

Parcel 1

DEED
County Road 258 Right of Way

THE STATE OF TEXAS

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§
§

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 **BRUCE E. NAKFOOR, TRUSTEE**, 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 2.053 acre (89,425 square foot) parcel of land out of the J. B. Robinson Survey, Abstract No.521, 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 1).

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 its roadway system improvements.

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 6th day of July, 2022.

[signature page follows]

GRANTOR:


Bruce E. Nakfoor, Trustee

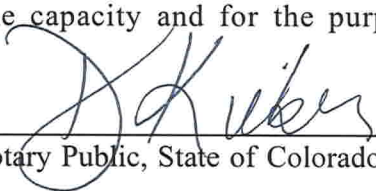
ACKNOWLEDGMENT

STATE OF COLORADO

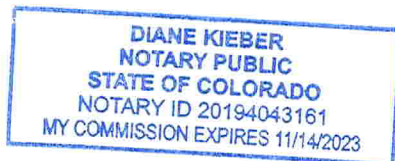
COUNTY OF Pitkin

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This instrument was acknowledged before me on this the 6th day of July, 2022 by Bruce E. Nakfoor, Trustee, in the capacity and for the purposes and consideration recited therein.



Notary Public, State of Colorado



WILLIAMSON COUNTY, TEXAS

ACKNOWLEDGMENT

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Notary Public, State of Texas

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

4.

EXHIBIT "A"

County: Williamson
Parcel No.: 1
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

Page 1 of 6
May 26, 2021

PROPERTY DESCRIPTION FOR PARCEL 1

DESCRIPTION OF A 2.053 ACRE (89,425 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 20.1865 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO BRUCE E. NAKFOOR, TRUSTEE, RECORDED OCTOBER 4, 2007 IN DOCUMENT NO. 2007085100, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 2.053 ACRE (89,425 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 with a plastic cap stamped "Haynie Consulting" found 398.84 feet left of County Road 258 (C.R. 258) Engineer's Centerline Station (E.C.S.) 47+84.79 on the east line of said 20.1865 acre tract, for the southwest corner of Lot 3, Spanish Oak Terrace Subdivision, Phase Two, a subdivision of record in Cabinet C, Slide 48, Plat Records of Williamson County, Texas (P.R.W.C.TX.), described in a deed to Melinda Pratt, recorded in Document No. 2015094302, O.P.R.W.C.TX., same being the northwest corner of a remainder of a called 262.022 acre tract of land, described in a deed to Macnak, LLC, recorded in Document No. 2007083912, O.P.R.W.C.TX.;

THENCE S 04°40'32" W, with the common line of said 20.1865 acre tract and said remainder of a called 262.022 acre tract, a distance of 325.62 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,218,695.03, E=3,068,930.66) set 78.00 feet left of C.R. 258 E.C.S. 47+24.62 on the proposed north right-of-way line of C.R. 258, for the northeast corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 04°40'32" W, departing the proposed north right-of-way line of said C.R. 258, continuing with the common line of said 20.1865 acre tract and said remainder of a called 262.022 acre tract, a distance of 147.86 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. 47+01.21 on the proposed south right-of-way line of C.R. 258, for the southeast corner of the parcel described herein, said point being the beginning of a curve to the right, from which a 1/2-inch iron rod with a plastic cap stamped "Haynie Consulting" found, for the southeast corner of said 20.1865 acre tract, bears S 04°40'32" W, a distance of 87.31 feet;

THENCE departing the common line of said 20.1865 acre tract and said remainder of a called 262.022 acre tract, with the proposed south right-of-way line of said C.R. 258, over and across said 20.1865 acre tract, the following three (3) courses and distances numbered 2-4:

2) With said curve to the right, an arc distance of 556.51 feet, through a central angle 09°45'25", having a radius of 3,268.00 feet, and a chord that bears N 89°20'03" W, a distance of 555.83 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 67.71 feet right of C.R. 258 E.C.S. 41+55.38,

3) S 49°46'52" W, a distance of 43.41 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 98.40 feet right of C.R. 258 E.C.S. 41+24.69, and

EXHIBIT "A"

County: Williamson
Parcel No.: 1
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

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May 26, 2021

4) N 85°19'28" W, a distance of 15.10 feet to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 98.43 feet right of C.R. 258 E.C.S. 41+09.59 on the existing east right-of-way line of U.S. Highway 183 (U.S. 183), a variable width right-of-way, as depicted in TXDOT ROW strip map CSJ No. 273-4-2, for the southwest corner of the parcel described herein, from which a 1/2-inch iron rod with a plastic cap destroyed found, for the southwest corner of said 20.1865 acre tract, bears S 04°40'32" W, a distance of 208.22 feet;

5) **THENCE** N 04°40'32" E, departing the proposed south right-of-way line of said C.R. 258, with the existing east right-of-way line of said U.S. 183, a distance of 209.60 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 111.17 feet left of C.R. 258 E.C.S. 41+09.20 on the proposed north right-of-way line of said C.R. 258, for the northwest corner of the parcel described herein;

THENCE departing the existing east right-of-way line of said U.S. 183, with the proposed north right-of-way line of said C.R. 258, over and across said 20.1865 acre tract, the following three (3) courses and distances numbered 6-8:

6) S 40°13'08" E, a distance of 46.91 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 78.00 feet left of C.R. 258 E.C.S. 41+42.37,

7) S 85°13'08" E, a distance of 56.55 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 78.00 feet left of C.R. 258 E.C.S. 41+98.91, said point being the beginning of a curve to the left, and

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
Parcel No.: 1
Highway: C.R. 258
Limits: From: US 183
To: Sunset Ridge

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May 26, 2021

8) With said curve to the left, an arc distance of 512.90 feet, through a central angle 09°24'46", having a radius of 3,122.00 feet, and a chord that bears S 89°55'31" E, a distance of 512.32 feet to the **POINT OF BEGINNING**, and containing 2.053 acres (89,425 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

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

That I, Scott C. Brashear, 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, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

FN 47962

SAM Job No. 49922



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S04°40'32"W	87.31'
L2	S49°46'52"W	43.41'
L3	N85°19'28"W	15.10'
L4	S40°13'08"E	46.91'
L5	S85°13'08"E	56.55'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	09°45'25"RT	3,268.00'	556.51'	555.83'	N89°20'03"W
C2	09°24'46"LT	3,122.00'	512.90'	512.32'	S89°55'31"E

BRUCE E. NAKFOOR, TRUSTEE
CALLED 20.1865 AC.
RECORDED OCTOBER 4, 2007
DOC NO. 2007085100
O.P.R.W.C.TX.

J.B. ROBINSON
SURVEY
TRACT NO. 521

P.O.C. /
47-84.79 /
398.84 LT /
W/PCAP /
"HAYNIE CONSULTING" /
LOT 3 /
MELINDA PRATT /
DOC. NO. 2015094302 /
O.P.R.W.C.TX.

SPANISH OAK TERRACE
PHASE TWO
CABINET C, SLIDE 48
P.R.W.C.TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI 5+0.49+79.12

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PI  Sto 49+39.12
N = 10,218,556.28
E = 3,069,149.47
Δ = 26°02',54" (LT)
D = 01°47',26"
L = 1,454,82'
T = 740.20'
R = 3,200.00'
PC Sto 41+98.92
PT Sto 56+53.73
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MACNAK, LLC
REMAINDER OF A
CALLED 262.022 AC.
RECORDED OCTOBER 1, 2
DOC NO. 2007083912
O.P.R.W.C.TX.

FILE: \\saminc\AUS\PROJECTS\1019049922\100\Survey\03Exhibits\P-1\P-1_R1.dgn

EXISTING	20.1865 AC.	ACQUIRE	2.053 AC.	REMAINING	*15.549 AC. LEFT
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4801 Southwest Parkway
*2.597 AC. RICH

RIGHT-OF-WAY SKETCH

**SHOWING PROPERLY OF
BRUCE E. NAKENOB TRISTEE**

CHRYSLER
(512) 447-0313
Fax: (512) 326-3029

Texas Firm Registration No. 10064300	2.053 AC. (89,425 SQ. FT.)
--------------------------------------	----------------------------

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
BRUCE E. NAKFOOR, TRUSTEE
PARCEL 1
2.053 AC. (89,425 SQ. FT.)



SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 2029249-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 16, 2020, AND ISSUED DATE JUNE 25, 2020.

1. RESTRICTIVE COVENANTS: ITEM NO. 1, SCHEDULE B, IS HEREBY DELETED.

10A. RIGHTS OF PARTIES IN POSSESSION, (OWNER POLICY)

B. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

C. 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.

D. ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY.

E. RIGHT OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS.

F. ALL LEASES, GRANTS, EXCEPTION OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO 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.

G. TELECOMMUNICATION LINE EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE BY INSTRUMENT RECORDED IN VOLUME 554, PAGE 186, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (AS SHOWN ON PLAT)

H. ACCESS EASEMENT(S) AS DESCRIBED AND LOCATED BY INSTRUMENTS RECORDED IN VOLUME 718, PAGE 424, VOLUME 728, PAGE 578, AND VOLUME 733, PAGE 530, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT)

I. WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION BY INSTRUMENT RECORDED IN VOLUME 1122, PAGE 934, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AS SHOWN ON PLAT)

J. MINERAL AND/OR ROYALTY INTEREST: RECORDED: VOLUME 359, PAGE 290, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

K. MINERAL AND/OR ROYALTY INTEREST: RECORDED: VOLUME 387, PAGE 721, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

L. MINERAL AND/OR ROYALTY INTEREST: RECORDED: VOLUME 426, PAGE 110, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE REFERENCED INSTRUMENT AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).

M. PETITION FOR CREATION OF WATCH HILL MUNICIPAL UTILITY DISTRICT AS SET FORTH IN DOCUMENT NO. 2007052738, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

N. EASEMENT GRANTED TO THE PEDERNALES ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2015007407, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT)

FILE: \\sami\inc\AUS\PROJECTS\1019049922\100\Survey\03\exhibits\VP-1\VP-1-RI.dgn			
EXISTING	20.1865 AC.	ACQUIRE	2.053 AC.
		REMAINING	*15.549 AC.
			LEFT



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
BRUCE E. NAKFOOR, TRUSTEE
PARCEL 1
2.053 AC. (89,425 SQ. FT.)

LEGEND

EXHIBIT "A"

- ☐ TXDOT TYPE II BRONZE DISK SET IN CONCRETE
- 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
- ℙ 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:

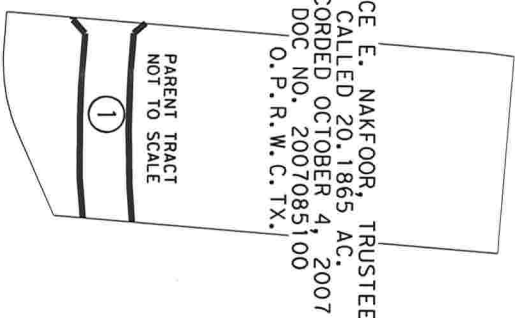
1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. 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, CF NO. 2029249-KEO, EFFECTIVE DATE JUNE 16, 2020, AND ISSUED DATE JUNE 25, 2020. 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

DATE

5/24/2021



FILE: \\saminc\us\PROJECTS\1019049922\100\Survey\03Exhibits\p-1\p-1.Rt.dgn				REF. FIELD NOTE NO. 47962
EXISTING	20.1865 AC.	ACQUIRE	2.053 AC.	REMAINING *15.549 AC. LEFT *2.597 AC.
RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF BRUCE E. NAKFOOR, TRUSTEE				



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