

As a condition to this transfer Williamson County agrees to cause to be constructed median breaks and driveway entrances along the proposed Ronald Reagan Blvd. roadway improvements on the Property in the locations generally as shown on Exhibit B attached hereto and incorporated herein. Any median break and driveway locations must otherwise comply with any governing jurisdiction's development rules and regulations for such items at the time of construction.


Williamson County further agrees that Grantor shall be allowed, at Grantor's sole expense, to place utility sleeves under and across the Property and under any roadway improvements constructed thereon as necessary to facilitate development and connection of utilities on Grantor's remaining property. Prior to installation such utility sleeve locations must be submitted to, and approved by, either the Williamson County engineer or the engineer of any subsequent jurisdiction having authority over the Property.

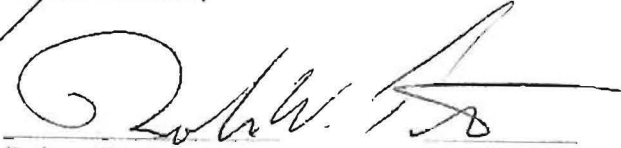
TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors 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 Grantors, but not otherwise


This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the 3 day of March, 2008.

GRANTOR:


John D. Gourley


Robert W. Teeter

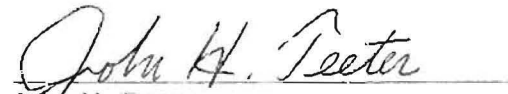

Pamela S. Teeter



Vincent J. Stagliano

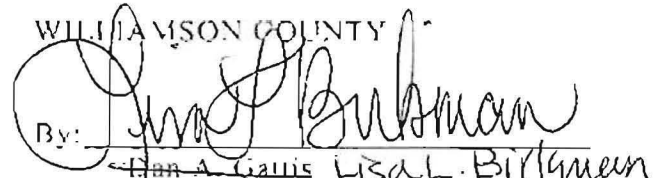


Peggy S. Stagliano



John H. Teeter

AGREED AND ACCEPTED:

WILLIAMSON COUNTY
By: 

~~Don A. Gallis~~ Lisa L. Bittman
County Judge

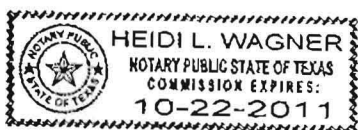
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Dallas

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This instrument was acknowledged before me on this the 10 day of March, 2008 by John D. Gourley, for the purposes and consideration recited therein.



Heidi L. Wagner
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Dallas

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This instrument was acknowledged before me on this the 10 day of March, 2008 by Robert W. Teeter, for the purposes and consideration recited therein.



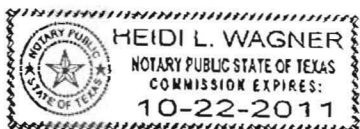
Heidi L. Wagner
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Dallas

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This instrument was acknowledged before me on this the 10 day of March, 2008 by Pamela S. Teeter, for the purposes and consideration recited therein.



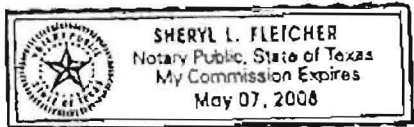
Heidi L. Wagner
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Collin

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This instrument was acknowledged before me on this the 4th day of March, 2008 by Vincent J. Stagliano, for the purposes and consideration recited therein.



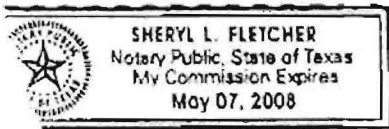
Sheryl L. Fletcher
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Collin

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This instrument was acknowledged before me on this the 4th day of March, 2008 by Peggy S. Stagliano, for the purposes and consideration recited therein.



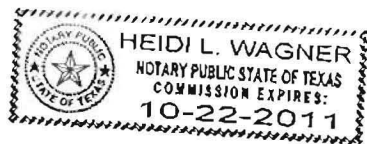
Sheryl L. Fletcher
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Dallas

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This instrument was acknowledged before me on this the 10 day of March, 2008 by John H. Teeter, for the purposes and consideration recited therein.

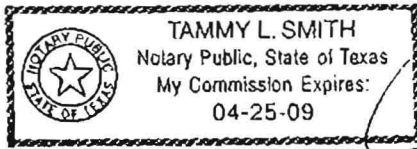


Heidi L. Wagner
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF Williamson §
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This instrument was acknowledged before me on this the 1st day of April 2008 by Dan A. Gattis, in the capacity and for the purposes and consideration recited therein.



[Handwritten Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas

GRANTEE'S MAILING ADDRESS:

Williamson County
c/o County Judge John Deerfler
710 Main Street
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

LEGAL DESCRIPTION FOR PROPOSED RIGHT OF WAY

BEING 17.72 acres of land, situated in the Lemuel S. Walters Survey, Abstract No. 653, in Williamson County, Texas, said land being a portion of that certain tract of land, called 424.43 acres as conveyed to John D. Gourley, Robert W. Teeter, and wife, Pamela S. Teeter, Vincent J. Stagliano, and wife, Peggy S. Stagliano, and John H. Teeter, by deed recorded as Document No. 2006052470 of the Official Public Records of Williamson County, Texas. Surveyed on the ground in the month of October, 2007, under the supervision of Brian F. Peterson, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at an iron pin found marking the Northeast corner of the above-referenced 424.43 acre Gourley, et al, tract, being an interior corner of that certain Tract II, called 200.00 acres, as conveyed to John F. Yearwood by deed as recorded in Volume 1813, Page 665, of the Official Records of Williamson County, Texas, for the Northeast corner hereof;

THENCE, along the East line of the said 424.43 acre Gourley, et al, being a westerly line of the said 200.00 acre Yearwood Tract II, S 67°53'45" E, 15.56 feet to an iron pin found and S 21°52'30" E, 210.90 feet to an iron pin set for the most easterly corner hereof;

THENCE, S 43°25'30" W, 340.34 feet to an iron pin set at the beginning of a curve to the Left (Radius = 7,870.02 feet, long chord bears S 38°08'30" W, 1,449.45 feet);
 Thence, along the said curve for an arc distance of 1,451.82 feet to an iron pin set;
 Thence, S 32°51'30" W, 1,110.25 feet to an iron pin set at the beginning of a curve to the Right (Radius = 3,580.01 feet, long chord bears S 33°35'45" W, 92.24 feet);
 Thence, along the said curve for an arc distance of 92.47 feet to an iron pin set on the West line of the said 424.43 acre Gourley, et al, tract, being the East line of that certain tract of land, called 425.964 acres, as conveyed to Del Webb Texas Limited Partnership by deed recorded as Document No. 9558177 of the Official Records of Williamson County, Texas, for the most southerly corner hereof;

THENCE, along the said West line of the 424.43 acre Gourley, et al, tract, being the East line of the said 425.964 acre Del Webb Texas Limited Partnership tract, N 21°33'30" W, 318.24 feet to an iron pin set for the most westerly corner hereof;

THENCE, N 32°51'30" E, 1,017.30 feet to an iron pin set at the beginning of a curve to the Right (Radius = 8,130.02 feet, long chord bears N 38°08'30" E, 1,497.33 feet);
 Thence, along the said curve for an arc distance of 1,499.84 feet to an iron pin set;
 Thence, N 43°25'30" E, 308.54 feet to an iron pin set on the North line of the said 424.43 acre Gourley, et al, tract, being a southerly line of the said 200.00 acre Yearwood Tract II, for the Northwest corner hereof;

THENCE, N 68°40'30" E, 126.35 feet to the Place of BEGINNING and containing 17.72 acres of land.

This tract is also subject to a 25-foot-wide City of Georgetown wastewater line easement on the north side and a 15-foot-wide Chisholm Trail Special Utility District waterline easement on the south side.

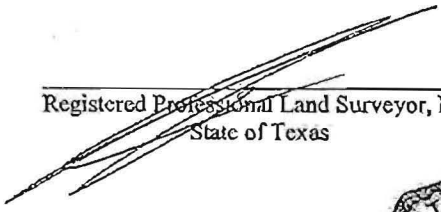
STATE OF TEXAS

KNOW ALL MEN BY THESE

PRESENTS:
COUNTY OF WILLIAMSON

I, Brian F. Peterson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 29th day of February, 2008, A.D.



Brian F. Peterson
Registered Professional Land Surveyor, No. 3967
State of Texas



20444-ROW-revised

STEGERS BIZZELL

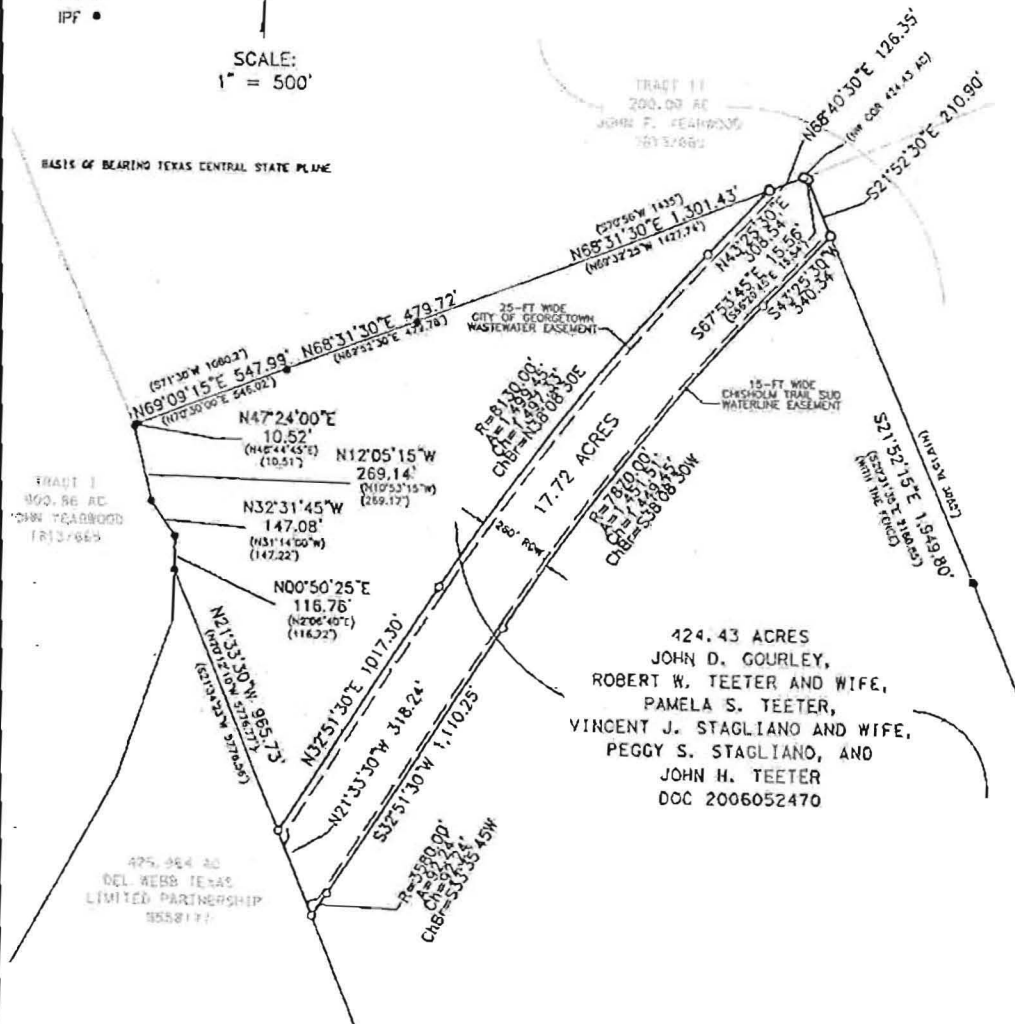
1978 S. Austin Ave
Georgetown, TX 78626
(512) 930-9412

LEGEND

- CONC. MON.
- IPS ○
- IPF ●



BASIS OF BEARING TEXAS CENTRAL STATE PL. LINE



424.43 ACRES
 JOHN D. GOURLEY,
 ROBERT W. TEETER AND WIFE,
 PAMELA S. TEETER,
 VINCENT J. STAGLIANO AND WIFE,
 PEGGY S. STAGLIANO, AND
 JOHN H. TEETER
 DOC 2006052470

I, BRIAN F. PETERSON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION AND DIRECTION; THE PROPERTY PLATTED HEREON IS CORRECT AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.



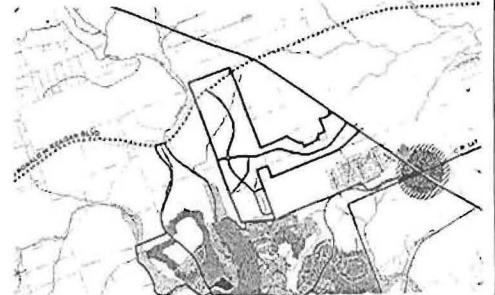
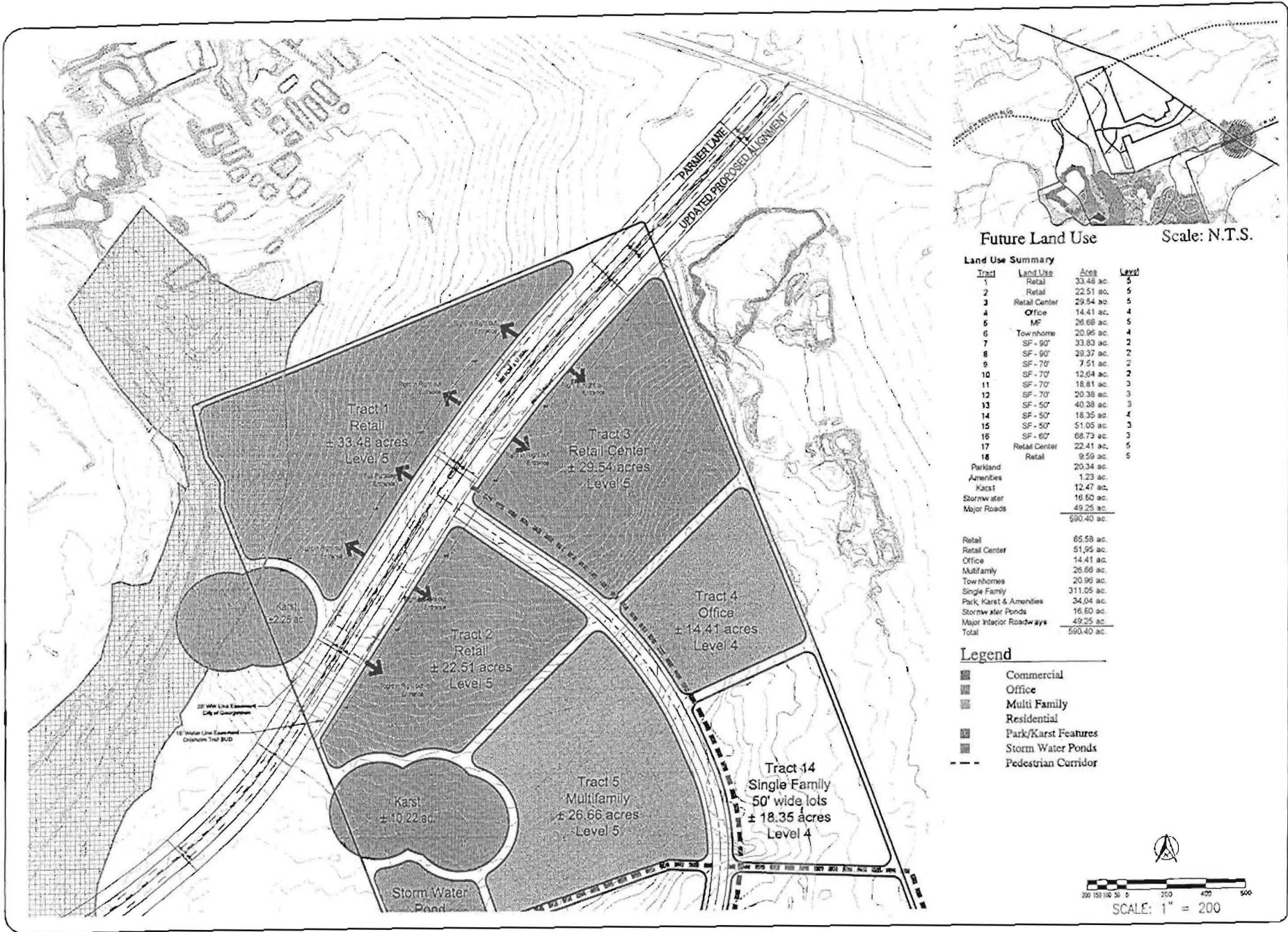
2/29/08

A PORTION OF THE JOHN D COURLEY ET. AL. TRACT LEMUEL S. WALTERS SURVEY, ABSTRACT No. 653 WILLIAMSON COUNTY, TEXAS

STEGER BIZZELL

ADDRESS	1078 S. AUSTIN AVENUE	GEORGETOWN, TX 75426
PHONE	817.895.9412	FAX 817.890.6418
WEBSITE	WWW.STEGERBIZZELL.COM	
	ENGINEERS	PLANNERS
	SURVEYORS	

JOB NO. 20444



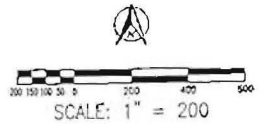
Future Land Use Scale: N.T.S.

Land Use Summary

Tract	Land Use	Area	Level
1	Retail	33.48 ac	5
2	Retail	22.51 ac	5
3	Retail Center	29.54 ac	5
4	Office	14.41 ac	4
5	MF	26.66 ac	5
6	Townhome	20.96 ac	4
7	SF - 90'	33.83 ac	2
8	SF - 90'	39.37 ac	2
9	SF - 70'	7.51 ac	2
10	SF - 70'	12.64 ac	2
11	SF - 70'	18.81 ac	3
12	SF - 70'	20.38 ac	3
13	SF - 50'	40.38 ac	3
14	SF - 50'	18.35 ac	4
15	SF - 50'	51.05 ac	3
16	SF - 60'	68.73 ac	3
17	Retail Center	22.41 ac	5
18	Retail	9.59 ac	5
Parkland Amenities		20.34 ac	
Karst		1.23 ac	
Stormwater		12.47 ac	
Major Roads		16.60 ac	
		49.25 ac	
Total		590.40 ac	
Retail		65.58 ac	
Retail Center		51.95 ac	
Office		14.41 ac	
Multifamily		26.66 ac	
Townhomes		20.96 ac	
Single Family		311.05 ac	
Park, Karst & Amenities		34.04 ac	
Stormwater Ponds		16.60 ac	
Major Interior Roadways		49.25 ac	
Total		590.40 ac	

Legend

- Commercial
- Office
- Multi Family
- Residential
- Park/Karst Features
- Storm Water Ponds
- Pedestrian Corridor



REVISION BLOCK:

NO.	DATE	EMPL.	COMMENTS

OWNER INFORMATION:

The Madison
Century Plan Amendment
Future Land Use Plan

DATE: 09/01/01

1010 LANG CHEEK CV.
SUITE 100
LY 78746
PH: (512) 328-6059
FAX: (512) 328-6172
LS@LandStrat.COM

LAND STRATEGIES INC.
PAUL LINEHAN & ASSOCIATES