

**FIRST AMENDMENT TO THE  
REAL ESTATE CONTRACT FOR  
RM 2338 Right of Way**

THIS FIRST AMENDMENT TO THE REAL ESTATE CONTRACT FOR 2338 RIGHT OF WAY (the "First Amendment"), is entered into by and among WILLIAMSON COUNTY, TEXAS, a Texas political subdivision (the "Purchaser") and CIRCLE B-Y PARTNERS, LTD. and MYRA ANN YOUNG (referred to in this contract as "Seller", whether one or more). The Seller and the Purchaser are individually referred to as "Party" and collectively referred to as the "Parties". Each of the Parties confirms that it has the authority to enter into this First Amendment and the ability to perform its obligations under this First Amendment, without the further approval or consent of any other person or entity.

Recitals

WHEREAS, on or about the 5th day of January, 2010, the Parties entered into that one certain Real Estate Contract (the "Contract"); and

WHEREAS, the contract provides for the sale of 2.151 acres of land from Seller to Purchaser, as shown in Exhibit "A" attached hereto and incorporated hererin; and

WHEREAS, as part of the consideration for the sale of the 2.151 acres referenced above Purchaser desires to convey to Seller a 0.293 acre tract of land that was formerly used as right of way for a Williamson County roadway and which the Purchaser now desires to abandon and relinquish; said 0.293 acre tract being shown in Exhibit "B" attached hereto and incorporated herein; and

WHEREAS, the parties agree that Purchaser shall be entitled to a credit against the Purchase Price of \$30,000/acre multiplied by the 0.293 acre tract to be conveyed to Seller, which amount is calculated to equal \$8,790.00; and

WHEREAS, the Parties wish to amend the Contract to accomplish the above;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the sufficiency of which are hereby conclusively acknowledged, and subject to the terms and conditions hereinafter set forth, the County and the Purchaser mutually agree as follows:

Section 1. Definitions

All terms used herein shall have the meanings assigned to them in the Contract unless the context clearly requires otherwise.

Section 2. Amendment

(a) Article I is amended to read as follows:

(a) 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 2.151 acre tract of land, more or less, out of the Lewis P. Dyches Survey, Abstract No. 171, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (Parcel 2); and

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, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

(b) Simultaneously with the above described conveyance, Purchaser sells and agrees to convey, and Seller purchases and agrees to pay for, the tract of land described as follows:

All of that certain 0.293 of an acre (12,779 square feet), situated in the Lewis P. Dyches Survey, Abstract No. 171, in Williamson Texas; said tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein, together with any improvements or fixtures situated on or attached to the said property ("Reconveyed Property")

(b) Article II is hereby amended to read as follows:

Purchase Price and Additional Compensation

2.01. The purchase price for the Property and compensation for any damages to the remaining property of Seller shall be the sum of TWO HUNDRED FIFTY TWO THOUSAND NINE HUNDRED AND THIRTY SIX and 00/100 Dollars (\$252,936.00) (the "Purchase Price").

2.01.1. Purchaser shall receive a credit towards the purchase price of EIGHT THOUSAND SEVEN HUNDRED NINETY and 00/100 (\$8,790.00) (the "Credit") as consideration for conveyance of the Reconveyed Property.

2.01.2. As additional compensation Purchaser shall pay the amount of SIXTEEN THOUSAND EIGHT HUNDRED THIRTEEN and 00/100 Dollars (\$16,813.00) (the "Additional Compensation") as payment for any improvements or replacement of any fencing, and for any damages to the remaining property of Seller.

Payment of Purchase Price and Additional Compensation

2.02. The Purchase Price, less the Credit, and the Additional Compensation shall be payable in cash at the closing.

Special Provisions

2.03. As an obligation which shall survive the closing of this transaction, within sixty (60) days after the closing of this transaction Purchaser shall complete any replacement of fencing which is required to contain livestock or other animals on the remaining property of Seller so as not to interfere with any road construction activities on the Property by Purchaser.

2.04. The deed to transfer the Reconveyed Property shall be in the form as shown in Exhibit "C" attached hereto and incorporated herein.

Section 3. Miscellaneous

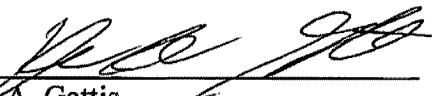
(a) To the extent necessary to effect the terms and provisions of this First Amendment, the Contract is hereby amended and modified. In all other respects, the aforesaid Contract is hereby ratified and confirmed.

(b) This First Amendment may be executed in counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have caused this First Amendment to be duly executed as of the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

*[signature page follows]*

**WILLIAMSON COUNTY, TEXAS**

By:   
Dan A. Gattis  
County Judge

Date: 1-28-10

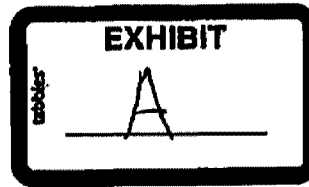
**SELLER**

\_\_\_\_\_  
Circle B-Y Partners, Ltd.  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Myra Ann Young

Date: \_\_\_\_\_



**County:** Williamson  
**Parcel No.:** 2  
**Highway:** R.M. 2338  
**Limits:** From 0.3 Miles North of Ronald W. Reagan Blvd.  
To F.M. 3405  
**CSJ:** 2211-01-023

### **LEGAL DESCRIPTION FOR PARCEL 2**

BEING 2.151 acres (93,680 Square Feet) of land, situated in the Lewis P. Dyches Survey, Abstract No.171, in Williamson County, Texas, said land being a portion of that certain Tract II called 125.00 acres, Save & Except 4.706 acres, as conveyed to Circle B-Y Partners, Ltd. and Myra Ann Young, by deed recorded as Document No. 2009038694 of the Official Public Records of Williamson County, Texas. Surveyed on the ground in the month of January, 2008, under the supervision of Brian F. Peterson, Registered Professional Land Surveyor, and being more particularly described in five parts as follows;

#### **Part A1: 1.314 Acres (57,247 Square Feet)**

Beginning for REFERENCE at an iron pin found marking a corner of the above referenced 125.00 acre, Save & Except 4.706 acre, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, being the most northerly corner of a certain tract of land, called 13.82 acres, as conveyed to Mike Nations by deed recorded as Document No. 1999072883 of the Official Public Records of Williamson County, Texas;

THENCE, along a westerly line of said 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, being the East line of the said 13.82 acre Nations tract, S 10°55'15" W, 817.94 feet to an iron pin with TxDOT aluminum cap set, on the proposed Northeast line of the Ranch to Market Highway No. 2338, 85.00 feet, left of station 344+58.78, for the Northwest corner and POINT OF BEGINNING hereof;

- 1) THENCE, along the said proposed Northeast line of the RM 2338, as follows  
S 76°58'15" E, 430.87 feet, to an iron pin with TxDOT aluminum cap set (to be replaced with TxDOT Type II monument after right-of-way acquisition is complete);
- 2) N 86°19'45" E, 69.60 feet, to an iron pin with TxDOT aluminum cap set (to be replaced with TxDOT Type II monument after right-of-way acquisition is complete);
- 3) S 76°58'15" E, 257.23 feet, to an iron pin on the west line of that certain tract of land, called 0.60 of an acre as conveyed to Michelle Lynn Bell Dube and husband Travis A. Dube, by deed recorded as Document No. 2009038695 of the Official Public Records of Williamson County, Texas, for the Northeast corner hereof;

- 4) THENCE, S 26°25'15" W, 92.44 feet to an iron pin set on the existing Northeast line of RM 2338, being the Southeast corner of the said 125.00 acres, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. And Myra Ann Young Tract II, being the Southwest corner of the said 0.60 of an acre Dube tract, for the Southeast corner hereof;
- 5) THENCE along the said existing Northeast line of RM 2338, N 76°54'45" W, 730.83 feet to an iron pin found marking the most westerly corner of the said 125.00 acres, Save & Except 4.706 acres, Circle B-Y Partners, Ltd., and Myra Ann Young Tract II, being the Southeast corner of the said 13.82 Nations tract, for the Southwest corner hereof;
- 6) THENCE, N 10°55'15" E, 69.19 feet to the Place of BEGINNING for Part A1 and containing 1.314 acres (57,247 Square Feet) of land, more or less.

**Part A2: 0.230 of an acre (10,016 Square Feet)**

Beginning for REFERENCE at an iron pin marking a corner of the above referenced 125.00 acre, Save & Except 4.706 acre, Circle B-Y Partners, Ltd. And Myra Ann Young Tract II, being the most northerly corner of a certain tract of land, called 13.82 acres, as conveyed to Mike Nations by deed recorded as Document No. 1999072883 of the Official Public Records of Williamson County, Texas;

THENCE, along a westerly line of the said 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, being the East line of the said 13.82 acre Nations tract S 10°55'15" W, 817.94 feet, to an iron pin with TxDOT aluminum cap set, on the proposed Northeast line of Ranch to Market Highway No. 2338, 85.00 feet, left of station 344+58.78;

THENCE, along the said proposed Northeast line of the RM 2338, as follows S 76°58'15" E, 430.87 feet, to an iron pin with TxDOT aluminum cap set (to be replaced with TxDOT Type II monument after right-of-way acquisition is complete);

N 86°19'45" E, 69.60 feet, to an iron pin with TxDOT aluminum cap set (to be replaced with TxDOT Type II monument after right-of-way acquisition is complete);

S 76°58'15" E, 288.07 feet, to an iron pin with TxDOT aluminum cap set on the East line of that certain tract of land, called 0.60 of an acre, as conveyed to Michelle Lynn Bell Dube and husband, Travis A. Dube, by deed recorded as Document No. 2009038695 of the Official Public Records of Williamson County, Texas, being a westerly line of the said 125.00 acres, Save & Except 4.706 acre, Circle B-Y Partners, Ltd., and Myra Ann Young Tract II, 105.00 feet left of station 352+44.39, for the Northwest corner and Point of BEGINNING hereof;

- 1) THENCE, S 76°58'15" E, 11.93 feet, to an iron pin with TxDOT aluminum cap set (to be replaced with TxDOT Type II monument after right-of-way acquisition is complete) at the beginning of a curve to the right;

- 2) Along the curve having a radius of 1,705.00 feet, a Central Angle of 3°00'23" and Long Chord bears S 75°28'15" E, 89.45 feet, for an arc distance of 89.46 feet to an iron pin with TxDOT aluminum cap set on an easterly line of the said 125.00 acre, Save & Except 4.706 acre, Circle B-Y Partners, Ltd., and Myra Ann Young Tract II, being the West line of that certain tract of land, called 1.00 acre, as conveyed to Michelle Lynn Bell Dube and husband, Travis A. Dube, by deed recorded as Document No. 9872664 of the Official Records of Williamson County, Texas, for the Northwest corner hereof;
- 3) THENCE, S 13°03'15" W, 87.74 feet, to an iron pin found on the existing Northeast line of RM 2338, marking a southeasterly corner of the said 125.00 acres, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, being the Southwest corner of the said 1.00 acre Dube tract, for the Southeast corner hereof;
- 4) THENCE, along the said existing Northeast line of RM 2338, N 76°54'45" W, 122.72 feet, to an iron pin with TxDOT aluminum cap set for a Southwest corner of the said 125.00 acres, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, being the Southeast corner of the said 0.60 of an acre Dube tract, for the Southwest corner hereof;
- 5) THENCE, N 26°25'15" E, 92.47 feet, to the Place of BEGINNING for Part A2 and containing 0.230 of an acre (10,016 Square Feet) of land, more or less.

**Part B: 0.245 of an acre (10,677 Square Feet)**

Beginning for REFERENCE at an iron pin found marking an interior corner of the above referenced 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, being the Northeast corner of that certain tract of land, called 1.00 acre, as conveyed to Michelle Lynn Bell Dube and husband, Travis A. Dube, by deed recorded as Document No. 9872664 of the Official Records of Williamson County, Texas;

THENCE, along a westerly line of the said 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, being the Southeast line of the said 1.00 acre Dube tract, S 13°01'15" W, 144.89 feet, to an iron pin with TxDOT aluminum cap set on the proposed Northeast line of RM 2338, 105.00 feet left of station 355+37.60, for the Northwest corner and Point of BEGINNING hereof;

- 1) THENCE, along the said proposed Northeast line of RM 2338, along a curve to the right having a radius of 1,705.00 feet, a Central Angle of 9°24'58" and Long Chord bears S 62°11'30" E, 279.88 feet, an arc distance of 280.20 feet to an iron pin with TxDOT aluminum cap set (to be replaced with TxDOT Type II monument after right-of-way acquisition is complete), on a northerly line of an old county road, being a southerly line of the said 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, for the most easterly corner hereof;

September 10, 2009

- 2) THENCE, along the said northerly line of the old county road, being along the said southerly line of 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, N 77°39'15" W, 171.61 feet to an iron pin with TxDOT aluminum cap set at the intersection of the said North line of the old county road and the existing North line of RM 2338;
- 3) THENCE, continuing along the said existing Northeast line of RM 2338, N 71°53'30" W, 99.41 feet to a nail found for a southwesterly corner of the said 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, being the Southeast corner of the said 1.00 acre Dube tract, for the Southwest corner hereof;
- 4) THENCE, N 13°01'15" E, 64.64 feet to the Place of BEGINNING for Part B and containing 0.245 of an acre (10,677 Square Feet) of land, more or less.

**Part C: 0.017 of an acre (730 Square Feet)**

Beginning for REFERENCE at a TxDOT Type I Concrete Marker found, marking a northerly corner of existing RM 2338, being an interior corner of the above-referenced 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II;

THENCE, along a northwesterly line of the said existing RM 2338, being a southeasterly line of the said 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, S 69°35'45" W, 7.53 feet to an iron pin with TxDOT aluminum cap set (to be replaced with TxDOT Type II monument after right-of-way acquisition is complete) at the intersection of the proposed Northeast line of RM 2338 and the said existing Northwest line of RM 2338, 105.00 feet left of station 363+02.86, for the Southeast corner and Point of BEGINNING hereof;

- 1) THENCE, along the said existing Northwest line of RM 2338, S 69°35'45" W, 21.55 feet to an iron pin with TxDOT aluminum cap set at the intersection of the said existing Northwest line of RM 2338 and the Northeast line of an old county road, marking a southerly corner of the said 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, for the Southwest corner hereof;
- 2) THENCE, along the said Northeast line of the old county road, being a southwesterly line of the said 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, N 22°54'15" W, 66.20 feet to an iron pin with TxDOT aluminum cap set at the intersection of the said Northeast line of the old county road and the said proposed Northeast line of RM 2338, for the most northerly corner hereof;
- 3) THENCE, along the said proposed Northeast line RM 2338, along a curve to the right having a radius of 1,705.00 feet, a Central Angle of 2°22'10" and Long Chord bears S 40°40'45" E, 70.51 feet, an arc distance of 70.51 feet to the Place of BEGINNING for Part C and containing 0.017 of an acre (730 Square Feet) of land, more or less.

**Part D: 0.345 acres (15,010 Square Feet)**



Beginning for REFERENCE at a TxDOT Type I Concrete Marker found, marking a northerly corner of existing RM 2338, being an interior corner of the above-referenced 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II;

THENCE, along a northeasterly line of the said existing RM 2338, being a southwesterly line of the said 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, S 21°01'15" W, 23.01 feet to an iron pin with TxDOT aluminum cap set (to be replaced with TxDOT Type II monument after right-of-way acquisition is complete) at the intersection of the proposed Northeast line of RM 2338 and the said existing Northeast line of RM 2338, 105.00 feet left of station 363+25.65, for the most northerly corner and Point of BEGINNING hereof;

- 1) THENCE, along the said proposed Northeast line RM 2338, along a curve to the right having a radius of 1,705.00 feet, a Central Angle of 12°01'20" and Long Chord bears S 32°37'15" E, 360.06 feet, an arc distance of 360.73 feet, an iron pin with TxDOT aluminum cap set on the south line of the said 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, being the north line of that certain tract of land, called 4.706 acres, as described in a Partial Release of Lien to Somerset Hills, Ltd., of record as Document No. 2008067359 of the Official Public Records of Williamson County, Texas, for the Southeast corner hereof;
- 2) THENCE, S 69°59' W, 72.40 feet to an iron pin with TxDOT aluminum cap set on the said existing Northeast line of RM 2338, for the Southwest corner of the said 125.00 acre, Save & Except 4.706 acres, Circle B-Y Partners, Ltd. and Myra Ann Young Tract II, being the Northwest corner of the said 4.706 acre Somerset Hills, Ltd., tract, for the Southwest corner hereof;
- 3) THENCE, along the said existing Northeast line of RM 2338, N 21°01'15" W, 351.44 feet to the Place of BEGINNING for Part D and containing 0.345 of an acre (15,010 Square Feet of land);



PLAT TO ACCOMPANY PARCEL DESCRIPTION

POR  
Parcel 2  
Part A

LEWIS P. DYCHES SURVEY  
Abstract # 171

①  
13.82 AC  
MIKE NATIONS  
• 199972883

POB  
Parcel 2  
Part A  
344+58.78  
85.00

②  
TRACT II  
125.00 AC  
SAVE & EXCEPT 4.706 AC  
CIRCLE B-Y PARTNERS and  
MYRA ANN YOUNG  
• 2009038694

Match Line with Plat: 2

N 10° 55' 15" E  
69.19'

PROPOSED R.O.W.

S 76° 58' 15" E  
430.87'

N 86° 19' 45" E  
69.60'

S 76° 58' 15" E  
257.23'

PROPOSED CENTERLINE  
345+00

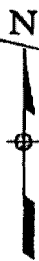
S 76° 58' 19" E  
1,375.90'

(N 76° 58' 27" W 884.38')

N 76° 54' 45" W 730.83'

EXISTING R.O.W.  
350+00

2 PART A1  
1.314 AC  
57,247 Sq. Ft.



0 25 50 75 100  
SCALE IN FEET

R.M. 2338

EXISTING R.O.W.

PROPOSED R.O.W.

PAGE 7 OF 12

STEGEROBIZZELL

PARCEL PLAT SHOWING PROPERTY OF:  
CIRCLE B-Y PARTNERS and  
MYRA ANN YOUNG



Texas Department of Transportation  
© 2009 by Texas Department of Transportation  
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SCALE:  
1" = 100'

CSJ #:  
2211-01-023

PROJECT:  
RM 2338

COUNTY:  
WILLIAMSON

PARCEL: 2  
Plat 1 of 6

# PLAN TO ACCOMPANY PARCEL DESCRIPTION

②

TRACT II  
SAVE & EXCEPT 4.706 AC  
CIRCLE B-Y PARTNERS and  
MYRA ANN YOUNG  
\* 2009038694

0.60 AC  
MICHELLE LYNN BELL DUBE  
and husband TRAVIS A. DUBE  
\* 2009038695

1.00 AC  
MICHELLE LYNN BELL DUBE  
and husband TRAVIS A. DUBE  
\* 9872664

S 76° 58' 15" E  
257.23'

S 76° 58' 15" W  
30.84'

S 76° 58' 15" E 11.93'

R= 1705.00  
D= 350° 23'  
A= 89.46'  
C= 89.46'  
ChBr= 5 75' 28' 15" E

N 76° 58' 30" W  
208.70'

2 PART A1  
1.314 AC  
57,247 Sq. Ft.  
S 26° 25' 15" W  
92.44'

S 26° 58' 19" E  
1,375.90'

N 76° 54' 45" W  
30.83'

EXISTING R.O.W.

PC 352+6.31

352+56.31  
105.00  
2 PART A2  
0.230 AC  
10,016 Sq. Ft.

S 13° 03' 15" W  
120.94'

(S 13° 03' 31" W  
208.67')

353+40.26  
105.00

POB Parcel 2  
Port B  
355+37.60  
105.00

N 13° 01' 15" E  
64.64'

S 13° 03' 15" W  
87.74'

N 76° 54' 45" W  
122.72'

PROPOSED R.O.W.

EXISTING R.O.W.

355+00

N 71° 53' 30" W  
99.41'

R= 1705.00  
D= 9° 24' 58"  
A= 280.20'  
C= 279.88'  
ChBr= S 62° 11' 30" E

2 PART B  
0.245 AC  
10,677 Sq. Ft.

Match Line with Plat: 3



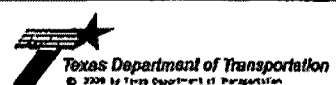
0 25 50 75 100  
SCALE IN FEET

## BASELINE CURVE DATA

PI STATION = 361+05.93  
N = 10240716.55 E = 3098869.02  
DELTA = 55° 56' 15" (RT)  
DEGREE OF CURVE = 3° 34' 52"  
TANGENT = 849.61  
LENGTH = 1,562.07  
RADIUS = 1,600.00  
PC STATION = 352+56.31  
N = 10240908.08 E = 3098041.28  
PT STATION = 368+18.38  
N = 10239923.55 E = 3099173.97

STEGE BIZZELL

PARCEL PLAT SHOWING PROPERTY OF:  
CIRCLE B-Y PARTNERS and  
MYRA ANN YOUNG



SCALE:  
1" = 100'

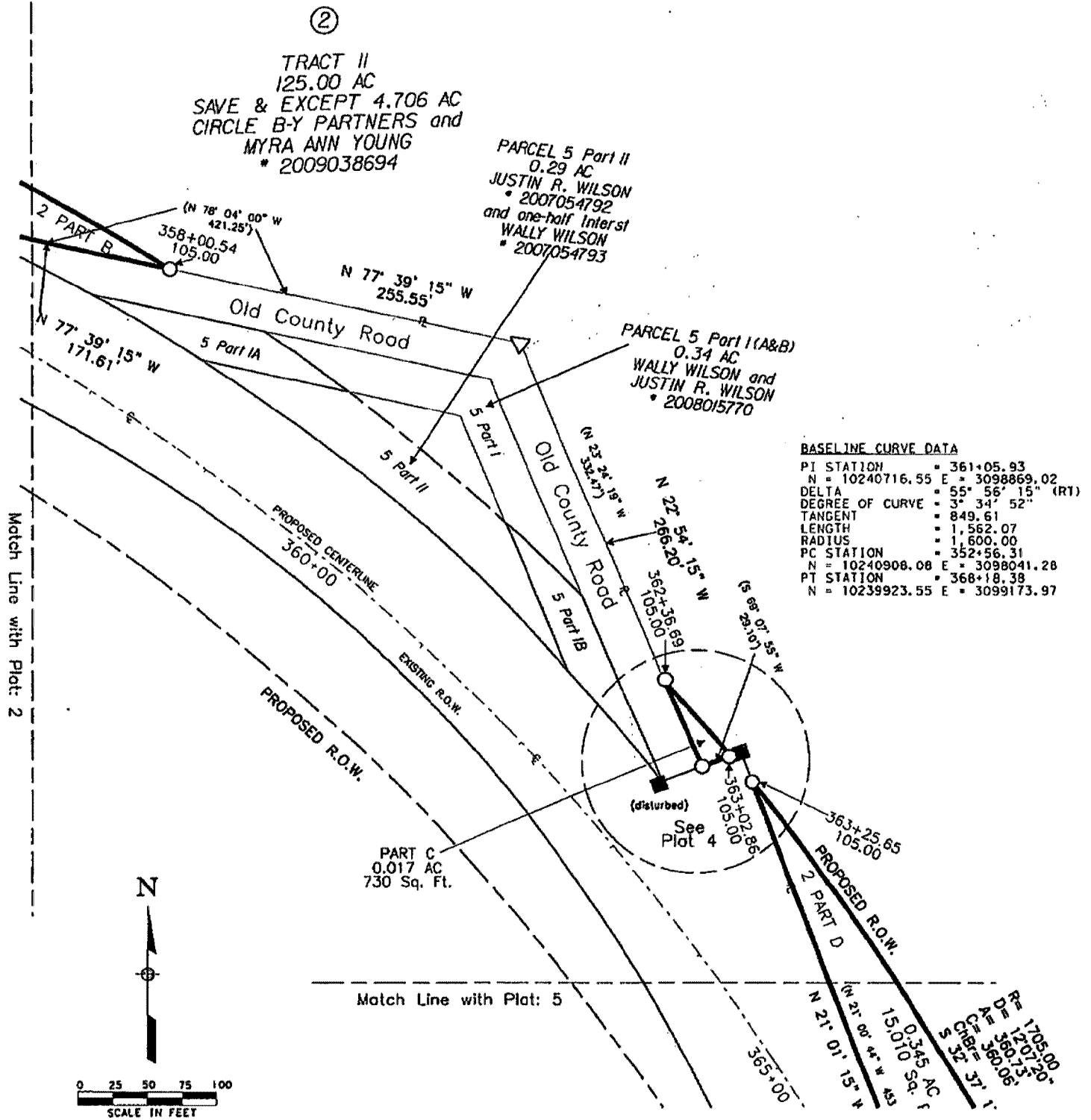
CSJ #:  
2211-01-023

PROJECT:  
RM 2338

COUNTY:  
WILLIAMSON

PARCEL: 2  
Plot 2 of 6

# PLAT TO ACCOMPANY PARCEL DESCRIPTION



PAGE 9 OF 12

STEGEROBIZZELL

ARCHIT 1878 S. AUSTIN AVENUE  
SUITE 100 78701-1111  
PH 512.333.5412 FAX 512.333.5418  
WWW.STEGEROBIZZELL.COM

PARCEL PLAT SHOWING PROPERTY OF:  
CIRCLE B-Y PARTNERS and  
MYRA ANN YOUNG



SCALE:  
1" = 100'

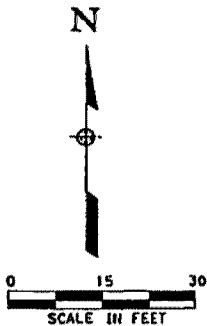
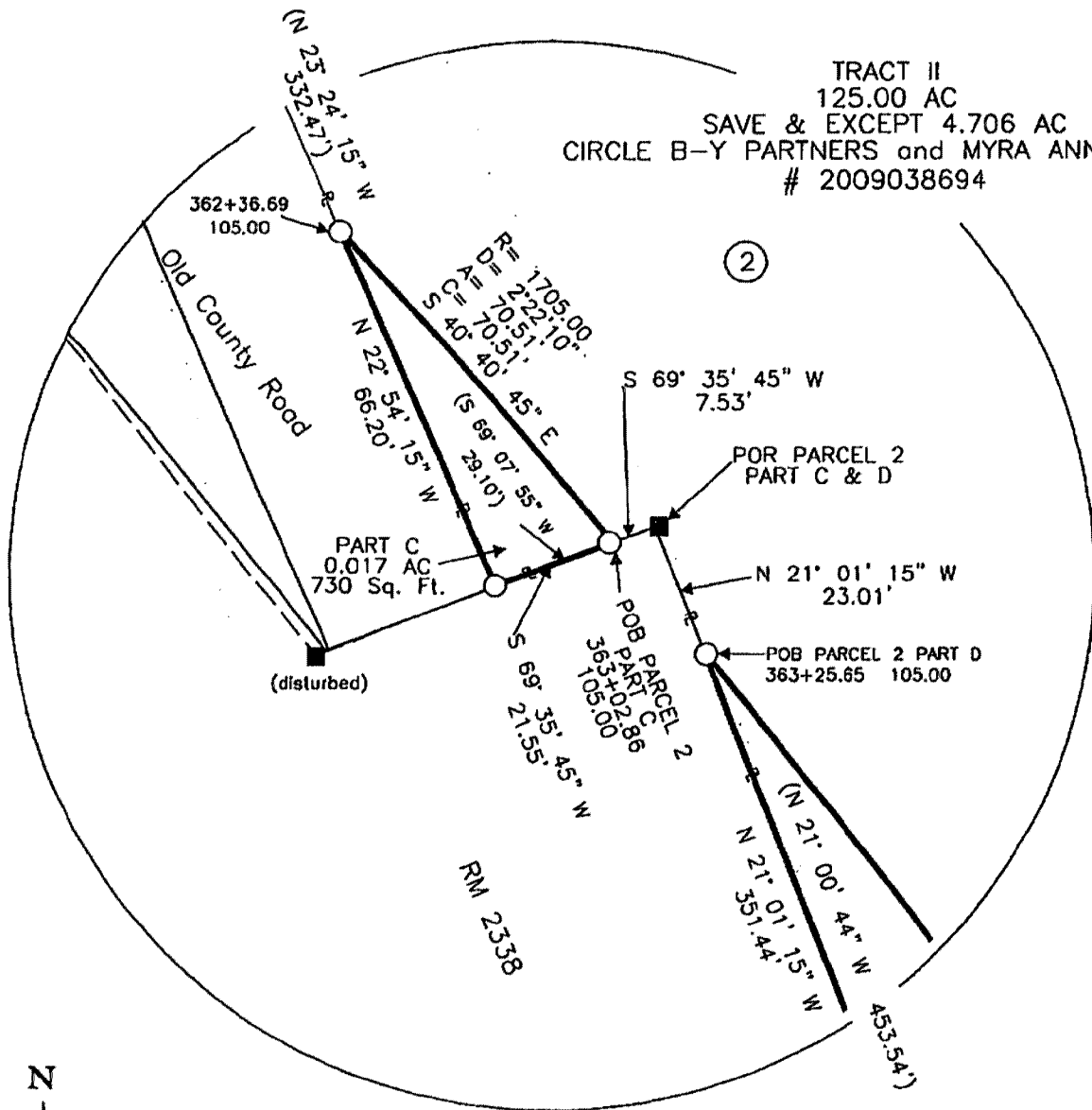
CSJ #:  
2211-01-023

PROJECT:  
RM 2338

COUNTY:  
WILLIAMSON

PARCEL: 2  
Plat 3 of 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION



PAGE 10 OF 12

STEGE BIZZELL

PARCEL PLAT SHOWING PROPERTY OF:  
CIRCLE B-Y PARTNERS and  
MYRA ANN YOUNG



SCALE:  
1" = 30'

CSJ #:  
2211-01-023

PROJECT:  
RM 2338

COUNTY:  
WILLIAMSON

PARCEL: 2  
Plat 4 of 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION

# LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- ▣ TYPE II MONUMENT FOUND
- ⊗ 1/2" IRON ROD SET TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE
- ⊕ 1/2" IRON ROD FOUND TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/ TxDOT ALUM CAP
- 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ NAIL FOUND
- ⊕ CENTER LINE
- ⊕ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- LINE BREAK

NOTES:

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER INSTRUMENTS PERTAINING TO THIS PROPERTY THAT ARE NOT SHOWN HEREON.

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 MY DIRECTION AND SUPERVISION.

*[Signature]*  
 9/10/09  
 BRIAN F. PETERSON  
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 3967  
 STATE OF TEXAS



PAGE 12 OF 12

STEGER BIZZELL

PARCEL PLAT SHOWING PROPERTY OF:  
 CIRCLE B-Y PARTNERS and  
 MYRA ANN YOUNG



1978 S. AUSTIN AVENUE  
 STEGER BIZZELL  
 11200 N. 112TH STREET  
 STEGER BIZZELL, LLC  
 11200 N. 112TH STREET  
 STEGER BIZZELL, LLC

SCALE:  
 1" = 100'

CSJ #:  
 2211-01-023

PROJECT:  
 RM 2338

COUNTY:  
 WILLIAMSON

PARCEL: 2  
 Plat 6 of 6

EXHIBIT

B

LEGAL DESCRIPTION FOR WILLIAMSON COUNTY, TEXAS

BEING 0.293 of an acre (12,779 Square Feet) of land, situated in the Lewis P. Dyches Survey, Abstract No. 171, in Williamson County, Texas, said land being a portion of an old County Road and being more particularly described as follows;

BEGINNING at an iron pin found in the center of an old County Road, marking the Northeast corner of that certain tract of land, called 0.34 of an acre, as conveyed to Wally Wilson and Justin R. Wilson by deed recorded as Document No. 2008105770 of the Official Public Records of Williamson County, Texas, for an interior corner hereof;

THENCE, along the center of the said old County Road, being the north line of the said 0.34 of an acre Wilson tract, N 77°39'15" W, 164.03 feet to an iron pin set on the proposed Northeast line of Ranch to Market Highway No. 2338, for the most westerly Southwest corner hereof;

THENCE, along the said Northeast line of RM 2338, along a curve to the left, (Radius=1,705.00 feet, Long Chord bears N 56°06'45" W, 81.69 feet), an arc distance of 81.70 feet to an iron pin set on a southerly line of that certain Tract II, called 125.00 acres, Save & Except 4.706 acres, as conveyed to Circle B-Y Partners and Myra Ann Young by deed recorded as Document No. 2009038694 of the Official Public Records of Williamson County, Texas, for the Northwest corner hereof;

THENCE, S 77°39'15" E, 255.55 feet to an iron pin set for an interior corner of the said Tract II, for an interior corner hereof;

THENCE, along a westerly line of the said Tract II, S 22°54'15" E, 266.20 feet to an iron pin set on the said proposed Northeast line of RM Highway No. 2338, for the Southeast corner hereof;

THENCE, along the said proposed Northeast line of RM 2338, along a curve to the left, (Radius=1,705.00 feet, Long Chord bears N 43°18'30" W, 86.03 feet), an arc distance of 86.04 feet to an iron pin set in the said center of the old County Road, being the east line of the said 0.34 of an acre Wilson tract, for the most southerly Southwest corner hereof;

THENCE, along the said center of the old County Road, N 22°54'15" W, 170.03 feet to the Place of BEGINNING and containing 0.293 of an acre (12,779 Square Feet) of land

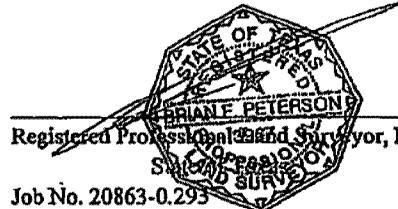
STATE OF TEXAS

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 here on and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 23rd day of December, 2009, A.D.



Brian F. Peterson

Registered Professional Land Surveyor, No. 3967

Job No. 20863-0.293

STEGER BIZZELL

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



# PLAT TO ACCOMPANY PARCEL DESCRIPTION

1.00 AC  
MICHELLE LYNN BELL DUBE  
and husband TRAVIS A. DUBE  
9872664

TRACT II  
125.00 AC  
SAVE & EXCEPT 4.706 AC  
CIRCLE B-Y PARTNERS and  
MYRA ANN YOUNG  
2009038694

PARCEL 43  
0.293 AC  
12,779 Sq. Ft.

0.34 AC  
WALLY WILSON and  
JUSTIN R. WILSON  
2008015770

0.29 AC  
JUSTIN R. WILSON  
2007054792  
WALLY WILSON  
2007054793

LEWIS P. DYCHES SURVEY  
ABSTRACT No. 171



0 25 50 75 100  
SCALE IN FEET

CODE	BEARING	DISTANCE
L1	N 77° 39' 15" W	64.03'
L2	N 22° 54' 15" W	170.03'
(L3)	(N 78° 04' 00" W)	(421.25')
(L4)	(N 23° 24' 19" W)	(332.47')

CODE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	1,705.00'	81.70'	N 56° 06' 45" W	81.69'	2° 44' 43"
C2	1,705.00'	86.04'	N 43° 18' 30" W	86.03'	2° 53' 28"

PAGE 1 OF 2

STEGE BIZZELL

PARCEL PLAT SHOWING PROPERTY OF:  
WILLIAMSON COUNTY



SCALE:  
1" = 100'

CSJ #:  
2211-01-023

PROJECT:  
RM 2338

COUNTY:  
WILLIAMSON

PARCEL: 43

F-181

PLAT TO ACCOMPANY PARCEL DESCRIPTION

# LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II MONUMENT FOUND
- 1/2" IRON ROD SET TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE
- 1/2" IRON ROD FOUND TO BE REPLACED WITH TxDOT TYPE II MONUMENT AFTER R.O.W. ACQUISITION IS COMPLETE
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/ TxDOT ALUM CAP
- ⊙ 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ NAIL FOUND
- ⊙ CENTER LINE
- ⊙ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- LINE BREAK

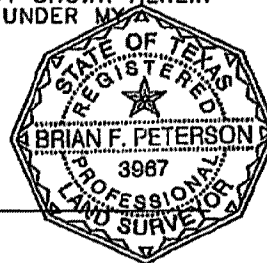
NOTES:

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.

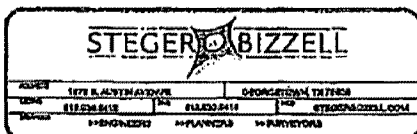
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER INSTRUMENTS PERTAINING TO THIS PROPERTY THAT ARE NOT SHOWN HEREON.

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 MY DIRECTION AND SUPERVISION.

*12/23/09*  
 BRIAN F. PETERSON  
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 3967  
 STATE OF TEXAS



PAGE 2 OF 2

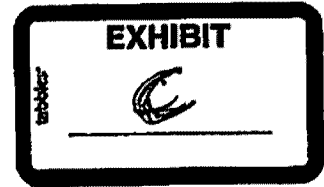


PARCEL PLAT SHOWING PROPERTY OF:  
 WILLIAMSON COUNTY



SCALE: 1" = 100'	CSJ #: 2211-01-023	PROJECT: RM 2338	COUNTY: WILLIAMSON
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PARCEL: 43



**SPECIAL WARRANTY DEED**

**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 FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** \_\_\_\_\_, 2010

**Grantor:** Williamson County, Texas

**Grantor's Mailing Address (including county):**

710 Main Street, Ste. 101  
Georgetown, TX 78626  
Williamson County

**Grantee:** Circle B-Y Partners and Myra Ann Young

**Grantee's Mailing Address (including county):**

13688 Wood Road  
Holland, Texas 76534  
Williamson County

**CONSIDERATION:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**PROPERTY (including any improvements):**

All of that certain 0.293 acre tract of land, more or less, situated in the Lewis P. Dyches Survey, Abstract No. 171, Williamson County, Texas; and as further described in Exhibit "A" attached hereto and made a part hereof for all intents and purposes hereunto.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any encroachments or overlapping of improvements; and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

**Grantor:**

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
Dan A. Gattis, County Judge

**ACKNOWLEDGMENT**

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2010  
by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and  
consideration recited herein.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**