

SPECIAL WARRANTY DEED
County Road 258 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 **ENCLAVE AT LIBERTY HILL, LLC and 2125 HYDEPARK APARTMENTS, LLC**, 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"):

All of that certain 0.375-acre (16,351 square foot) parcel of land out of the B. Manlove Survey, Abstract No.417, in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (Parcel 4).

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 County Road 258.

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, except as to the Reservations from and Exceptions to Conveyance and Warranty, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed on this the 16th day of FEBRUARY, 2022.

[signature page follows]

GRANTOR:

ENCLAVE AT LIBERTY HILL, LLC

By: K.V.N. Ramakrishna

Name: RAMAKRISHNA KANDULA

Its: MANAGER

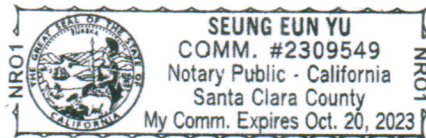
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF California §
COUNTY OF Santa Clara §
§

This instrument was acknowledged before me on this the 16th day of February, 2022 by Ramakrishna Kandula, in the capacity and for the purposes and consideration recited therein.

yu
Notary Public, State of California



GRANTOR:

2125 HYDEPARK APARTMENTS, LLC

By: K.V.N. Ramakrishna

Name: RAMAKRISHNA KANDULA

Its: MANAGER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF California

§

COUNTY OF Santa Clara

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This instrument was acknowledged before me on this the 16th day of February, 2022 by Ramakrishna Kandula, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of California

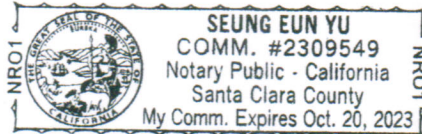


EXHIBIT "A"

County: Williamson
Parcel No.: 4
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 1 of 5
July 30, 2021

PROPERTY DESCRIPTION FOR PARCEL 4

DESCRIPTION OF A 0.375 ACRE (16,351 SQ. FT.) PARCEL OF LAND LOCATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 30.000 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BECKY ELAINE GADDY COLEMAN, RECORDED JANUARY 8, 2018 IN DOCUMENT NO. 2018007336, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.375 ACRE (16,351 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 5/8-inch iron rod found 59.13 feet right of County Road 258 (C.R. 258) Engineer's Centerline Station (E.C.S.) 70+60.00 on the existing south right-of-way line of C.R. 258, a variable width right-of-way, conveyed to Williamson County in Document No. 2015052467, O.P.R.W.C.TX., for a northeast corner of said 30.000 acre tract, same being the northwest corner of a called 4.99 acre tract of land, described in a deed to Claire Sirota and Lloyd Sirota, wife and husband, recorded in Document No. 2012016607, O.P.R.W.C.TX.;

THENCE with the existing south right-of-way line of said C.R. 258, the following two (2) courses and distances:

S 68°13'58" W, a distance of 95.43 feet to a calculated point, and

S 68°43'58" W, a distance of 178.53 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,219,179.60, E=3,070,916.21) set 59.96 feet right of C.R. 258 E.C.S 67+85.98 on the proposed south right-of-way line of C.R. 258, for the most easterly northeast corner and **POINT OF BEGINNING** of the parcel described herein;

THENCE departing the existing south right-of-way line of said C.R. 258, with the proposed south right-of-way line of said C.R. 258, over and across said 30.000 acre tract, the following four (4) courses and distances numbered 1-4:

- 1) S 21°23'17" E, a distance of 8.04 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 258 E.C.S 67+86.00, for an angle corner of the parcel described herein,
- 2) S 68°43'58" W, a distance of 113.72 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 258 E.C.S 66+72.28, for an angle corner of the parcel described herein,
- 3) S 21°16'02" E, a distance of 15.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet right of C.R. 258 E.C.S 66+72.28, for an angle corner of the parcel described herein, and
- 4) S 68°43'58" W, a distance of 115.17 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 83.00 feet right of C.R. 258 E.C.S 65+57.12 on the proposed east right-of-way line of C.R. 258, for an angle corner of the parcel described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 4
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 2 of 5
July 30, 2021

5) **THENCE** S 03°14'38" W, departing the proposed south right-of-way line of said C.R. 258, with the proposed east right-of-way line of said C.R. 258, over and across said 30.000 acre tract, a distance of 253.07 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 313.26 feet right of C.R. 258 E.C.S 64+52.13 on the south line of said 30.000 acre tract, for the southeast corner of the parcel described herein;

6) **THENCE** N 74°02'25" W, departing the proposed east right-of-way line of said C.R. 258, with the south line of said 30.000 acre tract, a distance of 13.18 feet to a 1/2-inch iron rod with a plastic cap found on the existing east right-of-way line of C.R. 258, a variable width right-of-way, conveyed to Williamson County in Document No. 2003006084, O.P.R.W.C.TX., for the southwest corner of said 30.000 acre tract and the parcel described herein;

THENCE with the existing east right-of-way line of said C.R. 258, the following two (2) courses and distances numbered 7-8:

- 7) N 21°50'15" W, a distance of 21.60 feet to a calculated point, said point being the beginning of a curve to the right, and
- 8) With said curve to the right, an arc distance of 409.83 feet, through a central angle 90°08'49", having a radius of 260.48 feet, and a chord that bears N 23°14'29" E, a distance of 368.85 feet to a 1/2-inch iron rod with a plastic cap stamped "WALKER 5283" found on the existing south right-of-way line of said C.R. 258, for the most northerly northeast corner of said 30.000 acre tract and the parcel described herein;

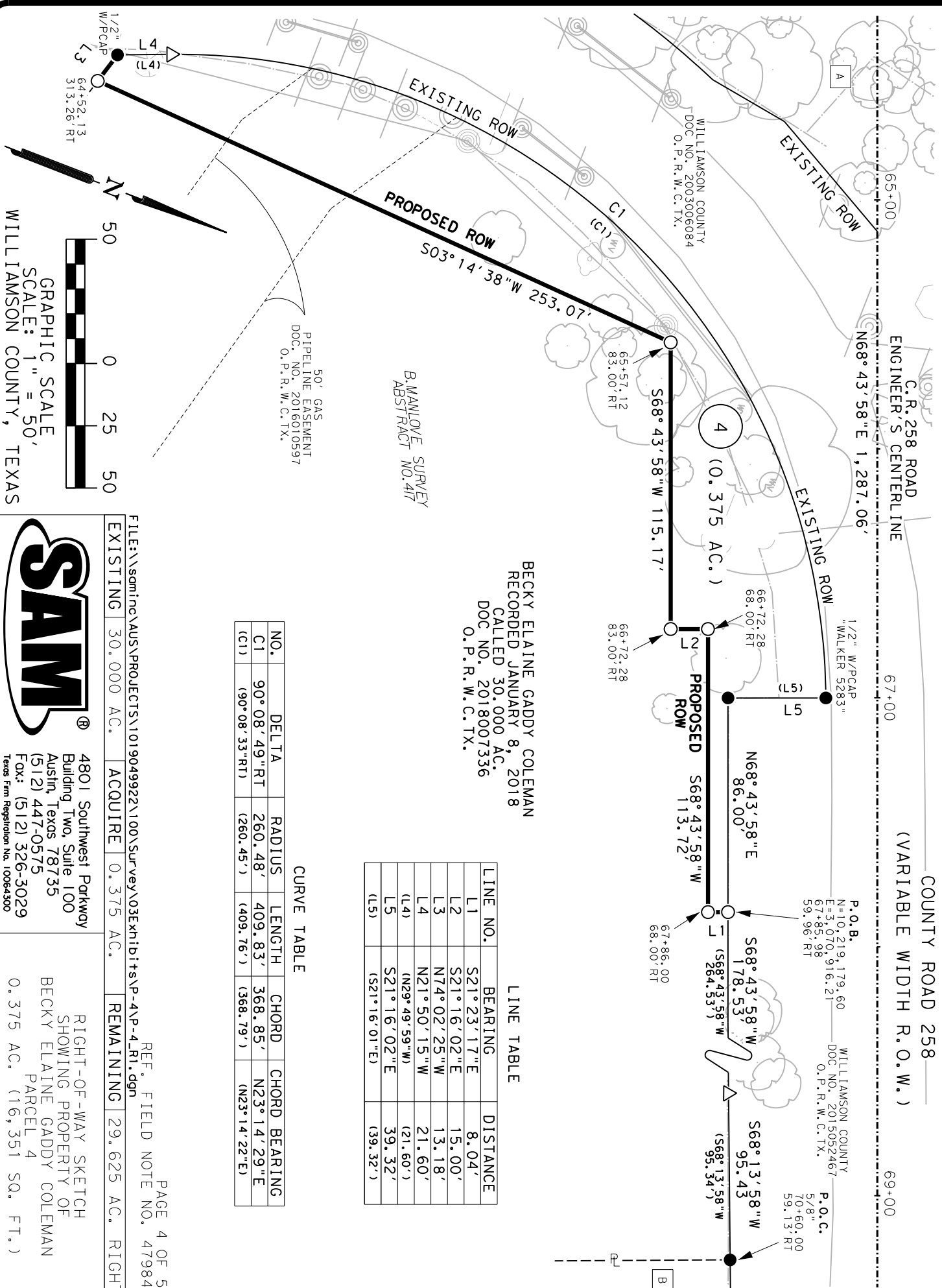
THENCE departing the existing east right-of-way line of said C.R. 258, with the existing south right-of-way line of said C.R. 258, the following two (2) courses and distances numbered 9-10:

- 9) S 21°16'02" E, a distance of 39.32 feet to a 1/2-inch iron found, for an angle corner of the parcel described herein, and

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

COUNTY ROAD 258
(VARIABLE WIDTH R.O.W.)



BECKY ELAINE GADDY COLEMAN
RECORDED JANUARY 8, 2018
CALLED 30.000 AC.
DOC. NO. 2018007336
O.P.R.W.C. TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S21° 23' 17" E	8.04'
L2	S21° 16' 02" E	15.00'
L3	N74° 02' 25" W	13.18'
L4	N21° 50' 15" W	21.60'
(L4)	(N29° 49' 59" W)	(21.60')
L5	S21° 16' 02" E	39.32'
(L5)	(S21° 16' 01" E)	(39.32')

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	90° 08' 49" RT	260.48'	409.83'	368.85'	N23° 14' 29" E
(C1)	(90° 08' 33" RT)	(260.45')	(409.76')	(368.79')	(N23° 14' 22" E)

FILE: \\sami\inc\AUS\PROJECTS\1019049922\100\Survey\03Exhibit\4VP-4.Rt.dgn REF. FIELD NOTE NO. 47984
EXISTING 30.000 AC. ACQUIRE 0.375 AC. REMAINING 29.625 AC. RIGHT



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

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BECKY ELAINE GADDY COLEMAN
PARCEL 4
0.375 AC. (16,351 SQ. FT.)



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS



50' GAS PIPELINE EASEMENT
DOC. NO. 2016010597
O.P.R.W.C. TX.

B. MANLOVE SURVEY
ABSTRACT NO. 417

WILLIAMSON COUNTY
DOC. NO. 2003006084
O.P.R.W.C. TX.

P.O.B.
N=10° 21' 9", 179.60
E=3° 07' 0", 916.21
67+85.98
59.96' RT

WILLIAMSON COUNTY
DOC. NO. 2015052467
O.P.R.W.C. TX.

P.O.C.
5/8"
70+60.00
59.13' RT

1/2" W/PCAP
L3
64+52.13
313.26' RT

L4
(2)

65+57.12
83.00' RT

66+72.28
83.00' RT

67+86.00
68.00' RT

66+72.28
68.00' RT

67+85.98
59.96' RT

65+00
67+00
69+00

67+85.98
59.96' RT

69+00

4
(0.375 AC.)

B

A

N

50 0 25 50

1/2" W/PCAP
L3
64+52.13
313.26' RT

B

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/NAV88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE, ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. 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 WITH THE BENEFIT OF TITLE REPORT PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GP NO. 2033122-KFO, EFFECTIVE DATE MARCH 10, 2021, AND ISSUED DATE MARCH 22, 2021. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. C.R. 258 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM AMERICAN STRUCTURE, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2020.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

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

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

Scott C. Brashear

7/30/21

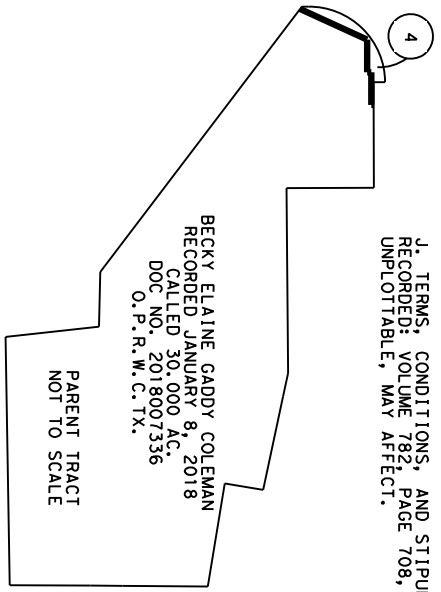
DATE

EXHIBIT "A"

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GP NO. 2033122-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MARCH 10, 2021, AND ISSUED DATE MARCH 22, 2021.

1. RESTRICTIVE COVENANTS: ITEM NO. 1, SCHEDULE B, IS HEREBY DELETED.
 - 10A. ALL LEASES, GRANTS, EXCEPTION OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING HERETO APPEARING IN THE PUBLIC RECORDS, WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
- B. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY)
- C. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.
- D. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- E. ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.
- F. RIGHT OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.
- G. EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 837, PAGE 651, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND AS AMENDED IN VOLUME 2163, PAGE 82, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. SAID EASEMENT MAY BE AFFECTED BY DOCUMENT NO(S) 2016010597 AND 2020082921, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AFFECTS, AS SHOWN.
- H. EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORP. BY INSTRUMENT RECORDED IN VOLUME 964, PAGE 537, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, UNPLOTTABLE, MAY AFFECT.
- I. TERMS, CONDITIONS, AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE: RECORDED; VOLUME 493, PAGE 628, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, UNPLOTTABLE, MAY AFFECT.
- J. TERMS, CONDITIONS, AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE: RECORDED; VOLUME 782, PAGE 708, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, UNPLOTTABLE, MAY AFFECT.



FILE: \\sami\inc\AUS\PROJECTS\1019049922\100\Survey\03Exhibit\svp-4vp-4.Rt.dgn

EXISTING 30.000 AC. ACQUIRE 0.375 AC. REMAINING 29.625 AC. RIGHT

PAGE 5 OF 5
REF. FIELD NOTE NO. 47984



4801 Southwest Parkway
Building Two, Suite 100
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Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
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