

Copy DELIVERED MARCH 5, 2023
to Josh Renner at the Williamson
COUNTY CONSERVATION FOUNDATION
Acknowledged and Received by Josh Renner

March 2, 2023

[Signature]
Environmental Program
Manager, Williamson County
Conservation Foundation

Williamson County Conservation Foundation, Inc.
219 Perry Mayfield
Leander, Texas 78641

Re: Conservation Easement on 98.756 Acres – Right of First Refusal

To whom it may concern:

Lyda Holdings, LLC, a Delaware limited liability company, successor in interest to the Lyda Family Trust ("Lyda") was the owner of approximately 98.756 acres of land in Williamson County, Texas, more particularly described as Tracts 1 and 2 on Exhibit "A" attached hereto (the "Property"). The Property is subject to a Conservation Easement in favor of Williamson County Conservation Foundation, Inc. (the "Foundation") recorded in Document No. 2012014593 of the Official Public Records of Williamson County, Texas, and amended by document recorded in Document No. 2021074852 of the Official Public Records of Williamson County, Texas ("Conservation Easement").

The Conservation Easement contains a right of first refusal ("ROFR") in favor of the Foundation in Section 5.1 of the Conservation Easement.

On or about February 27, 2023, Lyda sold 320 acres of land in Williamson County, Texas ("320 Acres") to Hwy 195 Cobb Springs Ranch, Ltd., a Texas limited partnership ("New Owner"). The 320 Acres included the Property and the total purchase price for the 320 Acres was \$2,500,000 (\$7,812.50 per acre). Lyda conveyed, and New Owner accepted, the Property subject to the ROFR. Although the sale to New Owner has been completed, New Owner is honoring the ROFR and is offering to sell the Property to the Foundation for \$7,812.50 per acre (the "Offer"), being the same price New Owner paid for the purchase of the Property from Lyda. This letter serves as the Offer Notice described in Section 5.1 of the Conservation Easement. A copy of the Settlement Statement and the Warranty Deed from the recent sale are attached hereto.


In accordance with the terms of the ROFR, we request the Foundation respond to this offer within 30 days from the date of this letter and notify Lyda and New Owner of the Foundation's election to either accept or reject the Offer. If the Foundation fails to accept the Offer in writing within such 30 day period, then the Foundation shall be deemed to have rejected the Offer. New Owner's address is: 2912 Gabriel View, Georgetown, Texas 78682, Attn: David Hays, Email: dhays@firstam.com. Lyda's address is: 1103 Williams Drive, Bldg. 4, Suite 400, Georgetown, Texas 78626, Attn: Clark Lyda, Email: clarklyda@gmail.com.

We look forward to hearing from you.

Lyda:

LYDA HOLDINGS, LLC, a Delaware limited liability
company

By: _____


Clark E. Lyda, Manager

New Owner:

Hwy 195 Cobb Springs Ranch, Ltd.,
a Texas limited partnership

By: PRR Williams I, L.L.C.,
a Texas limited liability company,
General Partner

By: _____

David Hays, Manager

EXHIBIT "A"

Tract 1: Approximately 83.856 acres of land in Williamson County, Texas, being out of the Pleasant Bull Survey, Abstract No. 70, and being a portion of the 1,640.26 acre tract conveyed to Lyda Holdings, LLC, a Texas limited liability company, by Contribution Deed recorded in Document No. 2016058616 of the Official Public Records of Williamson County, Texas, and more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for all purposes.

Tract 2: Approximately 14.900 acres of land in Williamson County, Texas, being out of the Pleasant Bull Survey, Abstract No. 70, and being a portion of the 1,640.26 acre tract conveyed to Lyda Holdings, LLC, a Texas limited liability company, by Contribution Deed recorded in Document No. 2016058616 of the Official Public Records of Williamson County, Texas, and more particularly described by metes and bounds in Exhibit "C" attached hereto and made a part hereof for all purposes.

EXHIBIT "B"

METES AND BOUNDS DESCRIPTION

FOR AN 83.856 ACRE TRACT OF LAND BEING SITUATED IN THE PLEASANT BULL SURVEY, ABSTRACT NO. 70, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE CALLED 1,640.26 ACRE TRACT OF LAND CONVEYED TO CLARK E. LYDA, TRUSTEE OF THE LYDA FAMILY TRUST, CALLED "TRACT I" AS RECORDED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 9605280 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 83.856 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1/2" iron rod found with capped stamped "Forest 1847", monumenting the most westerly corner of said Lyda Family Trust tract, same being on the southwest corner of the called 38.03 acre tract of land conveyed to Mary Jane Boatright as recorded in Document No. 2003031849 of the Official Public Records of Williamson County, Texas, same being on a point in the easterly boundary line of the called 17.97 acre tract conveyed to Donald G. Williams and wife, Janet M. Williams, called "Tract 1" as described in Warranty Deed With Vendor's Lien recorded in Document No. 2008089754 of the Official Public Records of Williamson County, Texas;

THENCE with the said westerly boundary line of the Lyda Family Trust tract and easterly boundary line of said Williams tract, S20°01'06"E for a distance of 707.88 feet to a 1/2" iron rod found monumenting the southeast corner of said Williams tract and the northeast corner of the called 13.567 acre tract of land conveyed to Jon Andes and wife Amanda Andes by Warranty Deed with Vendor's Lien as recorded in Document No. 2006061096 of the Official Public Records of Williamson County, Texas;

THENCE departing the said westerly boundary line of the Lyda Family Trust tract, through the interior of said Lyda Family Trust tract, N54°22'59"E for a distance of 264.68 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the northwest corner and **POINT OF BEGINNING** hereof;


THENCE continuing through the interior of said Lyda Family Trust tract, the following five (5) courses and distances:

1. **N76°46'20"E** for a distance of **3,223.02 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the northeast corner hereof;
2. **S13°13'40"E**, for a distance of **1,134.00 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the southeast corner hereof;

3. S76°46'20"W for a distance of 3,196.76 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the southwest corner hereof;
4. N22°20'42"W for a distance of 165.74 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting an angle point hereof;
5. N13°13'40"W for a distance of 970.35 feet to the **POINT OF BEGINNING** hereof, and containing 83.856 acres of land more or less.

BEARING BASIS: NAD-83(1993), TEXAS CENTRAL (4203), STATE PLANE SYSTEM.
All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00015.

A sketch of survey has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100



August 11, 2011

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



EXHIBIT "C"

METES AND BOUNDS DESCRIPTION

FOR A 14.900 ACRE TRACT OF LAND BEING SITUATED IN THE PLEASANT BULL SURVEY, ABSTRACT NO. 70, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE CALLED 1,640.26 ACRE TRACT OF LAND CONVEYED TO CLARK E. LYDA, TRUSTEE OF THE LYDA FAMILY TRUST, CALLED "TRACT I" AS RECORDED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 9605280 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 14.900 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at 1/2" iron rod found with capped stamped "Forest 1847", monumenting the most westerly corner of said Lyda Family Trust tract, same being on the southwest corner of the called 38.03 acre tract of land conveyed to Mary Jane Boatright as recorded in Document No. 2003031849 of the Official Public Records of Williamson County, Texas, same being on a point in the easterly boundary line of the called 17.97 acre tract conveyed to Donald G. Williams and wife, Janet M. Williams, called "Tract 1" as described in Warranty Deed With Vendor's Lien recorded in Document No. 2008089754 of the Official Public Records of Williamson County, Texas;

THENCE with the said westerly boundary line of the Lyda Family Trust tract and easterly boundary line of said Williams tract, S20°01'06"E for a distance of 707.88 feet to a 1/2" iron rod found monumenting the southeast corner of said Williams tract and the northeast corner of the called 13.567 acre tract of land conveyed to Jon Andes and wife Amanda Andes by Warranty Deed with Vendor's Lien as recorded in Document No. 2006061096 of the Official Public Records of Williamson County, Texas;

THENCE departing the said westerly boundary line of the Lyda Family Trust tract, through the interior of said Lyda Family Trust tract, N54°22'59"E for a distance of 264.68 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the northwest corner of an 83.856-acre tract of land to be conveyed by separate instrument;

THENCE continuing through the interior of said Lyda Family Trust tract, with the northerly boundary line of said 83.856-acre tract, N76°46'20"E for a distance of 3,223.02 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the northeast corner of said 83.856-acre tract, same being the northwest corner and **POINT OF BEGINNING** hereof;

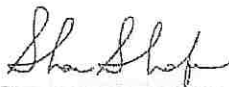
THENCE continuing through the interior of said Lyda Family Trust tract, the following four (4) courses and distances:

1. **N76°46'20"E** for a distance of **496.01 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the northeast corner hereof, same being on a point in the westerly boundary line of the called 64.4-acre tract of land conveyed to Williamson County, Texas, by instrument titled "Conservation Easement" as recorded in Document No. 2007032515 of the Official Public Records of Williamson County, Texas, and from which a 1/2" iron rod found monumenting the northwest corner of said 64.4 acre Conservation Easement tract bears **N20°53'43"W**, for a distance of 344.23 feet;
2. With the said westerly boundary line of the 64.4-acre Conservation Easement, **S20°53'43"E**, for a distance of **1,144.23 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the southeast corner hereof, and from which a 1/2" iron rod found with cap marked "Hayne Consulting" monumenting the upper southwest corner of said 64.4 acre Conservation Easement tract bears **S20°53'43"E**, for a distance of 57.57 feet;
3. **S76°46'20"W** for a distance of **648.68 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the southwest corner hereof, same being on the southeast corner of aforementioned 83.856 acre tract;
4. **N13°13'40"W**, for a distance of **1,134.00 feet** to the **POINT OF BEGINNING** hereof, and containing 14.900 acres of land more or less.

BEARING BASIS: NAD-83(1993), TEXAS CENTRAL (4203), STATE PLANE SYSTEM.
All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 1.00015.

A sketch of survey has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100



July 14, 2011

SHANE SHAFER, R.P.L.S. NO. 5281

DATE

