



6230 East Stassney Lane | Austin, Texas 78744
ROW – Real Estate Services Section
512.416.2485
txdot.gov

July 18, 2024

RE: Potential Sale of State-Owned Property
+/- 28.53 acres; D14-246-483
9500 N Lake Creek Parkway
Austin, Williamson County, TX 78717

VIA FEDERAL EXPRESS

Bill Gravell, Jr.
County Judge
Williamson County
710 S Main St Ste 101
Georgetown, TX 78626

Dear Priority Holder,

The Austin District of the Texas Department of Transportation ("TxDOT") has determined that the above-described property is no longer needed for state highway purposes. A copy of the survey of the property is enclosed. In accordance with Texas Transportation Code § 202.021, governmental entities with the authority to condemn the real property have a priority right to purchase TxDOT real property that is sold, and this letter is a notice of your right to purchase this property.

The purchase price for this property is EIGHTEEN MILLION and No/100 DOLLARS (\$18,000,000.00), plus \$11,474.50 survey costs, \$16,750.00 appraisal costs, and any additional incurred closing costs, including the cost of any owner's title insurance policy you may require. This transaction is subject to change or cancellation by TxDOT. Furthermore, the conveyance will be made subject to any easements for access to a right of way, implied or otherwise, appurtenant to any and all properties abutting the property being sold.

To exercise your priority, you must provide TxDOT with a written election statement of your entity's intent to purchase the property on these terms, within **thirty (30) days** of the receipt of this letter. Please email this to: Stephen.Dodge@txdot.gov.

If TxDOT does not receive a written election statement, TxDOT will consider your right to purchase the property waived. If the priority holder is not interested in purchasing the property, please return the enclosed Waiver prior to the automatic 30-day waiver.

If you have any questions concerning this matter, email or call me at: (512) 416-2875.

Sincerely,

DocuSigned by:

01903908A1EF44A...
Stephen Dodge
Director, Real Estate Services Section, Right of Way Division

cc: Tucker Ferguson, P.E., District Engineer, Austin District
David Harrah, ROW Project Delivery Manager, Austin District

**Waiver of Priority Purchase Right
by Governmental Entity**

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Texas Department of Transportation
+/- 28.53 acres; D14-246-483
9500 N Lake Creek Parkway Austin,
Williamson County, TX 78717

Stephen Dodge, Director
Real Estate Services Section
Right of Way Division
Texas Department of Transportation
6230 E. Stassney Lane
Austin, Texas 78744

Dear Mr. Dodge:

We have reviewed TxDOT's letter dated July 18, 2024 regarding the proposed sale of the above-referenced property.

The Priority Holder IS NOT interested in purchasing this property.

The Priority Holder WAIVES the priority right to purchase this property.

Sincerely,

_____ [Signature]

_____ [Name]

_____ [Title]

_____ [Entity Name]

Date: _____, 20__

Bill Gravell, Jr.
County Judge
Williamson County
710 S Main St Ste 101
Georgetown, TX 78626