

REAL ESTATE CONTRACT

E. Wilco Highway Segment 6 Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **GLEN CHRISTIANSON and JUDY CHRISTIANSON**(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 15.35-acre (668,854 square foot) tract of land, out of and situated in the W.A. Dodd Survey, No. 118, Abstract No. 209, and the M.M. Gardner Survey, Abstract No. 803 in Williamson County, Texas, being a portion of a Remainder of a called 166.90 AC tract of land, described in a deed to Glen Christianson and Judy Christianson recorded April 21, 1997, in document 9717159 of the official public records of Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 114**);

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 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

Purchase Price

2.01. The Purchase Price for the Property interests described in Exhibit "A", any improvements thereon, and any damage to or cost of cure for the remaining property of Seller shall be the sum of SIX HUNDRED SIXTY THOUSAND FIFTY and 00/100 Dollars (\$660,050.00).

2.01.1. The Purchase Price for the improvements located within the portion of the Property described in Exhibit "A" shall be the sum of FORTY THOUSAND NINE HUNDRED NINETY-TWO and 00/100 Dollars (\$40,992.00)

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

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 Longhorn Title Company on or before October 15, 2025, 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 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 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.

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 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 October 1, 2025 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.

SELLERS:



GLEN CHRISTIANSON



JUDY CHRISTIANSON

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Williamson County Judge

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

Date: _____

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From C.R. 127 to C.R. 327

Page 1 of 6
June 20, 2025
Parcel No.: 114

PROPERTY DESCRIPTION FOR PARCEL 114

DESCRIPTION OF A 15.35 ACRE (668,854 SQ. FT.) PARCEL OF LAND LOCATED IN THE W.A. DODD SURVEY NO. 118, ABSTRACT NO. 209, AND THE M.M. GARDNER SURVEY, ABSTRACT NO. 803, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMAINDER OF A CALLED 166.90 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO GLEN CHRISTIANSON AND JUDY CHRISTIANSON, RECORDED APRIL 21, 1997, IN DOCUMENT NO. 9717159, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 15.35 ACRE (668,854 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap (illegible) found 612.29 feet left of East Wilco Highway Engineer's Centerline Station (E.C.S.) 134+52.38 on the south line of said remainder of a called 166.90 acre tract, for the northeast corner of a called 30.83 acre tract of land and the northwest corner of a called 20.04 acre tract of land, described as Tract I and Tract II in a deed to the Dustin and Samantha Davidson Revocable Trust in Document No. 2021003991, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.);

THENCE, North 67°46'56" East, with the south line of said remainder of a called 166.90 acre tract and north line of said 20.04 acre tract, a distance of **441.30 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates N=10,228,500.04, E=3,174,666.65) set** 175.00 feet left of East Wilco Highway E.C.S. 133+93.05 on the proposed west right-of-way line of East Wilco Highway, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein;

THENCE, departing the north line of said 20.04 acre tract, with the proposed west right-of-way line of said East Wilco Highway, over and across said remainder of a called 166.90 acre tract, the following two (2) courses and distances numbered 1-2:

- 1) **North 29°56'39" West**, a distance of **552.37 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 175.00 feet left of East Wilco Highway E.C.S. 139+45.42, for the beginning of a curve to the right, and
- 2) With said curve to the right, an arc distance of 2,134.30 feet, through a central angle of 27°30'40", having a radius of 4,445.00 feet, and a chord that bears **North 16°11'19" West** a distance of **2,113.86 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 175.00 feet left of East Wilco Highway E.C.S. 159+95.69 on the north line of said remainder of a called 166.90 acre tract, same being the existing south right-of-way line of County Road (C.R.) 327, a variable-width right-of-way, no record information found, for the northwest corner of the parcel described herein;
- 3) **THENCE, North 67°48'57" East**, departing the proposed west right-of-way line of said East Wilco Highway, with the north line of said remainder of a called 166.90 acre tract and the existing south right-of-way line of said C.R. 327, a distance of **5.36 feet** to a calculated point on the existing west right-of-way line of said East Wilco Highway, as described in a deed to Williamson County, Texas in Document No. 2024078234, O.P.R.W.C.TX., for the most northerly northeast corner of said remainder of a called 166.90 acre tract and the parcel described herein;

THENCE, departing the existing south right-of-way line of said C.R. 327, with existing west right-of-way line of said East Wilco Highway and the east line of said remainder of a called 166.90 acre tract, the following two (2) courses and distances numbered 4-5:

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From C.R. 127 to C.R. 327

Page 2 of 6
June 20, 2025
Parcel No.: 114

- 4) **South 21°30'03" East**, a distance of **1,439.39 feet** to an iron pipe found, for the southwest corner of said Williamson County, Texas right-of-way tract and an interior corner of said remainder of a called 166.90 acre tract and the parcel described herein, and
- 5) **North 68°01'39" East**, a distance of **102.21 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILCO" found 176.43 feet right of East Wilco Highway E.C.S. 145+88.88 on the proposed east right-of-way line of said East Wilco Highway, for the southeast corner of said Williamson County, Texas right-of-way tract and the southwest corner of a remainder of a called 43.42 acre tract described in a deed to Brian P. Donohoo and Carmelea Donohoo, recorded in Document No. 2014002287, O.P.R.W.C.TX., and for the beginning of a curve to the left;

THENCE, departing the common line of said remainder of a called 166.90 acre tract and said Williamson County, Texas right-of-way tract, with the proposed east right-of-way line of said East Wilco Highway, over and across said remainder of a called 166.90 acre tract, the following two (2) courses and distances numbered 6-7:

- 6) With said curve to the left, an arc distance of 616.98 feet, through a central angle of 08°38'02", having a radius of 4,094.41 feet, and a chord that bears **South 25°29'41" East** a distance of **616.40 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 175.00 feet right of East Wilco Highway E.C.S. 139+45.42, and
- 7) **South 29°56'39" East**, a distance of **599.85 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set** 175.00 feet right of East Wilco Highway E.C.S. 133+45.56 on the south line of said remainder of a called 166.90 acre tract and north line of said 20.04 acre tract, for the southeast corner of the parcel described herein;

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
Highway: East Wilco Highway
Limits: From C.R. 127 to C.R. 327

Page 3 of 6
June 20, 2025
Parcel No.: 114

- 8) **THENCE, South 67°46'56" West**, departing the proposed east right-of-way line of said East Wilco Highway, with the common line of said remainder of a called 166.90 acre tract and said 20.04 acre tract, a distance of **353.21 feet** to the **POINT OF BEGINNING**, and containing 15.35 acres (668,854 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

** Unable to set at the time of survey. 5/8" iron rod with an aluminum cap stamped "Williamson County" may be set upon completion of the road construction project under the supervision of a registered professional surveyor.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Scott C. Brashear, 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 direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Preliminary

06/20/2025 12:55:43 PM

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

MATCH LINE

PAGE 5 OF 6

GLEN CHRISTIANSON AND
JUDY CHRISTIANSON
REMAINDER OF A CALLED 166.90 AC.
RECORDED APRIL 21, 1997
DOC. NO. 9717159
O.R.W.C. TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	27° 30' 40"	4,445.00'	2,134.30'	2,113.86'	N16° 11' 19" W
C2	08° 38' 02"	4,094.41'	616.98'	616.40'	S25° 29' 41" E

W. A. DODD SURVEY.
SECTION NO. 118.
ABSTRACT NO. 209

P.O.C.
1/2" W/ PLASTIC CAP
(ILLEGIBLE)
134+52.38
612.29' LT

18GN RR CO SURVEY.
SECTION NO. 165.
ABSTRACT NO. 71

APPROXIMATE
SURVEY LINE A-771 A-762

DUSTIN AND SAMANTHA
DAVIDSON REVOCABLE TRUST
TRACT 11
REMAINDER OF A CALLED
20.04 AC.
DOC. NO. 2021003991
O.P.R.W.C. TX.

18GN RR CO SURVEY.
SECTION NO. 152.
ABSTRACT NO. 762

ENGINEER'S CENTERLINE
CURVE DATA
PI ST 152+78.41
N = 10,230,221.08
E = 3,173,877.20
Δ = 34° 40' 27.6" (RT)
D = 01° 20' 30.6"
T = 1,333.00'
L = 2,584.12'
R = 4,270.00'
PC ST 139+45.42
PT ST 165+29.54

OVERHEAD ELECTRIC

139+45.42
175.00' LT

P.O.B.
133+93.05
175.00' LT
N=10,228,500.04
E=3,174,666.65

PROPOSED R.O.W. C1

(114)

(15.35 AC.)

EAST WILL CO. HIGHWAY ENGINEER'S CENTERLINE
145+00

WIRE FENCE

APPROXIMATE A-209
SURVEY LINE A-790

S21° 30' 03" E 1,439.39'

EXISTING R.O.W.

W/ ALUMINUM
CAP "WILCO"
145+88.88
176.43' RT

APPROXIMATE A-790
SURVEY LINE A-803

N68° 01' 39" E 102.21'

PROPOSED R.O.W. C2

139+45.42
175.00' RT

PC 139+45.42

S29° 56' 39" E 599.85'

133+45.56
175.00' RT

APPROXIMATE A-803
SURVEY LINE A-762

S67° 46' 56" W 353.21'

(S70° 42' 00" W 922.02')

N67° 46' 56" E 441.30'

APPROXIMATE A-209
SURVEY LINE A-771

131+00

GLEN CHRISTIANSON AND
JUDY CHRISTIANSON
REMAINDER OF A CALLED 166.90 AC.
RECORDED APRIL 21, 1997
DOC. NO. 9717159
O.R.W.C. TX.

M. M. GARDNER SURVEY.
ABSTRACT NO. 803

JOHN JANAK SURVEY.
ABSTRACT NO. 790

PAGE 4 OF 6
REF. FIELD NOTE NO. 51452
FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_114.dgn

129.30 AC. LEFT

REMAINING 10.10 AC. RIGHT

200 0 100 200



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

SAM

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
GLEN CHRISTIANSON AND
JUDY CHRISTIANSON
PARCEL 114
15.35 AC. (668,854 SQ. FT.)

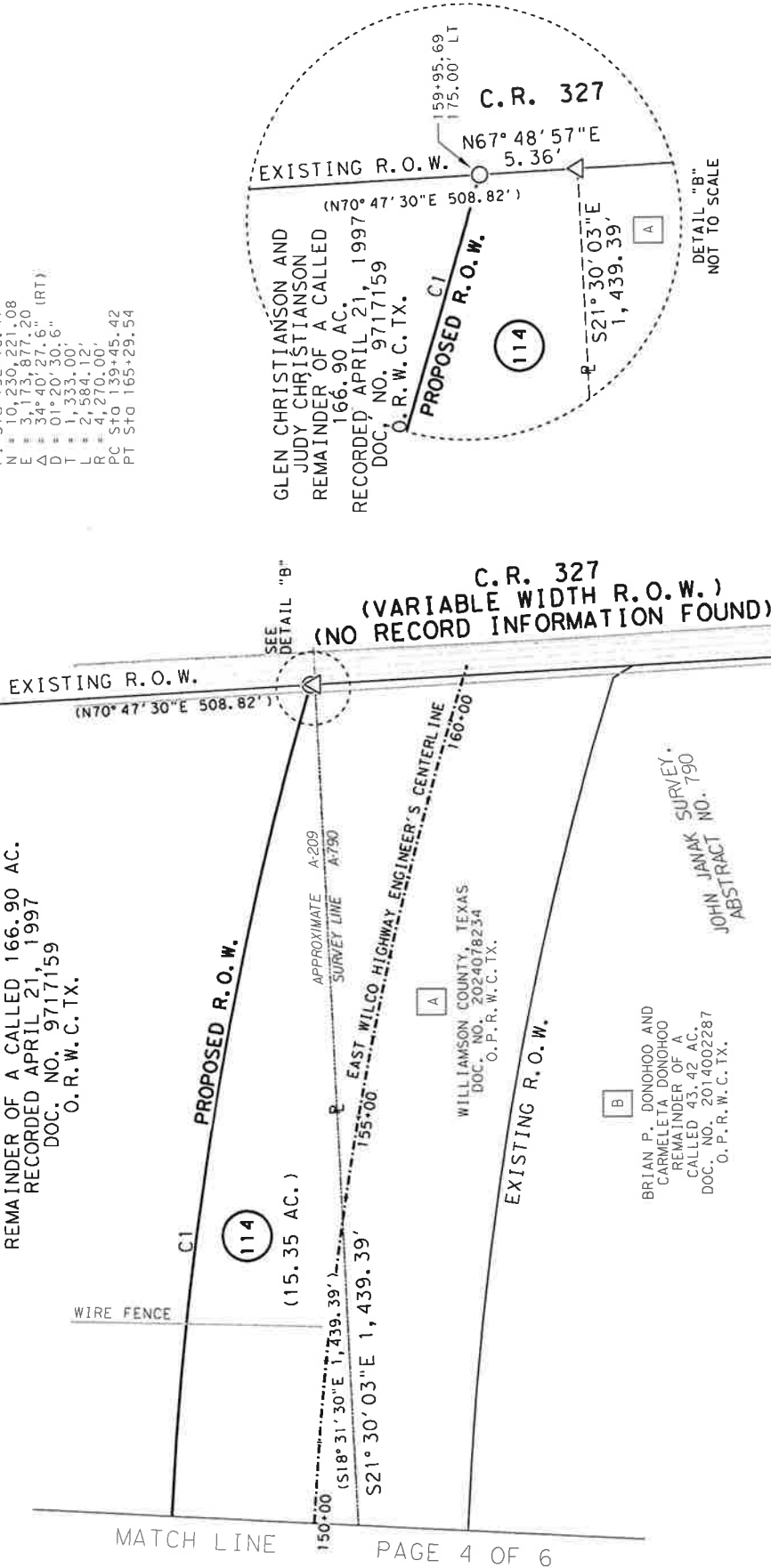
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	27° 30' 40"	4,445.00'	2,134.30'	2,113.86'	N16° 11' 19" W

A. DODD SURVEY.
W. SECTION NO. 118.9
ABSTRACT NO. 209

GLEN CHRISTIANSON AND
JUDY CHRISTIANSON
REMAINDER OF A CALLED 166.90 AC.
RECORDED APRIL 21, 1997
DOC. NO. 9717159
O. R. W. C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI STG 152+78.41
N = 10,230,221.08
E = 3,173,877.20
Δ = 34° 40' 27.6" (RT)
D = 01° 20' 30.6"
T = 1,333.00'
L = 2,584.12'
R = 4,270.00'
PC STG 139+45.42
PT STG 165+29.54



MATCH LINE

PAGE 4 OF 6

200 0 100 200



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

SAI

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

EXISTING *154.753 AC. ACQUIRE 15.35 AC. REMAINING 10.10 AC. RIGHT

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
GLEN CHRISTIANSON AND
JUDY CHRISTIANSON
PARCEL 114
15.35 AC. (668, 854 SQ. FT.)

FILE: \\saminc\AUS\PROJECTS\1019052774Q\100\Survey\03Exhibits\Parcel_114.p2.dgn
REF. FIELD NOTE NO. 51452
PAGE 5 OF 6

Exhibit "B"

Parcel 114

DEED

East Wilco Highway – Segment 6

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 **GLEN CHRISTIANSON and JUDY CHRISTIANSON**, 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")

PARCEL 94

All of that certain 15.35-acre (668,854 square foot) tract of land, out of and situated in the W.A. Dodd Survey, No. 118, Abstract No. 209, and the M.M. Gardner Survey, Abstract No. 803 in Williamson County, Texas, being a portion of a Remainder of a called 166.90 AC tract of land, described in a deed to Glen Christianson and Judy Christianson recorded April 21, 1997, in document 9717159 of the official public records of Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 114**);

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 East Wilco Highway, Segment 6.

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 _____, 2025.

[signature page follows]

GRANTOR:

GLEN CHRISTIANSON

GRANTOR:

JUDY CHRISTIANSON

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____ day of _____,
2025 by **GLEN CHRISTIANSON**, on behalf of said entity.

Notary Public, State of Texas

This instrument was acknowledged before me on _____ day of _____,
2025 by **JUDY CHRISTIANSON**, on behalf of said entity.

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