5) S 23°40'58" W, a distance of 137.45 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 165.20 feet right of C.R. 118 E.C.S 100+73.90 on the existing east right-of-way line of County Road 119 (C.R. 119), a variable width right-of-way, as described in a deed to Williamson County, recorded in Document No. 2015073321, O.P.R.W.C.TX., for the southwest corner of the parcel described herein;

6) **THENCE** N 21°19'25" W, departing the proposed south right-of-way line of said C.R. 118, with the existing east right-of-way line of said C.R. 119, a distance of 79.99 feet to a calculated point on the existing south right-of-way line of C.R. 118, a variable width right-of-way, as described in said deed to Williamson County, recorded in Document No. 2015073321, O.P.R.W.C.TX., for the most westerly northwest corner of said remainder of a called 100.98 acre tract and the parcel described herein;

THENCE with the existing south right-of-way line of said C.R. 118, the following three (3) courses and distances numbered 7-9:

- 7) N 23°41'03" E, a distance of 70.70 feet to a 1/2-iron rod found, for the most northerly northwest corner of said remainder of a called 100.98 acre tract and the parcel described herein,
- 8) N 68°41'32" E, a distance of 131.63 feet to a 1/2-iron rod found bent, for an angle point of the parcel described herein, and
- 9) N 21°40'05" W, a distance of 10.52 feet to a 1/2-inch iron rod with a plastic cap stamped "SAM" on the existing south right-of-way line of C.R. 118, a variable width right-of-way, no record information found, for an angle point of the parcel described herein;

10) **THENCE** N 68°42'55" E, with the existing south right-of-way line of said C.R. 118, a distance of 655.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 103.27 feet left of C.R. 118 E.C.S 108+89.44 on the proposed north right-of-way line of said C.R. 118, for a north corner of the parcel described herein;

THENCE departing the existing south right-of-way line of said C.R. 118, with the proposed north right-of-way line of said C.R. 118, over and across said remainder of a called 100.98 acre tract, the following three (3) courses and distances numbered 10-12:

- 11) S 24°02'32" E, a distance of 38.89 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.01 feet left of C.R. 118 E.C.S 109+05.84, for an angle point of the parcel described herein,
- 12) S 89°06'09" E, a distance of 627.90 feet to a **calculated point 68.01 feet left of C.R. 118 E.C.S 115+33.74, for an angle point of the parcel described herein, said point being the beginning of a curve to the left, and

C.R. 118
(VARIABLE WIDTH ROW)
EXISTING ROW

RICK D. KRUGER AND
RICHARD H. KRUGER
RECORDED JUNE 3, 1998
REMAINDER OF A
CALLED 100.98 AC.
DOC. NO. 9838805
O.R.W. C. TX.

EXHIBIT "A"

EXISTING ROW

RICK D. KRUGER
CALLED 1.471 AC.
DOC. NO. 9838806
O.R.W. C. TX.

C.R. 100
(VARIABLE WIDTH ROW)
NO RECORD INFORMATION FOUND

CHRISTY D. NOREN AND
JENNY E. NOREN, CO-TRUSTEES
OF THE JOHN W. NOREN FAMILY TRUST
CALLED 0.725 AC.
DOC. NO. 2013015381
O.P.R.W. C. TX.

FURTHER DESCRIBED IN
DOC. NO. 1997049549
O.R.W. C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI Stg 117+97.01
N = 10,186,974.33
E = 3,167,897.68
Δ = 22° 23' 26.86" (LT)
D = 4' 18" 26.74"
L = 519.82'
T = 263.27'
R = 1,330.15'
PC Stg 118+33.74
PT Stg 120+53.56

RONALD SMITH AND
WIFE JANICE SMITH
CALLED 7.748 AC.
DOC. NO. 2000018149
O.P.R. W. C. TX.

JOHN DYKES SURVEY
ABSTRACT NO.186

JAMES NEIL SURVEY
ABSTRACT NO.477

889° 06' 09" E 627.90'

PROPOSED ROW

C.R. 118
ENGINEER'S CENTERLINE 889° 06' 09" E 702.40'

② (3.727 AC.)

PROPOSED ROW

889° 06' 09" W 702.40'

**115+33.74
68.01' LT

PC 115+33.74

115+00

P.O.B.
N=10,186,914.52
E=3,167,764.01
116+58.12
68.01' RT

115+33.74
68.01' RT

C3
116+13.97
68.01' LT

L8
(519° 27' 45.1")
437.27' 45.1"

C1

P.O.C.
116+61.22
78.73' RT

APPROXIMATE LOCATION
OF SURVEY LINE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N21° 29' 34" W	11.18'
L8	S21° 29' 34" E	142.98'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	05° 21' 27" (RT)	398.17'	130.74'	130.69'	S88° 13' 07" W
C3	03° 27' 21" (LT)	262.15'	76.13'	76.12'	N89° 10' 10" E



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILE: \\saming\AUS\PROJECTS\1019052774E\100\Survey\03Exhibits\VP-2VP-2.dgn
EXISTING *93.507 AC. ACQUIRE 3.727 AC. REMAINING 89.780 AC. LEFT

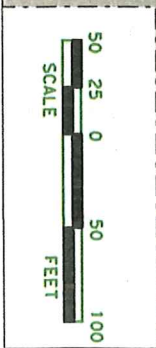
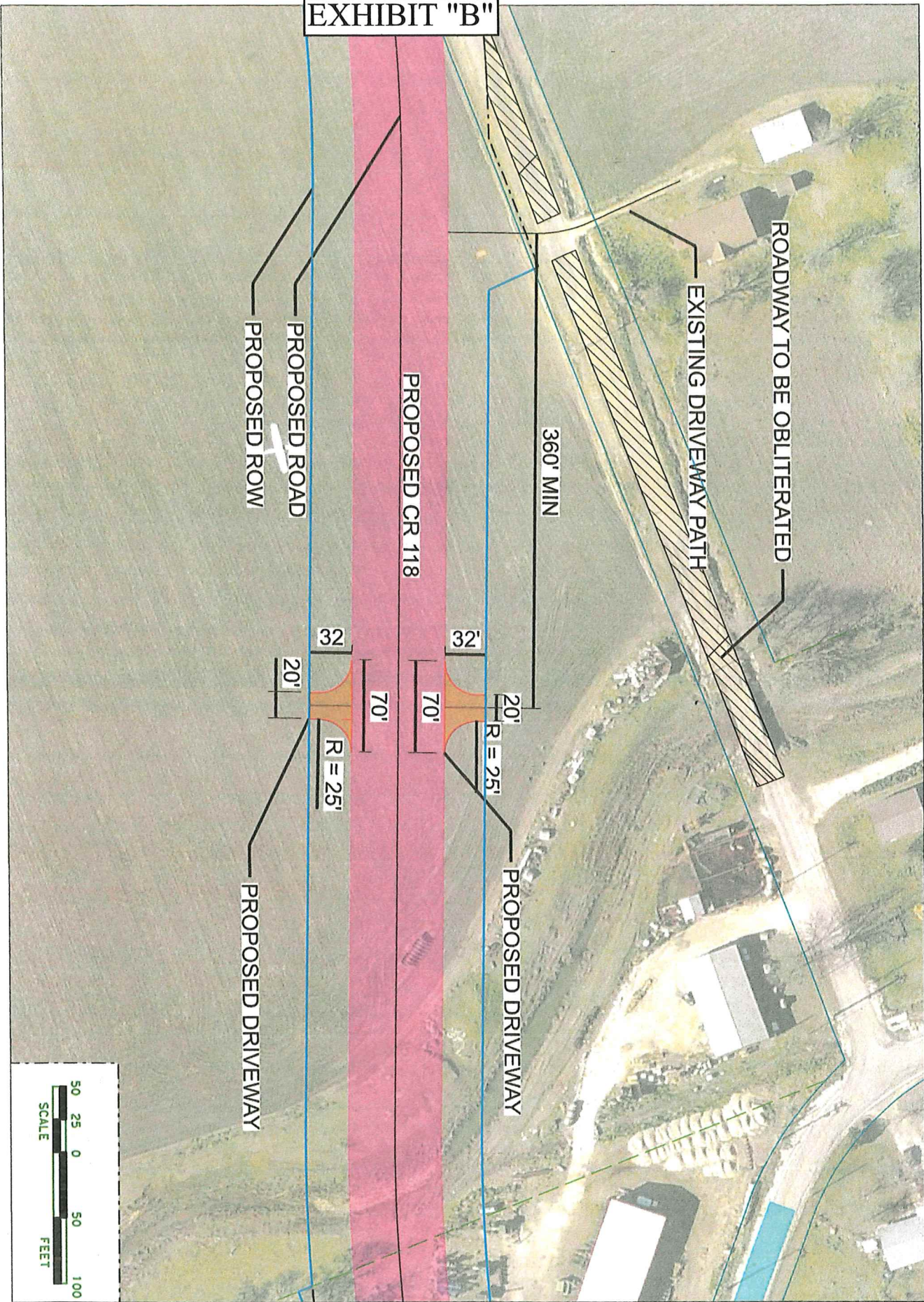
REF. FIELD NOTE NO. 48876
PAGE 4 OF 6



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Fax: (512) 447-0575
Texas Form Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
RICK D. KRUGER AND
RICHARD H. KRUGER
PARCEL 2
3.727 AC. (162,350 SQ. FT.)

EXHIBIT "B"



PROJECT	CR 118
DATE	10/22/2021
DESIGNED	MYN
CAD-DWG	MYN
REVIEWED	KOWAN



DRIVEWAY EXHIBIT

PARCEL 2
WCAD # R020870

**WILLIAMSON COUNTY
DEPT. OF
INFRASTRUCTURE**

3151 S.E. INNER LOOP, SUITE B
GEORGETOWN, TEXAS 78626
943-3330
www.wilco.org

NO	DESCRIPTION	BY	DATE

LINE TABLE

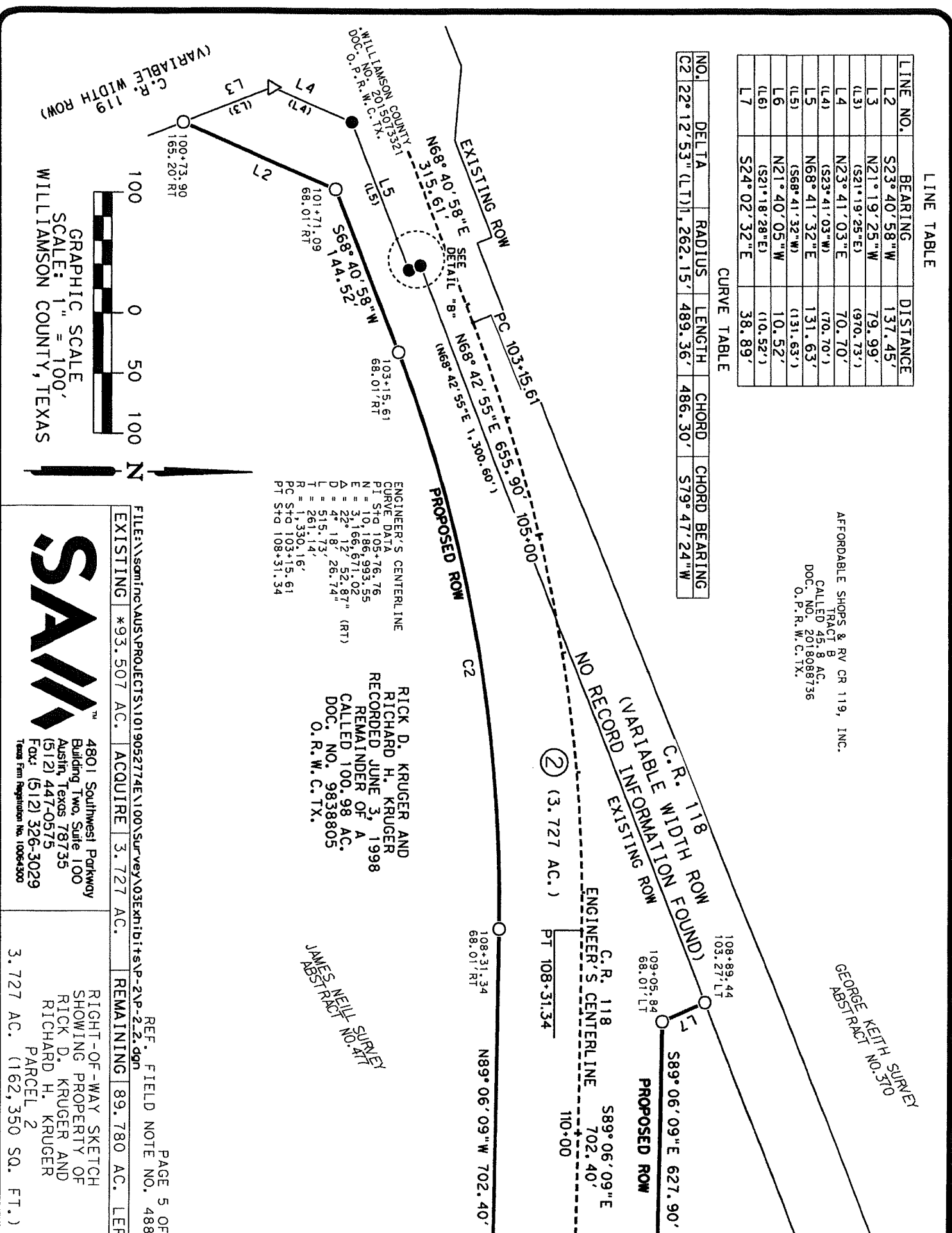
LINE NO.	BEARING	DISTANCE
L2	S23°40'58"W	137.45'
L3	N21°19'25"W	79.99'
(L3)	(S21°19'25"E)	(970.73')
L4	N23°41'03"E	70.70'
(L4)	(S23°41'03"W)	(70.70')
L5	N68°41'32"E	131.63'
(L5)	(S68°41'32"W)	(131.63')
L6	N21°40'05"W	10.52'
(L6)	(S21°18'28"E)	(10.52')
L7	S24°02'32"E	38.89'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	22°12'53" (LT)	262.15'	489.36'	486.30'	S79°47'24"W

AFFORDABLE SHOPS & RV CR 119, INC.
 TRACT B
 CALLED 45.8 AC.
 DOC. NO. 2018088736
 O.P.R.W.C.TX.

GEORGE KEITH SURVEY
 ABSTRACT NO. 3700



ENGINEER'S CENTERLINE
 CURVE DATA
 PI Std 105+76.76
 N = 10.186, 993.55
 E = 3.166, 671.022
 D = $22^{\circ}12'52.87''$ (RT)
 L = $515.73'$
 T = $261.14'$
 R = $1,350.16'$
 PC Std 103+15.61
 PT Std 108+31.34

RICK D. KRUGER AND
 RICHARD H. KRUGER
 RECORDED JUNE 3, 1998
 REMAINDER OF A
 CALLED 100.98 AC.
 DOC. NO. 9838805
 O.R.W.C.TX.

JAMES NEILL SURVEY
 ABSTRACT NO. 111

FILE: \\saminc\AUS\PROJECTS\1019052774E\100\Survey\03E\hidi+svp-2vp-2.2.dgn
 EXISTING *93.507 AC. ACQUIRE 3.727 AC. REMAINING 89.780 AC. LEFT
 REF. FIELD NOTE NO. 48876
 PAGE 5 OF 6



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Farm Registration No. 10064300

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 RICK D. KRUGER AND
 RICHARD H. KRUGER
 PARCEL 2
 3.727 AC. (162,350 SQ. FT.)

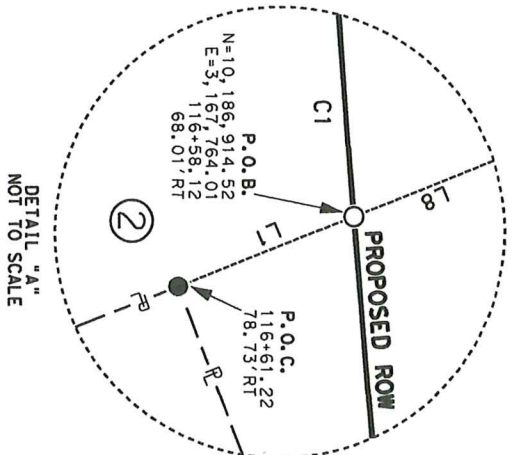
GRAPHIC SCALE
 SCALE: 1" = 100'
 WILLIAMSON COUNTY, TEXAS

LEGEND

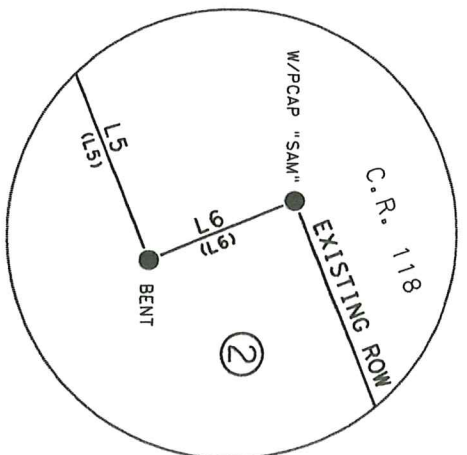
- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ⊗ TxDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ⊕ 80D NAIL FOUND
- ⊖ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ⊗ RAILROAD TIE
- △ CALCULATED POINT
- ▽ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- - - DEED LINE (COMMON OWNERSHIP)
- PROPOSED TEMPORARY EASEMENT LINE

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0001218190. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. C.R. 118 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM WILLIAMSON COUNTY ROAD AND BRIDGE. SCHEMATIC RECEIVED BY SAM, LLC. IN JUNE, 2021.
 4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
 - * AREA CALCULATED BY SAM, LLC.
 - ** UNABLE TO SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" AT TIME OF SURVEY.
- I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTED AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DETAIL "A" NOT TO SCALE



DETAIL "B" NOT TO SCALE



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EXISTING	*93.507 AC.	ACQUIRE	3.727 AC.	REMAINING	89.780 AC.	LEFT
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REF. FIELD NOTE NO. 48876

PAGE 6 OF 6

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

6/28/21

SAM

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Farm Registration No. 10094300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
RICK D. KRUGER AND
RICHARD H. KRUGER
PARCEL 2
3.727 AC. (162,350 SQ. FT.)

EXHIBIT "C"

Parcel 2

DEED

County Road 100/118 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 **RICK D. KRUGER and wife CHERYLE R. KRUGER, TIMOTHY R. KRUGER, and BRENDA K. SLADEK**, 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 (the "Property"):

Being a 3.727 acre (162,350 square foot) parcel of land out of the James Neil Survey, Abstract No. 477, 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 2)

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 100/118.

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 ____ day of _____, 2021.

[signature on following page]

GRANTOR:

Rick D. Kruger

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF _____

This instrument was acknowledged before me on this the _____ day of _____, 2021 by Rick D. Kruger in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

GRANTOR:

Cheryle R. Kruger

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF _____

§

§

This instrument was acknowledged before me on this the _____ day of _____, 2021 by Cheryle R. Kruger in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

GRANTOR:

Timothy R. Kruger

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF _____

§

§

This instrument was acknowledged before me on this the _____ day of _____, 2021 by Timothy R. Kruger in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

