

REAL ESTATE CONTRACT
Corridor A2 (Samsung Highway)

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **CHARLES R. BARR and wife, ROSA BARR** (referred to in this Contract as "Seller") 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 0.020 acre (864 Sq. Ft.) tract of land in the Watkins Nobles Survey, Abstract No. 484, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 3A**); and

All of that certain 0.163 acre (7,083 Sq. Ft.) tract of land in the Watkins Nobles Survey, Abstract No. 484, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (**Parcel 3B**);

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 situated on and attached to the Property described in Exhibit "A" not otherwise agreed herein to be 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, and any damage to or cost to cure the remaining property of Seller shall be the sum of SEVENTY-SIX THOUSAND TWO HUNDRED EIGHTY-NINE and 00/100 Dollars (\$76,289.00).

Payment of Purchase Price

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).

Miscellaneous Conditions

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**

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 current actual knowledge:

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

**ARTICLE V
CLOSING
Closing Date**

5.01. The Closing shall be held at the office of Rise Title Company on or before October 15, 2024, or at such time, date, and place as Seller and Purchaser may otherwise 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 Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to all of the Property described in Exhibits "A-B", 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 "C" attached hereto and incorporated herein.

(3) Provide reasonable assistance as requested, at no cost to Seller, to cause Title Company to issue 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 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".
- (d) 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.

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 party respectively as incurred.

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 Williamson County, Texas 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.

Purchase of Future Right of Way

8.12. Purchaser acknowledges that it is an entity which possesses the power of condemnation, and that the Property has been identified for the proposed future Corridor A2 (Samsung Highway) right of way on the current Williamson County Long Range Transportation Plan and the current Williamson County Transportation Plan.

[signature page follows]

SELLER:

Charles R. Barr
Charles R. Barr

Address: _____

Date: _____

Rosa Barr
Rosa Barr

Date: _____

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

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

Date: _____

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	61.83'	1020.00'	3°28'24"	S22°49'55"E	61.82'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N82°27'16"W	33.11'
L2	N09°31'49"E	53.37'

LEGEND

- FOUND MONUMENT
- SET MONUMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT OF WAY
- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- CIRF CAPPED IRON ROD FOUND
- PROPERTY BOUNDARY
- ADJOINER LINE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY, TEXAS
- D.W.C.T. DEED RECORDS WILLAMSON COUNTY, TEXAS

EXHIBIT "A"

F.M. 3349
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS
4.1049 ACRES
VOL 669, PG 340
O.P.R.W.C.T.

1.674 ACRES
WILLAMSON COUNTY
OUT OF 15.00 ACRE BARR PROPERTY
DOC: 2021108064
O.P.R.W.C.T.

WATKINS NOBLES SURVEY ABSTRACT NO. 484

CALLED 15.00 ACRES
"PARCEL 3"
CHARLES BARR AND WIFE, ROSA BARR
VOLUME 832 PAGE 303
D.R.W.C.T.

P.O.B.
GRID COORDINATES:
N=10169178.55
E=3192883.78

0.020 ACRES
(864 SQ. FT)

CALLED 0.744 ACRES
WILLAMSON COUNTY
(CONDEMNOR)
CAUSE NO. 21-1442-222
JUDGEMENT IN ABSENCE OF
OBJECTIONS
(OUT OF BARR 2.50 ACRE TRACT VOL.
832 PG 697
D.R.W.C.T.
DOC: 2022017205
O.P.R.W.C.T.

CALLED 2.50 ACRES
CHARLES O BARR (DECEASED)
VOL 848 PG 697
D.R.W.C.T.
(SEE HEIRSHIP DOC: 2003061286)

CALLED 1.752 ACRES
51 CARPENTER LLC
DOC: 2021189730
O.P.R.W.C.T.



SURVWEST PROJECT NO. P230157		0.020 ACRES (864 SQ. FT) WATKINS NOBLES SURVEY ABSTRACT NO. 484 WILLAMSON COUNTY, TEXAS			
ADD'L INFO:		TITLE: PROPOSED RIGHT-OF-WAY ACQUISITION EXHIBIT PARCEL #3A			
DRAWING NAME: P230157 - 0.020 ACRE EXHIBIT - 06-13-2024		DWN: KDA	CHK'D RGM	DATE: 06/18/2024	SCALE: 1:100
REVISION: REV DESC:		SHEET NO: 1 OF 2			

720.259.9316
www.survwest.com

6501 E Bellevue Ave, Suite 300
Englewood, CO 80111

PA_P23 PROJECTS/P230157 - LIA - WILLAMSON COUNTY CORRIDOR A2 - WILLAMSON COUNTY, TEXAS SURVEY/04_CAD01 - WORKING BARR BOUNDARY/P230157 - 0.020 ACRE EXHIBIT - 06-13-2024.DWG 6/26/2024 4:48 PM

LEGAL DESCRIPTION

BEING A 0.020 ACRE (864 SQUARE FEET) TRACT OF LAND SITUATED IN THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF A CALLED 15.00 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CHARLES BARR AND WIFE, ROSA BARR DATED 4-2-1981 IN VOLUME 832, PAGE 303, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (PARCEL 03). SAID 0.020 ACRE (864 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVWEST" SET (HEREIN AFTER REFERRED TO AS CAPPED IRON ROD SET), (GRID COORDINATES N= 10169178.55, E= 3192883.78) IN A WESTERLY LINE OF THE REMAINDER OF SAID 15.00 ACRE TRACT AND IN THE EAST LINE OF A CALLED 1.674 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WILLIAMSON COUNTY, RECORDED IN DOCUMENT NO. 2021108064, SAID OFFICIAL PUBLIC RECORDS, AT THE NORTH CORNER OF THE TRACT BEING HEREIN DESCRIBED, AND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, OVER AND ACROSS SAID 15.00 ACRE TRACT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 03°28'24", AN ARC LENGTH OF 61.83 FEET AND A CHORD WHICH BEARS SOUTH 22°49'55" EAST, A DISTANCE OF 61.82 FEET TO A 5/8-INCH CAPPED IRON ROD SET IN THE NORTH LINE OF A CALLED 2.50 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CHARLES O. BARR IN VOLUME 848, PAGE 697, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, IN A SOUTHERLY LINE OF SAID 15.00 ACRE TRACT, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE EL CORNER OF THE REMAINDER OF SAID 15.00 ACRE TRACT BEARS SOUTH 82°27'16" EAST, A DISTANCE OF 334.08 FEET;

THENCE, NORTH 82°27'16" WEST, WITH A SOUTHERLY LINE OF THE REMAINDER OF SAID 15.00 ACRE TRACT AND THE NORTH LINE OF SAID 2.50 ACRE TRACT, A DISTANCE OF 33.11 FEET TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" FOUND AT A SOUTHWESTERLY CORNER OF SAID 15.00 ACRE TRACT, AT THE NORTHWEST CORNER SAID 2.50 ACRE TRACT, THE SOUTHEAST CORNER OF A 1.674 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2021108064 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 09°31'49" EAST, ALONG THE EAST LINE OF SAID 1.674 ACRE TRACT AND A WESTERLY LINE OF THE REMAINDER OF SAID 15.00 ACRE TRACT, A DISTANCE OF 53.37 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 0.020 ACRE (864 SQUARE FEET) OF LAND MORE OR LESS.

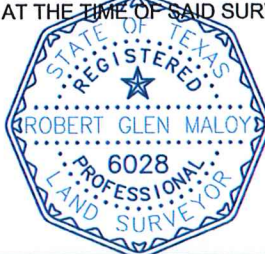
NOTES

- DISTANCES ARE IN U.S. SURVEY FEET AND ARE DISPLAYED IN SURFACE VALUES USING A COMBINED AVERAGE SCALE FACTOR OF 1.000108 GENERATED FROM NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SYSTEM (OPUS) SOLUTIONS.
- BASIS OF BEARING IS BASED ON THE TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203). COORDINATES SHOWN HEREON ARE GRID.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO RESEARCH INTO EASEMENTS / ENCUMBRANCES WAS PERFORMED.

SURVEYORS CERTIFICATION

I, ROBERT GLEN MALOY, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE ON THE GROUND ON MARCH 31, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SAID SURVEY.


06/18/2024
ROBERT GLEN MALOY
STATE OF TEXAS REGISTRATION NUMBER 6028

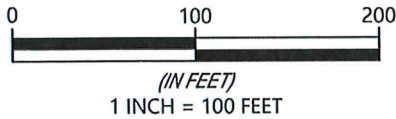


SURVWEST PROJECT NO.	P230157
ADD'L INFO:	
DRAWING NAME:	P230157 - 0.020 ACRE EXHIBIT - 06-13-2024
REVISION:	REV DESC:
	
720.259.9316 6501 E Belleview Ave, Suite 300 www.survwest.com Englewood, CO 80111	

0.020 ACRES (864 SQ. FT) WATKINS NOBLES SURVEY ABSTRACT NO. 484 WILLIAMSON COUNTY, TEXAS				
TITLE: PROPOSED RIGHT-OF-WAY ACQUISITION EXHIBIT PARCEL #3A				
DWN:	CHK'D	DATE:	SCALE:	SHEET NO:
KDA	RGM	06/18/2024	1:100	2 OF 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	199.06'	1020.00'	11°10'55"	S56°43'05"E	198.75'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N07°32'10"E	86.32'
L2	N82°27'32"W	179.02'

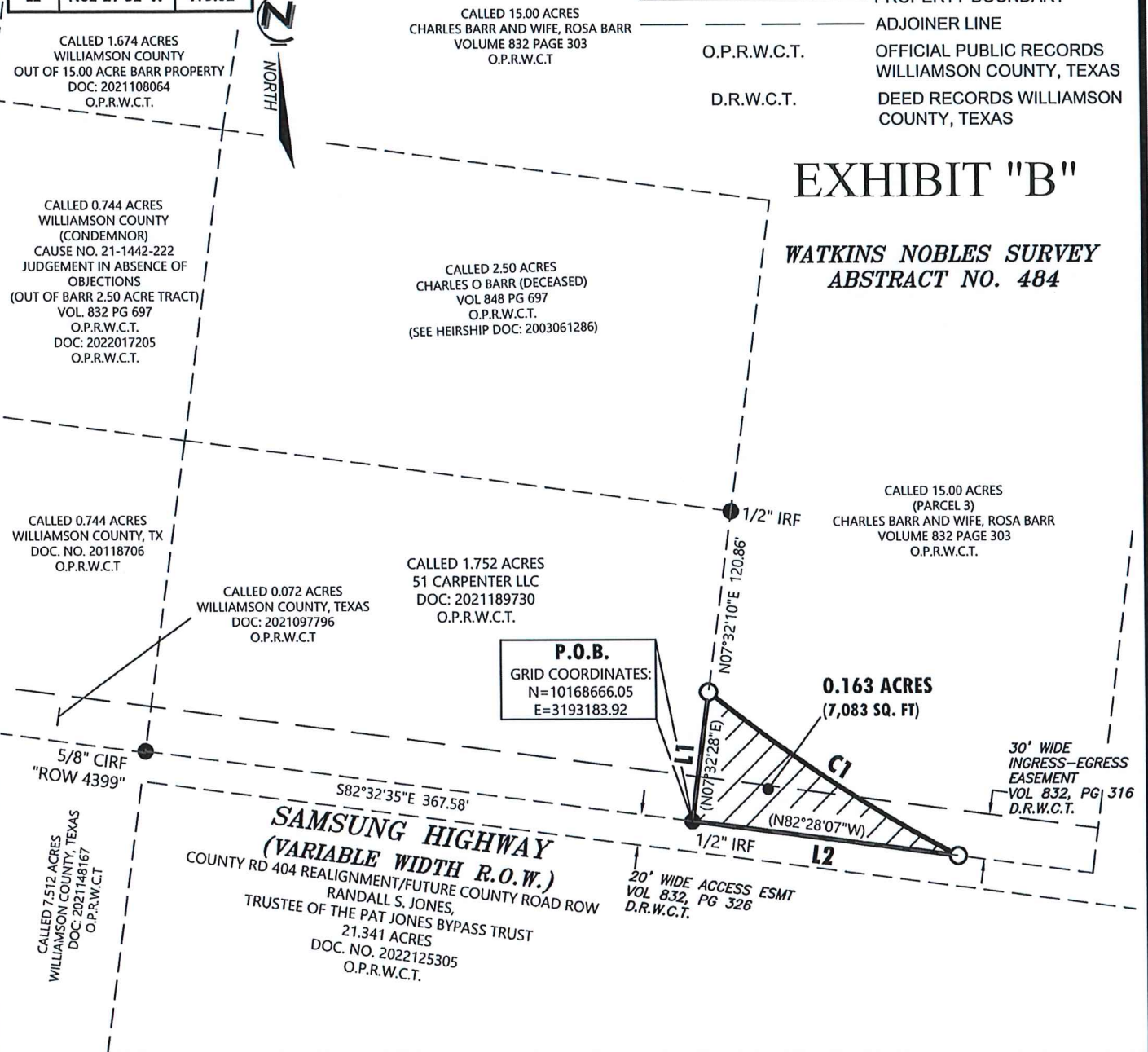


LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT OF WAY
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
CIRF	CAPPED IRON ROD FOUND
—	PROPERTY BOUNDARY
---	ADJOINER LINE
---	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
---	DEED RECORDS WILLIAMSON COUNTY, TEXAS

EXHIBIT "B"

WATKINS NOBLES SURVEY ABSTRACT NO. 484



SURVWEST PROJECT NO.	P230157
ADD'L INFO:	
DRAWING NAME:	P230157 - 0.163 ACRE EXHIBIT - 06-13-2024
REVISION:	REV DESC:

SURVWEST | SURVEY-MAPPING
 UTILITY-SUE
 REAL ESTATE
 720.259.9316 6501 E Bellevue Ave, Suite 300
 www.survwest.com Englewood, CO 80111

0.163 ACRES (7,083 SQ. FT) WATKINS NOBLES SURVEY ABSTRACT NO. 484 WILLIAMSON COUNTY, TEXAS			
TITLE: PROPOSED RIGHT-OF-WAY ACQUISITION EXHIBIT PARCEL #3B			
DWN:	CHK'D	DATE:	SCALE:
KDA	RGM	06/18/2024	1:100
SHEET NO:			1 OF 2

LEGAL DESCRIPTION

BEING A 0.163 ACRE (7,083 SQUARE FEET) TRACT OF LAND SITUATED IN THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 15.00 ACRE TRACT OF LAND DESCRIBED AS PARCEL 3 IN A WARRANTY DEED TO CHARLES BARR AND WIFE, ROSA BARR IN VOLUME 832, PAGE 303, DEED RECORDS, WILLIAMSON COUNTY, TEXAS (PARCEL 03). SAID 0.163 ACRE (7,083 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND (GRID COORDINATES N= 10168666.05, E= 3193183.92) ON THE EXISTING NORTH RIGHT-OF-WAY (R.O.W.) LINE OF SAMSUNG HIGHWAY (R.O.W. VARIES), CONVEYED TO RANDALL S. JONES, TRUSTEE OF THE PAT JONES BYPASS TRUST, RECORDED IN DOCUMENT NO. 2022125305, SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTH LINE OF A 20 FOOT ACCESS EASEMENT RECORDED IN VOLUME 832, PAGE 326, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF A CALLED 1.752 ACRE TRACT OF LAND DESCRIBED IN A CORRECTION AFFIDAVIT AS TO WARRANTY DEED TO 51 CARPENTER LLC, A TEXAS LIMITED LIABILITY COMPANY IN DOCUMENT NO. 2021189730, SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 15.00 ACRE TRACT;

THENCE NORTH 07°32'10" EAST, WITH THE EAST LINE OF SAID 1.752 ACRE TRACT, AND A WEST LINE OF THE REMAINDER OF SAID 15.00 ACRE TRACT, A DISTANCE OF 86.32 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "SURVWEST" SET (HEREINAFTER REFERRED TO AS CAPPED IRON ROD SET) AT THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT AND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT. FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID 1.752 ACRE TRACT AND THE SOUTHEAST CORNER OF A 2.50 ACRE TRACT CONVEYED TO CHARLES O. BARR (DECEASED) RECORDED IN VOLUME 848, PAGE 697 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS NORTH 07°32'10" EAST, A DISTANCE OF 120.86 FEET;

THENCE OVER AND ACROSS THE REMAINDER OF SAID 15.00 ACRE TRACT AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1020.00 FEET, A CENTRAL ANGLE OF 11°10'55", AN ARC LENGTH OF 199.06 FEET AND A CHORD WHICH BEARS SOUTH 56°43'05" EAST, A DISTANCE OF 198.75 FEET TO A CAPPED IRON ROD SET IN THE NORTH R.O.W. LINE OF THE SAID SAMSUNG HIGHWAY, THE SOUTH LINE OF THE REMAINDER OF SAID 15.00 ACRE TRACT. THE NORTH LINE OF SAID 20' ACCESS EASEMENT, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 82°27'32" WEST, WITH THE SOUTH LINE OF THE REMAINDER OF SAID 15.00 ACRE TRACT, THE NORTH LINE OF SAID SAMSUNG HIGHWAY, AND THE NORTH LINE OF SAID 20' ACCESS EASEMENT, A DISTANCE OF 179.02 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.163 ACRE (7,083 SQUARE FEET) OF LAND MORE OR LESS.

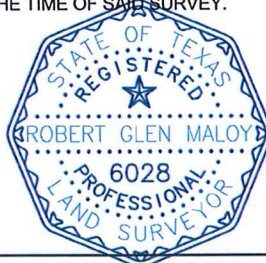
NOTES

1. DISTANCES ARE IN U.S. SURVEY FEET AND ARE DISPLAYED IN SURFACE VALUES USING A COMBINED AVERAGE SCALE FACTOR OF 1.000108 GENERATED FROM NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SYSTEM (OPUS) SOLUTIONS.
2. BASIS OF BEARING IS BASED ON AN OPUS SOLUTION DATED DECEMBER 5, 2023 THE TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203). COORDINATES SHOWN HEREON ARE GRID.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. NO RESEARCH INTO EASEMENTS / ENCUMBRANCES WAS PERFORMED.

SURVEYORS CERTIFICATION

I, ROBERT GLEN MALOY, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE ON THE GROUND ON MARCH 31, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SAID SURVEY.


06/18/2024
ROBERT GLEN MALOY
STATE OF TEXAS REGISTRATION NUMBER 6028



SURVWEST PROJECT NO.	P230157
ADD'L INFO:	
DRAWING NAME:	P230157 - 0.163 ACRE EXHIBIT - 06-13-2024
REVISION:	REV DESC:
	
720.259.9316 6501 E Belleview Ave, Suite 300 www.survwest.com Englewood, CO 80111	

0.163 ACRES (7,083 SQ. FT) WATKINS NOBLES SURVEY ABSTRACT NO. 484 WILLIAMSON COUNTY, TEXAS				
TITLE: PROPOSED RIGHT-OF-WAY ACQUISITION EXHIBIT PARCEL #3B				
DWN:	CHK'D	DATE:	SCALE:	SHEET NO:
KDA	RGM	06/18/2024	1:100	2 OF 2

EXHIBIT "C"

Parcel 3A.3B

DEED

Corridor A2 (Samsung Highway) 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 **CHARLES BARR and wife, ROSA BARR**, 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"):

All of that certain 0.020 acre (864 Sq. Ft.) tract of land in the Watkins Nobles Survey, Abstract No. 484, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 3A**); and

All of that certain 0.163 acre (7,083 Sq. Ft.) tract of land in the Watkins Nobles Survey, Abstract No. 484, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (**Parcel 3B**);

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 and/or the State of 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 facilities and 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.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2024.

[signature pages follow]

GRANTOR:

Charles R. Barr
Charles Barr

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF _____

§

§

This instrument was acknowledged before me on this the ____ day of _____, 2024 by Charles Barr, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

GRANTOR:


Rosa Barr

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2024 by Rosa Barr, 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: