

REAL ESTATE CONTRACT
CR 279 @ Bagdad Rd. Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **BAGDAD REAL ESTATE LLC** (referred to in this Contract as "Seller", whether one or more) 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(s) of land described as follows:

All of that certain 0.375-acre (16,321 square foot) tract of land, out of and situated in the Joseph Lee Survey, Abstract No. 393, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 37**);

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, except Seller shall retain for itself and its heirs and successors, a driveway located on the North Side of the Property and highlighted in yellow on the survey shown in Exhibit "A" (the "Driveway"), described herein 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 AND ADDITIONAL COMPENSATION

Purchase Price

2.01. The Purchase Price for the fee simple Property interests described in Exhibit "A" shall be the sum of FORTY-THREE THOUSAND THREE HUNDRED EIGHTY-ONE and 00/100 Dollars (\$43,381.00).

Payment of Purchase Price and Additional Compensation

2.02. The Purchase Price shall be payable in cash or other readily available 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).

3.02. As an obligation which shall survive the Closing of this transaction, Purchaser agrees that as part of the construction of proposed improvements to CR 279 (Bagdad Road) upon the Property it shall cause at its sole expense the existing Driveway to be reconstructed in substantial compliance with the design, plan and specifications as shown in Exhibit "B" attached hereto and incorporated herein. By execution of this Contract, Seller agrees to allow Purchaser, its agents and contractors to temporarily access the remaining property of Seller only to the extent and for the period required to carry out the requirements of this paragraph.

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 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 Texas National Title Company on or before May 5, 2023, 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 the right of way Property described in Exhibit "A", conveying such interest in and to the portion of the Property free and clear of any and all monetary liens, 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 "C" attached hereto and incorporated herein.

(3) 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 permanent interests being conveyed in 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 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 and Additional Compensation.

Prorations

5.04. General real estate taxes for the then current year relating to the portion of the Property conveyed in fee shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing, but shall otherwise remain the obligation of Seller to satisfy. 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. Agricultural roll-back taxes, if any, which directly result from this Contract 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.

**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 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 31, 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.

SELLER:

BAGDAD REAL ESTATE LLC

By: 
Moez Momin (Apr 21, 2023 14:30 CDT)

Name: Moez Momin

Title: Managing partner

Date: Apr 21, 2023

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

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

Date: _____

County: Williamson
Parcel : 37 – Bagdad Real Estate LLC
Highway: Bagdad Rd (CR 279)

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.375 ACRE (16,321 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 4.92 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO BAGDAD REAL ESTATE LLC, RECORDED IN DOCUMENT NO. 2022030204 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.375 ACRE (16,321 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 95.98 feet left of Bagdad Road Baseline Station 201+97.30 in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW) (Grid Coordinates determined as N=10,200,002.24 E=3,060,651.95), same being in the existing northerly ROW line of County Road (C.R.) 281 (variable width ROW), same being the southerly boundary line of said 4.92 acre tract, for the southwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing said existing northerly ROW line, with said proposed westerly ROW line, through the interior of said 4.92 tract, the following two (2) courses:

- 1) **N 30°23'59" E** for a distance of **41.79** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 68.50 feet left of Bagdad Road Baseline Station 202+28.79, for an angle point;
- 2) **N 10°07'20" W** for a distance of **417.18** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 64.21 feet left of Bagdad Road Baseline Station 206+45.94, being in the southerly boundary line of that called 5.03 acre tract of land described in a Warranty Deed with Vendor's Lien to Lori A. Penn recorded in Document No. 1996061705 of the Official Records of Williamson County, Texas, same being the northerly boundary line of said 4.92 acre tract, for the northwesterly corner of the herein described parcel;
- 3) **THENCE**, departing said proposed ROW line, with the common boundary line of said 4.92 acre tract, and said 5.03 acre tract, **N 69°47'30" E** for a distance of **12.90** feet to a calculated point, in the existing westerly ROW line of C. R. 279 (Bagdad Road) (variable width ROW), being the northwesterly corner of that called 0.1406 acre ROW tract described in deed to County Judge John Doerfler recorded in Document No. 1997021432 of the Official Records of Williamson County, Texas, same being the northeasterly corner of said 4.92 acre tract, and the southeasterly corner of said 5.03 acre tract, for the northeasterly corner of the herein described parcel;

THENCE, departing said 5.03 acre tract, with said existing westerly ROW line, same being the easterly boundary line of said 4.92 acre tract, the following four (4) courses:

- 4) Along said curve to the left, having a delta angle of **01°41'18"**, a radius of **1,563.00** feet, an arc length of **46.06** feet and a chord which bears **S 15°41'41" E**, for a distance of **46.06** feet to a calculated point of non-tangency;
- 5) **S 16°32'11" E** for a distance of **299.07** feet to a 1/2" iron rod found, for the beginning of a non-tangent curve to the left;
- 6) Along said curve to the left, having a delta angle of **02°24'14"**, a radius of **1,493.00** feet, an arc length of **62.64** feet and a chord which bears **S 16°58'56" E**, for a distance of **62.64** feet to a calculated point of reverse curvature;

County: Williamson
Parcel : 37 – Bagdad Real Estate LLC
Highway: Bagdad Rd (CR 279)

- 7) Along said curve to the right, having a delta angle of $85^{\circ}44'01''$, a radius of 30.00 feet, an arc length of 44.89 feet and a chord which bears $S\ 25^{\circ}49'49''\ W$, for a distance of 40.82 feet to a calculated point of non-tangency, being the intersection of said C.R. 279 ROW and said C.R. 281 ROW, same being the southwesterly corner of said 0.1406 acre ROW tract;
- 8) **THENCE**, departing said existing C.R. 279 ROW line, with the existing northerly ROW line of said C.R. 281, same being the southerly boundary line of said 4.92 acre tract, $S\ 67^{\circ}57'09''\ W$ for a distance of 62.61 feet to the **POINT OF BEGINNING**, containing 0.375 acres (16,321 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M. Stephen Truesdale, 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 direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date

1 DEC 2022



S:\BINKLEY & BARFIELD\BAGDAD ROAD 2020\PARCELS\PARCEL 37-BAGDAD REAL ESTATE PARCEL 37-BAGDAD REAL ESTATE.doc

EXHIBIT "A"

LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

● 1/2" IRON ROD FOUND UNLESS NOTED	() RECORD INFORMATION
⊙ IRON ROD FOUND W/PLASTIC CAP	— LINE BREAK
⊙ 1/2" IRON PIPE FOUND UNLESS NOTED	— DENOTES COMMON OWNERSHIP
▲ 60/D NAIL FOUND	P.O.B. POINT OF BEGINNING
▲ STAMPED "WILLIAMSON COUNTY" FOUND	N.T.S. NOT TO SCALE
△ CALCULATED POINT	D.R.W.C.T. DEED RECORDS
○ IRON ROD W/ ALUMINUM CAP	O.R.W.C.T. WILLIAMSON COUNTY, TEXAS
○ STAMPED "WILLIAMSON COUNTY" SET	O.R.W.C.T. OFFICIAL RECORDS
(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T. WILLIAMSON COUNTY, TEXAS
ℓ PROPERTY LINE	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
	WILLIAMSON COUNTY, TEXAS

1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-165875, ISSUED BY TEXAS NATIONAL TITLE, INC. EFFECTIVE DATE AUGUST 01, 2022, ISSUE DATE AUGUST 09, 2022.

1. RESTRICTIVE COVENANTS: VOLUME 544, PAGE 56, EXPIRED JANUARY 2000, AND VOLUME 544, PAGE 554, SUBJECT TO, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

10(2). AN ELECTRIC AND/OR TELEPHONE TRANSMISSION DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN VOLUME 542, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

3. AN EQUIPMENT STATION EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN DOCUMENT NO. 9547060 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECT AS SHOWN.

4. A 10 FOOT UTILITY EASEMENT ALONG ALL LOT LINES OF ALL TRACTS AS DESCRIBED IN VOLUME 544, PAGE 554 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

5. BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS OF RECORD IN VOLUME 544, PAGE 56, EXPIRED JANUARY 2000 AND VOLUME 544, PAGE 554, SUBJECT TO, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

9. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 05-0-56 IN DOCUMENT NO. 2005066230, AND FURTHER RATIFIED BY ORDINANCE NO. 06-0-12, RECORDED IN DOCUMENT NO. 2006013010, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-035-00 OF RECORD IN DOCUMENT NO. 2017011280 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

11. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT-OF-WAY DEDICATION OF RECORD IN DOCUMENT NO. 9721432 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

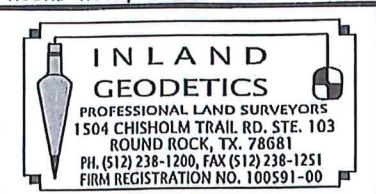
M. Stephen Truesdale

1 DEC 2022

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



11/18/2022



PARCEL PLAT SHOWING PROPERTY OF

BAGDAD REAL ESTATE LLC

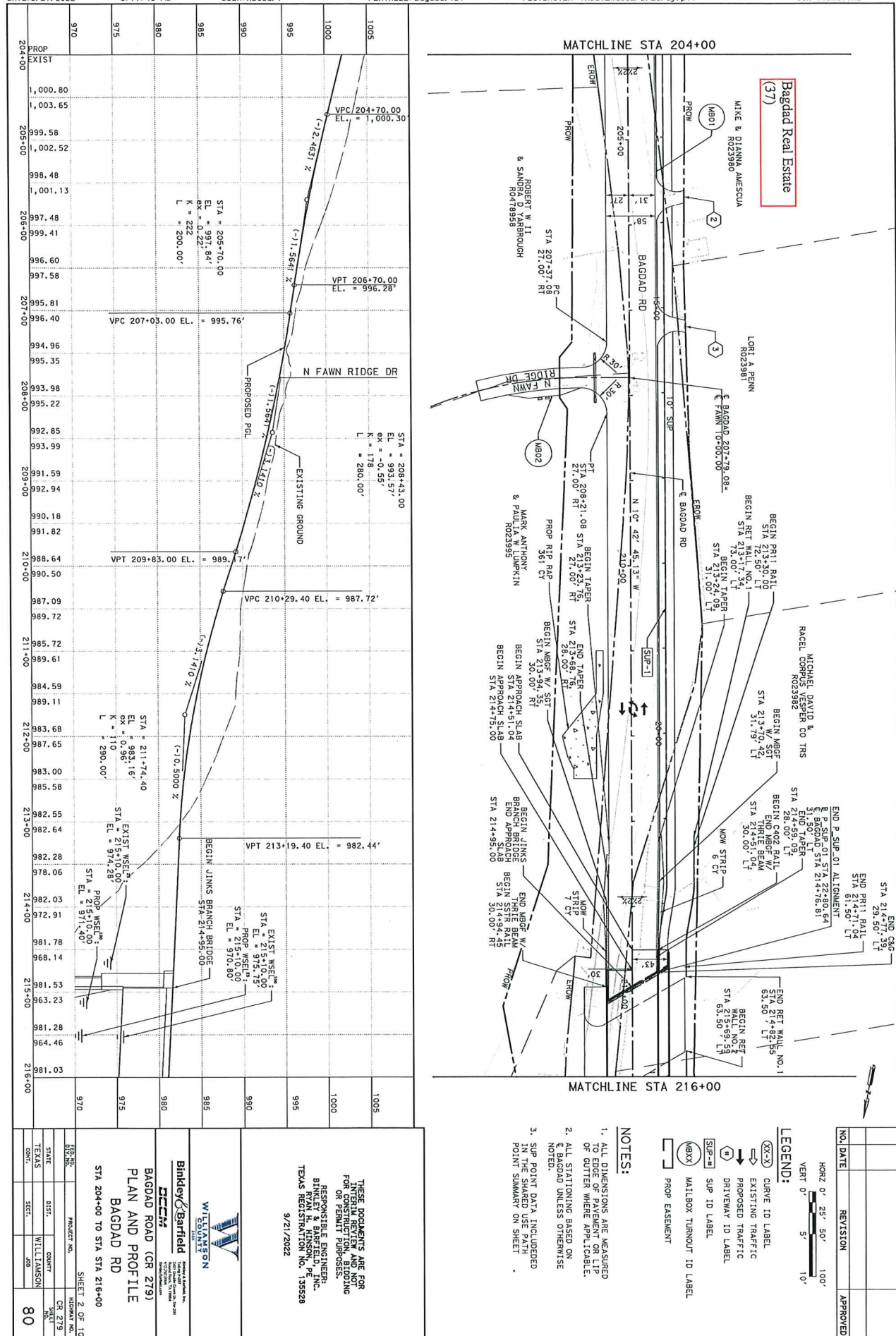
PARCEL 37
0.375 ACRES
16,321 Sq. Ft.

SCALE
1" = 100'

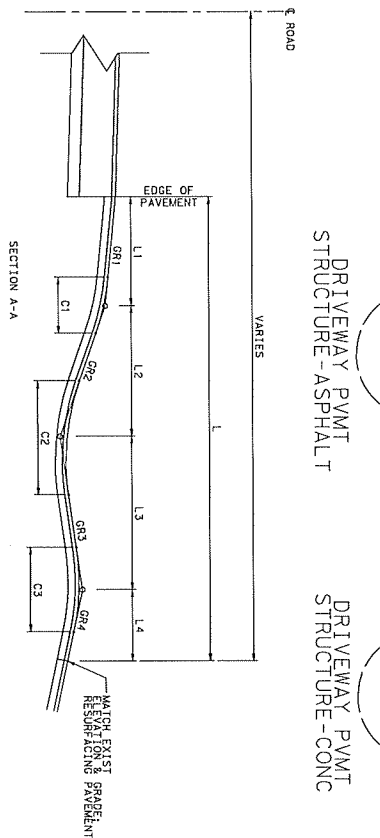
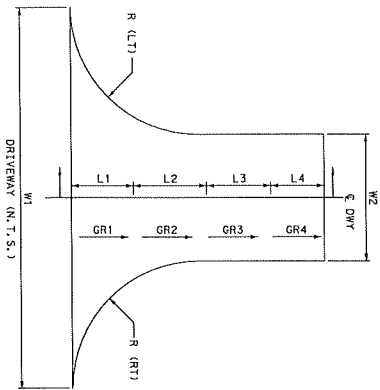
PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PAGE 4 OF 4



DRIVEWAY NUMBER	P&S SHEET NO.	STATION @ EOP	P.V.M.T.	PROP	PROP	DRIVEWAY AREA	PROP	PROP	SKEW (DEGREES)	OVERALL LENGTH (L)	LENGTH (L1)	LENGTH (L2)	LENGTH (L3)	LENGTH (L4)	GRADE (G1)	GRADE (G2)	GRADE (G3)	GRADE (G4)	ELEV (VPI 1)	ELEV (VPI 2)	ELEV (VPI 3)	TIE-IN ELEVATION	EOP GRADE	TIE-IN GRADE
				WIDTH @ ROADWAY (W1)	WIDTH @ DRIVEWAY END (W2)		RADIUS (L1)	RADIUS (R1)																
1	1 OF 10	198+43.38	ASPH.	59.43	14.00	915.68	25.00	20.00	78.4	48.22	3.32	43.24	1.66		-1.50	10.00	15.00		1015.07	1019.39		1019.64	-2.00	4.50
2	2 OF 10	205+75.81	ASPH.	66.26	14.53	805.45	25.00	25.00	79.0	35.23	10.35	10.35	14.52		6.52	1.97	-1.55		998.00	998.21		997.98	-2.00	-5.14
3	3 OF 10	218+78.31	ASPH.	51.96	14.00	2298.38	25.00	25.00	76.5	35.96	10.28	10.28	15.39		5.65	1.08	-1.52		995.60	995.71		995.48	-2.00	-8.88
4	3 OF 10	220+92.57	ASPH.	64.02	14.00	1239.15	25.00	25.00	88.60	69.32	51.06	10.01	8.25		5.51	1.54	0.91		986.25	986.41		986.48	-2.00	2.98
5	3 OF 10	222+29.06	CONC.	58.71	14.00	1200.26	25.00	25.00		63.54	12.00	51.54			-2.00	-2.52			986.49			985.19	-2.00	-0.47
6	3 OF 10	224+55.39	ASPH.	62.88	14.00	1262.87	25.00	25.00	78.7	70.75	55.40	10.17	4.59		4.00	0.83	10.00	10.00	990.53	990.61		991.07	-2.00	4.97
7	3 OF 10	224+55.39	ASPH.	62.88	14.00	1262.87	25.00	25.00	87.6	74.51	52.90	10.02	6.92		4.77	5.44	1.45	10.00	992.17	992.31		993.00	-2.00	4.40
8	3 OF 10	224+55.39	CONC.	63.67	16.00	1461.33	25.00	25.00	81.6	71.87	48.17	10.15	13.55		2.12	1.39	-1.89	10.00	993.30	993.30		993.04	-2.00	2.27
9	3 OF 10	224+55.39	ASPH.	64.70	14.00	1288.03	25.00	25.00	69.43	43.82	10.00	15.61			-0.40	1.50	15.61		993.86	994.01		995.23	-2.00	1.16
10	3 OF 10	227+03.99	CONC.	47.00	18.00	1518.01	25.00	25.00		56.68	8.00	30.44	19.49		-2.00	2.14	0.89		1004.27	1004.91		1005.08	-2.00	-1.69
11	4 OF 10	237+02.42	ASPH.	65.00	14.00	1061.79	25.00	25.00	80.2	58.05	8.12	30.44	19.49		-2.46	-1.81	-4.12		1010.47	1009.92		1009.11	-2.00	-1.82
12	4 OF 10	239+18.37	ASPH.	65.00	14.00	1099.42	25.00	25.00	84.0	100.90	79.38	10.00	11.52		8.23	1.50	10.00	15.00	1032.037	1032.187		1033.34	-2.00	6.70
13	5 OF 10	251+62.27	CONC.	64.00	14.00	1706.75	25.00	25.00	61.24	12.00	49.24				-2.02	3.58			1016.28			1018.05	-2.00	0.92
14	6 OF 10	259+54.63	ASPH.	64.00	14.02	1188.04	25.00	25.00	58.15	45.25	10.05	2.85			7.13	4.37	1.06	10.00	1010.96	1011.09		1011.37	-2.00	1.47
15	6 OF 10	259+54.63	ASPH.	64.36	14.08	1188.04	25.00	30.00	61.19	12.00	30.00	19.19			-2.00	0.17	-2.72		1005.45	1005.21		1004.73	-2.00	-3.33
16	7 OF 10	268+44.00	ASPH.	90.00	30.00	2222.00	25.00	25.00	73.90	12.00	61.90				-2.01	-4.97			1006.05			1002.97	-2.00	-1.19
17	7 OF 10	268+44.00	ASPH.	64.00	14.01	1382.87	25.00	30.00	60.76	12.01	48.75				-2.02	-2.09			1003.62			1002.60	-2.00	-5.58
18A	7 OF 10	270+86.64	ASPH.	88.80	30.00	2195.54	30.00	30.00																
19	7 OF 10	270+86.64	ASPH.	88.80	30.00	2195.54	30.00	30.00																



NOTE:
SEE TO PROFILE P.V.M.T. AND PROFILE SHEETS
FOR DRIVEWAY CURVE DETAILS

THESE DOCUMENTS ARE FOR
INTERIM REVIEW AND NOT
FOR PERMIT PURPOSES.
BINKLEY & BARFIELD, INC.
REGISTERED PROFESSIONAL ENGINEERS
TEXAS REGISTRATION NO. 135558
9/21/2022

WILLIAMSON
Binkley & Barfield
ECM
BADGAD ROAD (CR 279)
DRIVEWAY DETAILS
BADGAD RD

SCALE = N.T.S.
PROJECT NO. CR 279
SHEET 1 OF 2
COUNTY WILLIAMSON
STATE TEXAS
CITY SEC. 400

110

EXHIBIT "C"

Parcel 37

DEED

County Road 279 @ Bagdad Rd. 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 **BAGDAD REAL ESTATE 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, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract(s) or parcel(s) 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 (16,321 square foot) tract of land, out of and situated in the Joseph Lee Survey, Abstract No. 393, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 37**);

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:

Grantor shall retain for itself and its heirs and successors, the right of access to a driveway located at approximately Sta. 205+75L of CR 279/Bagdad Road on the North Side of Parcel 37 and as labeled on the Plat to Accompany Parcel Description shown in Exhibit "A".

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 Grantee's roadway facilities and all related appurtenances.

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 pages follow]

GRANTOR:

BAGDAD REAL ESTATE LLC

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF _____

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

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
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:

Exhibit A