

DONATION DEED

Seward Junction Loop North 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 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 **PHAU-ELDORADO 333, LLC**, a Texas limited liability company, 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, has this day Sold and by these presents does Grant, Bargain, Donate, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all those certain tracts or parcels 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 0.2622 acre (11,422 square foot) parcel of land out of the B. Manlove Survey, Abstract No. 417, in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. (**Parcel 9**).

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 Property and upon the condition that none of such operations shall be conducted so near the surface of the Property 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 the Property for the construction and maintenance of public 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, by through or under Grantor but not otherwise.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the 17 day of SEPTEMBER, 2025.

[signature on following page]

GRANTOR:

PHAU-ELDORADO 333, LLC,
a Texas limited liability company

By: 

Name: Nick McIntyre

Its: Senior VP LAND

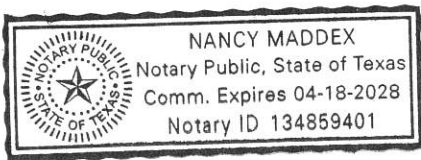
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Travis

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§
§

This instrument was acknowledged before me on this the 17th day of September 2025 by Nick McIntyre in the capacity and for the purposes and consideration recited therein.




Notary Public, State of Texas

ACCEPTED BY GRANTEE:

WILLIAMSON COUNTY, TEXAS

By: _____
Steven Snell, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the _____ day of _____, 2025 by Steven Snell 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"

Parcel 09
0.2622 Acre Right-of-Way
B Manlove Survey, Abstract No. 417
Williamson County, Texas

DESCRIPTION OF PARCEL 09

BEING a 0.2622 of one acre (11,422 square foot) parcel of land out of the B Manlove Survey, Abstract No. 417, Williamson County, Texas, being a portion of that tract described 333.295 acres conveyed to PHAU-Eldorado 333, LLC by Special Warranty Deed dated November 10, 2021, as recorded in Document No. 2021174221, Official Public Records, Williamson County, Texas; said 0.2622 of one acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap set in the proposed east right-of-way line of County Road 260 (CR 260), being in a north line of said 333.295 acre PHAU-Eldorado 333 tract, and in the south line of that tract described as 85 acres conveyed to Clyde Krause by General Warranty Deed, as recorded in Volume 1672, Page 391, Official Records, Williamson County, Texas, said POINT OF BEGINNING, being 75.00 feet left of Engineer's Baseline Station 282+08.63, and having Surface Coordinates of N=10,211,700.93, E=3,074,430.53, from which a 1/2-inch iron rod found bears North 69°21'19" East 2,688.99 feet;

- 1) THENCE, along the proposed east right-of-way line of CR 260, crossing said 333.295 acre PHAU-Eldorado 333 tract, **South 21°47'11" East 99.78 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the south line of said 333.295 acre PHAU-Eldorado 333 tract, and the north line of the remainder of that tract described as 107-1/2 acres (First Tract) conveyed to Larry Everett Foust and Maydale Foust by Warranty Deed with Vendor's Lien, as recorded in Volume 764, Page 801, Deed Records, Williamson County, Texas, being 75.00 feet left of Engineer's Baseline Station 283+08.41;
- 2) THENCE, along the south line of said 333.295 acre PHAU-Eldorado 333 tract, and the north line of the remainder of said 107-1/2 acre Foust tract, **South 69°21'42" West 114.45 feet** to a calculated point at the southwest corner of said 333.295 acre PHAU-Eldorado 333 tract, being a corner in the north line of the remainder of said 107-1/2 acre Foust tract;

- 3) THENCE, along a west line of said 333.295 acre PHAU-Eldorado 333 tract, and the north line of the remainder of said 107-1/2 acre Foust tract, **North 21°51'05" West 99.77 feet** to a 1/2-inch iron rod found at a corner in a north line of said 333.295 acre PHAU-Eldorado 333 tract, being the southwest corner of said 85 acre Krause tract, and being in the existing east right-of-way line of CR 260 (varying width right-of-way), from which a mag nail with washer found at the northwest corner of the remainder of said 107-1/2 acre Foust tract, being the northeast corner of Lot 3, Block B (0.537 acre right-of-way reserve), CHV Liberty Hill 29 Addition, a subdivision of record in Document No. 2023059227, Official Public Records, Williamson County, Texas, bears South 66°32'08" West 26.32 feet, and from which a 1/2-iron rod found at the northwest corner of said Lot 3, being in the existing west right-of-way line of CR 260, bears South 66°26'25" West 30.06 feet;
- 4) THENCE, along a north line of said 333.295 acre PHAU-Eldorado 333 tract, and the south line of said 85 acre Krause tract, **North 69°21'19" East 114.57 feet** to the POINT OF BEGINNING and containing 0.2622 of one acre (11,422 square feet) of land within these metes and bounds.

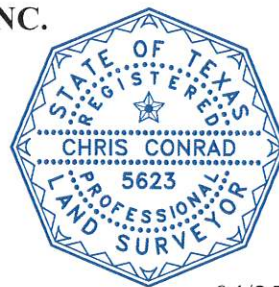
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, South Central Zone (4204), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad", written over a horizontal line.

04/25/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LJA~23-086~Seward Junction Loop\Description\Parcel 09~0.2622 Ac

Issued 09/17/2024; Revised 04/11/2025

WCAD ID R497354

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2622 AC. OR 11,422 SQ. FT. OF LAND OUT OF
THE B MANLOVE SURVEY, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND
- ▲ MAG NAIL W/ WASHER FOUND
- ⊙ 1/2" IRON ROD WITH CAP
STAMPED "MCGRAY MCGRAY" SET
- △ CALCULATED POINT

O.P.R.W.C.T.

OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

O.R.W.C.T.

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

D.R.W.C.T.

DEED RECORDS
WILLIAMSON COUNTY, TEXAS

P.O.B.

POINT OF BEGINNING

R

PROPERTY LINE

R.O.W.

RIGHT OF WAY

P.U.E.

PUBLIC UTILITY EASEMENT

(....)

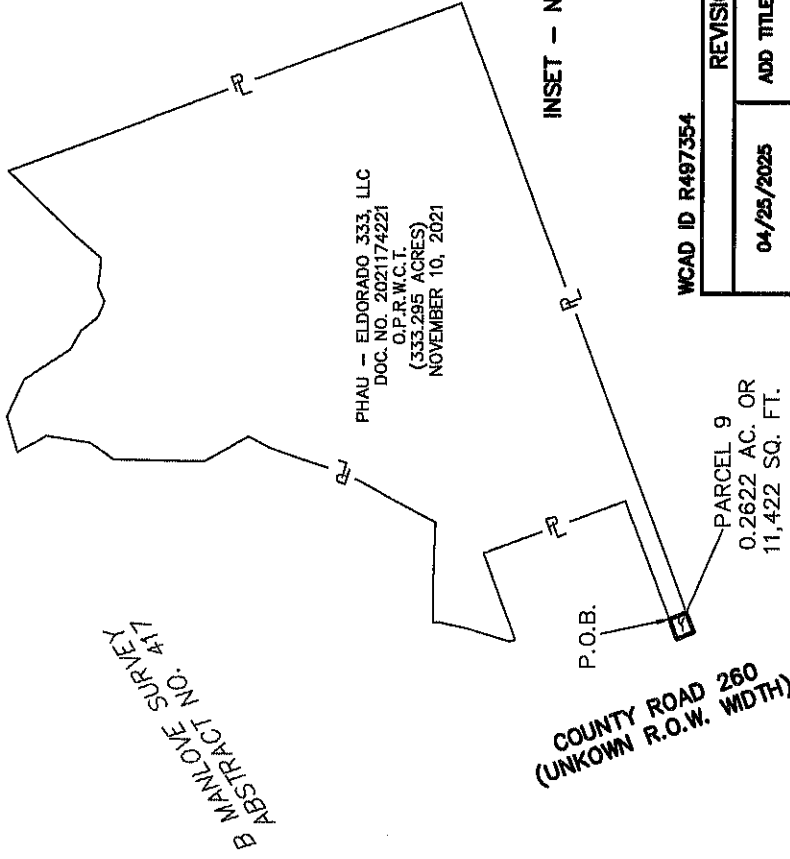
RECORD INFORMATION

N.T.S.

NOT TO SCALE

—

DISTANCE NOT TO SCALE



WCAD ID R497354

REVISIONS		
04/25/2025	ADD TITLE COMMITMENT NOTE	
04/11/2025	REVISE SURVEY NAMES	
AREA TABLE -- ACRES (SQUARE FEET)		
RECORD AREA	ACQUISITION	REMAINDER
333.295 AC. (14,518,330 SF.)	0.2622 AC. (11,422 SF.)	333.033 AC. (14,506,908 SF.)

MCGRAY & MCGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE, #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	N.T.S.	-
DATE:	04/25/2025	TECH: MM
PROJECT:	23-086	FIELD: -
FIELD BOOK:	-	SHEET: 3 OF 5

SKETCH TO ACCOMPANY DESCRIPTION OF 0.2622 AC. OR 11,422 SQ. FT. OF LAND OUT OF THE B MANLOVE SURVEY, ABSTRACT NO. 417 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



LARRY EVERETT FOUST
AND WIFE,
MAYDALE FOUST
VOL. 764, PG. 801
D.R.W.C.T.
AUGUST 1, 1979
REMAINDER
FIRST TRACT
(107-1/2 ACRES)
SAVE AND EXCEPT
(0.89 ACRE TRACT)
AND
(0.09 ACRE TRACT)
VOL. 542, PG. 560
D.R.W.C.T.
NOVEMBER 30, 1971

NOAH SMITHWICK SURVEY
590
ABSTRACT NO. 590

PHAU - ELDORADO 333, LLC
DOC. NO. 2021174221
O.P.R.W.C.T.
(333.295 ACRES)
NOVEMBER 10, 2021

B MANLOVE SURVEY
417
ABSTRACT NO. 417

CLYDE KRAUSE
VOL. 1672, PG. 391
O.R.W.C.T.
(85 ACRES)
JUNE 1, 1988

P.O.B. - PARCEL 9
SURFACE COORDINATES
N= 10,211,700.93
E= 3,074,430.53
STA. 282+08.63
75.00' LT

LINE#	BEARING	DISTANCE
L1	S66°32'08"W	26.32'
L2	S66°26'25"W	30.06'
L3	N69°21'19"E	2,688.99'

PROPOSED R.O.W.
STA. 283+08.41
75.00' LT

ENGINEER'S BASELINE US260 CURVE DATA
PI NORTHING = 10,211,158.60
PI EASTING = 3,074,549.45
PI STATION = 287+57.03
DELTA = 14° 33' 55" (L-T)
DEGREE OF CURVE = 02° 51' 53"
TANGENT = 253.41'
LENGTH = 504.13'
RADIUS = 2,000.00'
CHORD BEARING = S 14° 33' 55" E
CHORD = 502.80'
PC STATION = 285+04.96
PT STATION = 290+09.09
PC: 285+04.96

S21°47'11"E 947.59'

ENGINEER'S BASELINE

EXISTING R.O.W.

COUNTY ROAD 260
(VARIABLE R.O.W. WIDTH)

EXISTING R.O.W.

LOT 3
BLOCK "B" RIGHT OF WAY RESERVE
(0.537 ACRES)

CHV LIBERTY HILL 29 ADDITION
DOC. NO. 2023059227
O.P.R.W.C.T.

CHV LIBERTY HILL 29
PROPERTY OWNER LLC
DOC. NO. 2022117399
O.P.R.W.C.T.
REMAINDER
(42.682 ACRES)
JULY 20, 2020

LOT 2
BLOCK "B"

CLYDE KRAUSE
VOL. 1729, PG. 108
O.R.W.C.T.
(23.77 ACRES)
NOVEMBER 10, 1988

WCAD ID R497354

MCGRAY & MCGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'
DATE:	04/25/2025
PROJECT:	23-086
FIELD BOOK:	SHEET: 4 OF 5

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.2622 AC. OR 11,422 SQ. FT. OF LAND OUT OF
THE B MANLOVE SURVEY, ABSTRACT NO. 417
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
TEXAN TITLE INSURANCE COMPANY
G.F. NO.: GT2403102
EFFECTIVE DATE: SEPTEMBER 4, 2024
ISSUED: SEPTEMBER 23, 2024

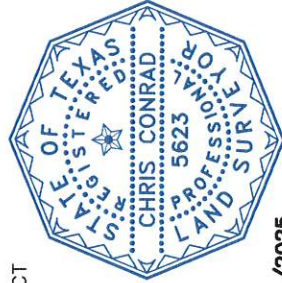
THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDINGLY TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

- 1.) (DELETED)
- 10.) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- b. ELECTRIC EASEMENT RECORDED IN VOLUME 519, PAGE 84, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - c. GAS PIPELINE EASEMENT RECORDED IN VOLUME 832, PAGE 99, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AMENDED IN VOLUME 2177, PAGE 344, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]
 - d. GAS PIPELINE EASEMENT RECORDED IN DOCUMENT NO. 2016010598, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - e. GAS PIPELINE EASEMENT RECORDED IN DOCUMENT NO. 2016081147, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - f. ROAD EASEMENTS RECORDED IN DOCUMENT NO. 2005089131, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - g. ELECTRIC EASEMENT RECORDED IN VOLUME 516, PAGE 374, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
 - h. WATER LINE EASEMENT RECORDED IN VOLUME 821, PAGE 687, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]

- i. WATER LINE EASEMENT RECORDED IN DOCUMENT NO. 9722324, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. [MAY AFFECT, LOCATION CANNOT BE DETERMINED FROM INFORMATION PROVIDED.]

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY G.F. NO. GT2403102, EFFECTIVE DATE SEPTEMBER 4, 2024.

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 DIRECTION AND SUPERVISION.



Chris Conrad

04/25/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

REVISED: 04/25/2025
REVISED: 04/11/2025
ISSUED: 09/17/2024

WCAD ID R497354

MCGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'		-
DATE:	04/25/2025	TECH:	MM
PROJECT:	23-086	FIELD:	-
FIELD BOOK:		SHEET:	5 OF 5