

REAL ESTATE CONTRACT

County Road 255 Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **STEPHEN R. KAUFMAN AND JILL K. H. KAUFMAN** (referred to in this Contract as "Seller", whether one or more) and the **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(s) of land described as follows:

All of that certain 0.112-acre (4,900 square foot) tract of land out of and situated in the James Northcross Survey, Abstract No. 478 in Williamson County, Texas; more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 6B**);

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 and fixtures situated on and attached to the Property described in Exhibit "A" not otherwise 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, compensation for any improvements on the Property, and for any damage or cost to cure for the reconfiguration of the remaining property of Seller shall be the sum of TWENTY-ONE THOUSAND FOUR HUNDRED and 00/100 Dollars (\$21,400.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash or other good funds at the Closing.

**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**

4.01. 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 knowledge:

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

4.02. The Property herein is being conveyed to Purchaser in lieu of and under threat of condemnation.

**ARTICLE V
CLOSING**

Closing Date

5.01. The Closing shall be held at the office of Longhorn Title Insurance Company on or before March 15, 2023, or at such time, date, and place as Seller and Purchaser may agree, 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 WILLIAMSON COUNTY, Texas a duly executed and acknowledged Deed conveying good and indefeasible title 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.

(2) The Deed shall be in the form as shown in Exhibit "B" attached hereto.

(3) Provide reasonable assistance as requested and at no cost to Seller to cause Title Company to provide Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, issued by Title Company, in Purchaser's favor in the full amount of the Purchase Price, insuring Grantee's fee simple and/or easement 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".

(4) Deliver to Purchaser possession of the Property.

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 be the continuing obligation of Seller to fully satisfy. Agricultural roll-back taxes, if any, which directly result from the 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 respectively as incurred.

ARTICLE VI BREACH BY SELLER

6.01. 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

7.01. 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 the Williamson County Commissioners' court, 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

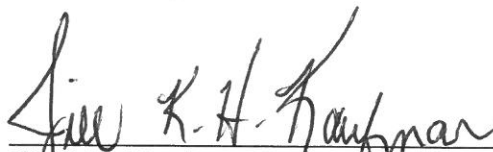
8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after March 15, 2023 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed roadway improvement construction project of Purchaser on the Property or other obligations of this Contract, 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 or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

[signature page follows]

SELLER:


Stephen R. Kaufman

Date: 1/19/2023


Jill K. H. Kaufman

Date: 1/19/2023

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravel, County Judge

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

Date: _____

EXHIBIT "A"



P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361
T.B.P.L.S. Firm No. 10103800

**0.112 ACRE RIGHT-OF-WAY PARCEL NO. 06B
STEVE R. KAUFMAN AND JILL KAUFMAN
PORTION OF A CALLED 3.25 ACRE TRACT
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.112 ACRES (APPROXIMATELY 4,900 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 3.25 ACRE TRACT OF LAND CONVEYED TO STEVE R. KAUFMAN AND JILL KAUFMAN FILED OF RECORD IN DOCUMENT NUMBER 199847657, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.112 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Northeast corner of the herein described tract, the Northeast corner of said called 3.25 acre tract and the Southeast corner of that certain called 55.78 acre tract of land as described in the deed conveyed to Sunny Springs Ranch, filed of record in Document Number 2022020342, Official Public Records, Williamson County, Texas, a ½ inch iron rod found in the West right of way line of County Road 255 (variable width right-of-way);

THENCE South 21°34'01" East with the East line of said called 3.25 acre tract and the West right-of-way line of said County Road 255 a distance of 426.18 feet to the Southeast corner of the herein described tract, the Southeast corner of said called 3.25 acre tract and the Northeast corner of that certain called 4.908 acre tract as described in the deed to William C. Long and Susan J. Long, filed of record in Volume 1255, Page 111, Official Public Records, Williamson County, Texas, a ½ inch iron rod with cap marked "1847" found in the West right of way line of said County Road 255;

THENCE South 67°56'08" West with the South line of said called 3.25 acre Kaufman tract and the North line of said Long tract a distance of 5.97 feet to the Southwest corner of the herein described tract, a set ½ inch iron rod with cap marked "Walker 5283" from which a ½ inch iron rod found at the Southwest corner of said called 3.25 acre Kaufman tract bears South 67°56'08" West a distance of 333.88 feet;

THENCE in a northwesterly direction across said called 3.25 acre tract with a curve to the left an arc length of 186.60 feet, (having a radius of 6,632.00 feet, a chord bearing of North 23°08'30" West, a chord length of 186.60 feet, a delta angle of 01°36'44") to a ½ inch iron rod with cap marked "Walker 5283" set at the point of reverse curvature;

THENCE in a northwesterly direction with a reverse curve to the right an arc length of 242.26 feet, (having a radius of 4,748.00 feet, a chord bearing of North 22°29'10" West, a chord length of 242.24 feet, a delta angle of 02°55'25") to the Northwest corner of the herein described tract, a ½ inch iron rod with cap marked "Walker 5283" set in the North line of said called 3.25 acre Kaufman tract and the most northeasterly South line of said Sunny Springs Ranch from which the North corner of said called 3.25 acre Kaufman tract bears South 77°54'00" West a distance of 142.57 feet;

THENCE North 77°54'00" East with the North line of said called 3.25 acre tract and the South line of said called 55.78 acre tract a distance of 15.98 feet to the **POINT OF BEGINNNING**, having an area of 0.112 acres more or less.

All bearings, distances, coordinates, and areas shown are The Texas Coordinate System of 1983 (NAD83), Texas Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 075054-02-PARCEL 06B.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS THE FINAL SURVEY DOCUMENT."

Charles G. Walker Date
Registered Professional Land Surveyor
State of Texas No. 5283
Walker Texas Surveyors, Inc.
T.B.P.L.S. FIRM NO. 10103800
075054-02-PARCEL-06B-20221106

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.112 ACRES (APPROXIMATELY 4,900 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 3.25 ACRE TRACT OF LAND CONVEYED TO STEVE R. AND JILL KAUFMAN, IN A DEED DATED AUGUST 19, 1998, RECORDED IN DOCUMENT NUMBER 199847657, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD WITH "WALKER 5283" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- △ CALCULATED POINT
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION

ALL BEARINGS, DISTANCES, COORDINATES AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

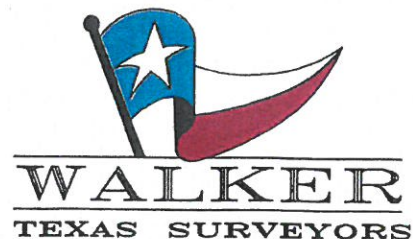
COMBINED SCALE FACTOR = 0.999849624
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000115040
(FOR GRID TO SURFACE CONVERSION)

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT AND NO TITLE SEARCH WAS PERFORMED BY THE SURVEYOR. THERE MAY BE EASEMENTS OR OTHER INSTRUMENTS PERTAINING TO THIS PROPERTY THAT ARE NOT SHOWN HEREON.

WALKER TEXAS SURVEYORS, INC.
P.O. BOX 324
CEDAR PARK, TEXAS 78630
(512) 259-3361
T.B.P.L.S. FIRM NO. 10103800

DATE OF SURVEY: NOVEMBER, 2022
DRAWING NO.: 0750504-02-PARCEL 06B
PROJECT NO.: 0750504-02
DRAWN BY: MLH
PAGE 3 OF 4



"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS THE FINAL SURVEY DOCUMENT."

PT# 2109
N:10,245,424.38
E:3,075,318.39

PT# 2085
N:10,245,200.56
E:3,075,411.03

PT# 2086
N:10,245,029.21
E:3,075,484.27



SCALE 1"=200'

Sunny Springs Ranch
Called 55.78 Acres
Doc. No.: 2022020342
O.P.R.W.C.

PARCEL 06B
0.112 ACRES
4,900 SQ. FT.

Steve R. & Jill Kaufman
Called 3.25 ac.
Doc. No. 199847657,
O.P.R.W.C.

William C. Long and
Susan J. Long
Called 4.908 ac., Vol. 1255, Pg. 111
O.R.W.C.

Stephen P. Walker
& Margaret R. Walker
Called 37.50 Ac.
Doc. No.: 9757288
O.R.W.C.

Willis Daulton Halliburton
Cheryl S. Halliburton
Called 33.70 Acres
Doc. No.: 199715678, O.R.W.C.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6632.00'	186.60'	186.60'	N 23°08'30" W	1°36'44"
C2	4748.00'	242.26'	242.24'	N 22°29'10" W	2°55'25"

ALL BEARINGS, DISTANCES, COORDINATES
AND AREAS ARE BASED ON THE TEXAS
COORDINATE SYSTEM OF 1983 (NAD83), TEXAS
CENTRAL ZONE, BASED ON GPS SOLUTIONS
FROM THE NATIONAL GEO DETIC SURVEY
(NGS) ON-LINE POSITIONING USER SERVICE
(OPUS).

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WALKER TEXAS SURVEYORS, INC.
P.O. BOX 324
CEDAR PARK, TEXAS 78630
(512) 259-3361
T.B.P.L.S. FIRM NO. 10103800

DATE OF SURVEY: NOVEMBER, 2022
DRAWING NO.: 0750504-02-PARCEL 06B
PROJECT NO.: 0750504-02
DRAWN BY: MLH
PAGE 4 OF 4

LINE	BEARING	DISTANCE
L1	S 67°56'08" W	5.97'
L2	N 77°54'00" E	15.19'
L3	S 21°34'01" E	426.18'

"PRELIMINARY, THIS
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RELIED UPON AS THE FINAL
SURVEY DOCUMENT."

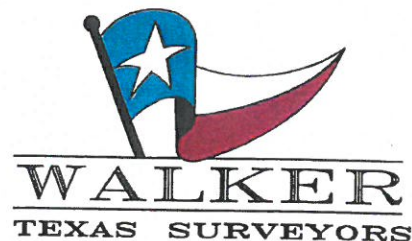


Exhibit "B"

Parcel 7

DEED
CR 255

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 **STEPHEN R. KAUFMAN AND JILL K. H. KAUFMAN**, 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"):

A description of 0.112 acres (approximately 4,900 sq. ft.) in the James Northcross survey, abstract no. 478, Williamson county, Texas, being a portion of that certain called 37.50 acre tract of land conveyed to Stephen R. Kaufman & Jill K. H. Kaufman, in a deed recorded in Document No. 199847657 of the Official Public Records of Williamson County, Texas; said 0.112 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 6B**);

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 255.

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 _____, 2023.

[signature page follows]

GRANTOR:

Stephen R. Kaufman

GRANTOR:

Jill K. H. Kaufman

ACKNOWLEDGMENT

STATE OF TEXAS

2

COUNTY OF

or

2

This instrument was acknowledged before me on this the _____ day of _____, 2023 by Stephen R. Kaufman in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

8

COUNTY OF

8

28

This instrument was acknowledged before me on this the _____ day of _____, 2023 by Jill K. H. Kaufman in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.L.L.C.
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

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

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.L.L.C.
309 East Main
Round Rock, Texas 78664