

REAL ESTATE CONTRACT
Ronald Reagan Blvd (Phase IV) Right of Way

State of Texas
County of Williamson

THIS REAL ESTATE CONTRACT ("Contract") is made by and between WILLIAM GLENN THOMPSON and TERESA THOMPSON, (referred to in this Contract as "Seller", whether one or more) and the COUNTY OF WILLIAMSON (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 4.60 acre tract of land, more or less, situated in the Lemuel Walters Survey, Abstract No. 653 in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (Parcel 5, part 1);

All of that certain 2.21 acre tract of land, more or less, situated in the Lemuel Walters Survey, Abstract No. 653 in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (Parcel 5, part 2);

All of that certain 5.75 acre tract of land, more or less, situated in the Lemuel Walters Survey, Abstract No. 653 in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "C", attached hereto and incorporated herein (Parcel 5, part 3)

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 in Exhibits "A-C", for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II PURCHASE PRICE

Purchase Price and Additional Compensation

2.01. The purchase price for the Property shall be the sum of ONE HUNDRED FORTY FOUR THOUSAND FOUR HUNDRED FORTY and 00/100 Dollars (\$144,440.00).

2.01.1 As additional compensation for the acquisition of any improvements on the Property, for the relocation of any fencing to the new boundary of the Property, and for any damages or other cost to cure the remaining property of Seller, Purchaser shall pay the amount of FORTY NINE THOUSAND FIVE HUNDRED and 00/100 Dollars (\$49,500.00).

2.01.2. In consideration for Purchaser's installation of one of the utility sleeve casings as set out in paragraph 2.04 below, Purchaser shall receive a credit against the cash portion of the Purchase Price in the amount of \$6,750. The net total amount of the Purchase price and Additional Compensation to be paid to Seller in this transaction is \$187,190.00.

Special Provisions

2.02. As an obligation which shall survive the closing of this transaction, Seller agrees that within 60 days after the closing of this transaction it shall complete the construction of any fencing along the new right of way line which is necessary to contain any livestock or other animals within the remaining property of Seller and prevent them from entering the purchased Property.

2.03. As additional compensation for the purchase of the Property, and as an obligation which shall survive the closing of this transaction, Purchaser agrees to construct a sixteen (16) foot wide asphalt driveway connections with fifteen (15) foot radii between the proposed Ronald Reagan Blvd. roadway improvements and the remaining property of Seller. The driveways will be constructed as part of the Ronald Reagan Blvd. construction project, and shall be located at approximately Stations 2314+00L, 2314+00R, 2306+00R, 2287+00R, and 2281+00R of the project as shown on the plan sheets attached hereto at Exhibit "D". Upon request Seller agrees to provide Purchaser any necessary temporary construction easements on the remaining property which are required to carry out the obligations of this paragraph.

2.04. As additional compensation for the purchase of the Property, and as an obligation which shall survive the closing of this transaction, Purchaser agrees to install two (2) 6" heavy schedule casing utility sleeve casings perpendicular to the proposed roadway improvements the width of the proposed right of way plus 10' outside of the right of way on the remaining property of Seller. The sleeves shall be located at approximately Station 2287+00 and 2314+00 of the project, or at a location otherwise agreed to between Seller and Purchaser prior to construction of the roadway improvements.

Payment of Purchase Price and Additional Compensation

2.04. The Purchase Price and Additional Compensation shall be payable in cash 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**

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:

- (1) 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;
- (2) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof;

The Property herein 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 Texas American Title Company on or before August 31, 2010, 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 Williamson County, Texas a duly executed and acknowledged Special Warranty Deed conveying good and indefeasible title in fee simple to all of the Property described in Exhibits "A-C", free and clear of any and all 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.

The deed shall be in the form as shown in Exhibit "E" attached hereto.

(2) Deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, issued by Title Company, in Purchaser's favor in the full amount of the purchase price, insuring Purchaser's fee simple title 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."

(3) 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 and additional compensation.

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. Agricultural roll-back taxes, if any, 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 Commissioner's Court, which date is indicated beneath the 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 may be considered effective as originals for purposes of this Contract.

Possession and Use Agreement

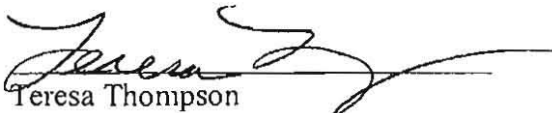
8.12 By signing this contract the parties agree that if Purchaser has complied with all obligations of this contract and has deposited the full amount of the purchase price and additional compensation in the escrow account of the Title Company, Seller agrees to allow Purchaser and its contractors and assigns to use and possess the Property for the purpose of constructing and/or improving a public roadway and related facilities, including the relocation of utilities, if necessary to begin the project prior to the completion of the closing of this transaction if closing cannot occur because of any outstanding title curative matters as referenced in Section 5.01. Upon request by Purchaser, Seller agrees that it shall execute a separate possession and use agreement which is suitable for recording in the real property records of Williamson County.

SELLER:


William Glenn Thompson

Date: 8/1/10

Address: 2700 CR 239
Georgetown, TX 78633


Teresa Thompson

Date: 8/1/10

Address: 2700 CR 239
Georgetown, TX 78633

PURCHASER:

COUNTY OF WILLIAMSON

By: 
Dan A. Gattis, County Judge

Date: 8/15/10

Address: 710 Main Street
Suite 101
Georgetown, Texas 78626

FIELD NOTES
JOB NO: 40051-03
DATE: January 29, 2010
PAGE: 2 of 2
PARCEL 5, PART 1 - THOMPSON R012262
Revision 11/09



4.60 ACRES

BEING 4.60 acres out of the Lemuel Walters Survey, Abstract No.653, Williamson County, Texas and being a portion of that tract described as 59.09 acres in a Special Warranty Deed to William Glenn Thompson dated March 10, 1993 and recorded as Volume 2273, Page 84 of the Official Records of Williamson County, Texas being further described in a Warranty Deed to William G. Thompson dated January 17, 1969 and recorded in Volume 334, Page 112 of the Deed Records of Williamson County, Texas and described by metes and bounds as follows:

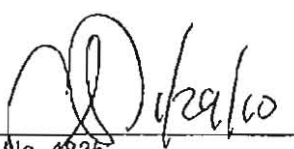
BEGINNING at a 1/2" Iron pin found in the south margin of County Road 239 being the northwest corner of that Tract 4A described in a Special Warranty Deed to William Glenn Thompson dated September 2, 2005 and recorded as Doc. #2005070266 of the Official Public Records of Williamson County, Texas and being the northeast corner of said Thompson tract (2273/84) and this tract;

THENCE: S21°25'16"E 427.77 feet with the west line of said Thompson Tract 4A and the east line of said Thompson tract (2273/84) to a iron pin set with a yellow plastic cap inscribed "CS,Ltd" being the most southerly corner of this tract;

THENCE: 1417.07 feet across said Thompson tract (2273/84), along a curve to the left, ($\Delta=29^{\circ}37'58"$, $r=2739.79$ feet, it bears S86°11'33"W 1401.25 feet), to a 1/2" Iron pin set with a yellow plastic cap inscribed "CS,Ltd" in the south margin of said County Road 239 and the north line of said Thompson tract (2273/84) being the most westerly corner of this tract;

THENCE: N68°25'04"E 1335.56 feet with the south margin of said County Road 239 and the north line of said Thompson tract (2273/84) to the POINT OF BEGINNING.

Bearings cited hereon based on Texas State Plane Coordinate System, Central Zone NAD 83(93)


Clyde C. Castleberry Jr., R.P.L.S. No. 4836
Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



CCC/lcp

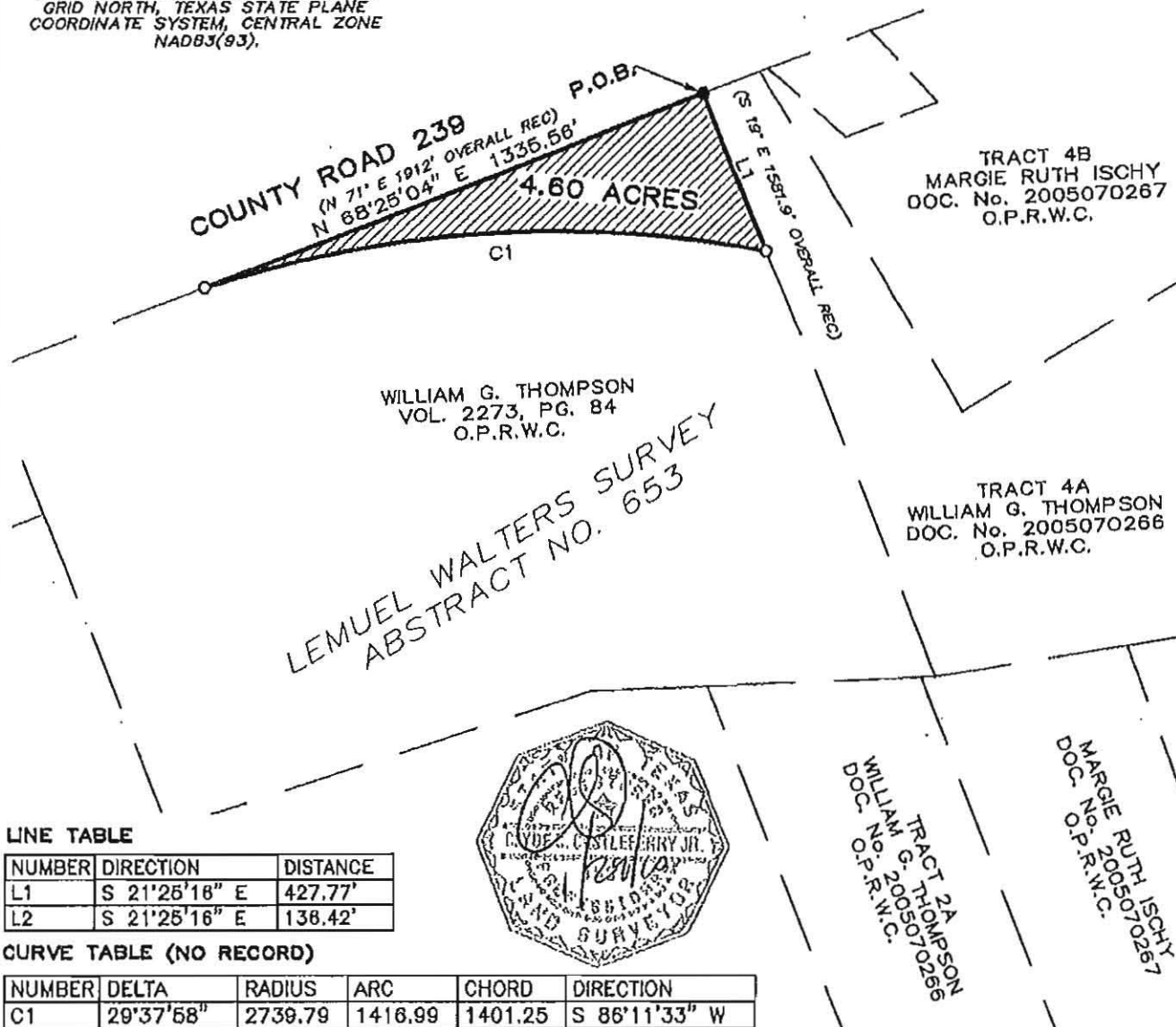
EXHIBIT TO ACCOMPANY FIELD NOTES FOR
4.60 ACRES OUT OF THE LEMUEL WALTERS SURVEY, ABSTRACT NO.
653 IN WILLIAMSON COUNTY, TEXAS



Scale: 1"=400'

BEARINGS CITED HEREON BASED ON
GRID NORTH, TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE
NAD83(93).

LEGEND	
●	1/2" IRON PIN FOUND NO CAP
○	1/2" IRON PIN SET YELLOW CAP, "OS,LTD"
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON CO.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 21°25'16" E	427.77'
L2	S 21°25'16" E	138.42'

CURVE TABLE (NO RECORD)

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	29°37'58"	2739.79	1416.99	1401.25	S 86°11'33" W

PARCEL 5 PART 1
THOMPSON R012262

REV 1/10



Castleberry Surveying, Ltd.

3813 Williams Drive, Suite 903 - Georgetown, Texas 78626
(812) 930-1600/(812) 930-9389 fax
www.castleberysurveying.com

SHEET

1
OF
2

FIELD NOTES
JOB NO: 40051-03
DATE: January 29, 2010
PAGE: 2 of 2
PARCEL 5 PART 2 - THOMPSON R472059
Revision 1/10



2.21 ACRES

BEING 2.21 acres out of the Lemuel Walters Survey, Abstract No.653, Williamson County, Texas and being a portion of that Tract 4A described in a Special Warranty Deed to William Glenn Thompson dated September 2, 2006 and recorded as Doc. #2006070266 of the Official Public Records of Williamson County, Texas, and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found in the south margin of County Road 239 being the northeast corner of that tract described as 69.09 acres in a Special Warranty Deed to William Glenn Thompson dated March 16, 1993 and recorded as Volume 2273, Page 84 of the Official Records of Williamson County, Texas and the northwest corner of said Thompson Tract 4A and this tract;

THENCE: N68°23'34"E 149.35 with the south margin of said County Road 239 and the north line of said Thompson Tract 4A to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,LTD" being the northwest corner of that Tract 4B described in a Special Warranty Deed to Margie Ruth Ischy dated September 2, 2005 and recorded as Doc. #2006070267 of said official public records and the northeast corner of said Thompson Tract 4A and this tract;

THENCE: S30°18'06"E 609.61 feet with the west line of said Ischy Tract 4B and the east line of said Thompson Tract 4A to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,LTD" for the southeast corner of this tract;

THENCE: 299.42 feet across said Thompson Tract 4A, along a curve to the left, ($\Delta=06^{\circ}16'42"$, $r=2739.79$ feet, it bears N75°51'37"W 299.27 feet), to a 1/2" iron pin set with a yellow plastic cap inscribed "CS,LTD" in the east line of said Thompson tract (2273/84) and the west line of said Thompson Tract 4A being the southwest corner of this tract;

THENCE: N21°25'16"W 427.77 feet with the east line said Thompson tract (2273/84) and the west line of said Thompson Tract 4A to the POINT OF BEGINNING.

Bearings cited hereon based on Texas State Plane Coordinate System, Central Zone NAD 83(93)

A handwritten signature in black ink, appearing to read "C. Castleberry Jr." with a date "1/10/29" written next to it.

Clyde C. Castleberry Jr., R.P.L.S. No. 4835
Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



CCC/tcp

DRAWING FILE: R:\Egpt_04\40051_PARKER_EXT\40051-2008-2009\DRAWINGS\EXHIBITS\REVISED EXHIBITS 1-10\40051_PARCEL 5 PART 2_THOMPSON_R472059_TRACT 2_REV_2010.dwg Jan 20, 2010 - 11:13 a

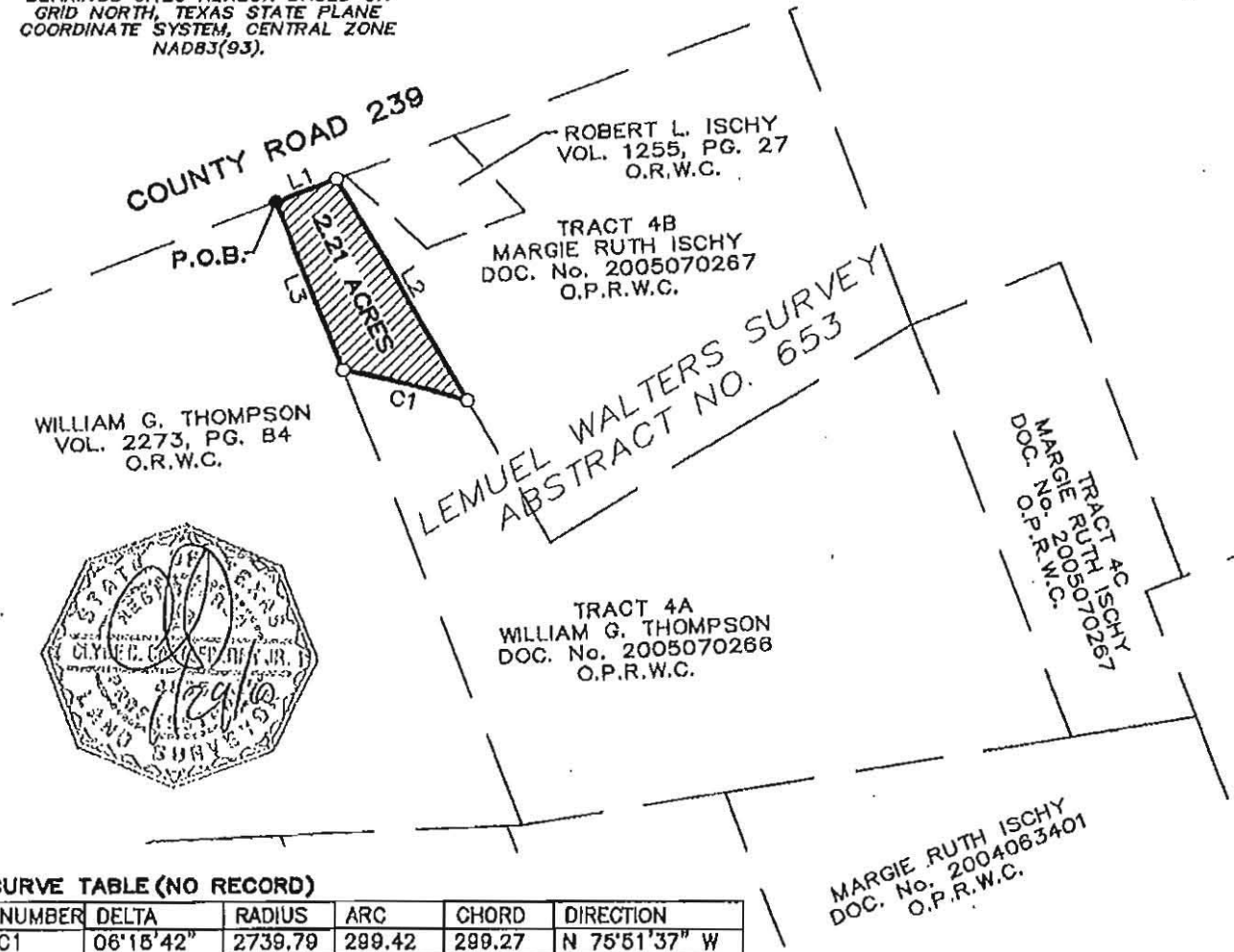
EXHIBIT TO ACCOMPANY FIELD NOTES FOR
TRACT 2, 2.21 ACRES OUT OF THE LEMUEL WALTERS SURVEY,
ABSTRACT NO. 653 IN WILLIAMSON COUNTY, TEXAS



Scale: 1"=400'

BEARINGS CITEO HEREON BASED ON
GRID NORTH, TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE
NAD83(93).

LEGEND	
●	1/2" IRON PIN FOUND NO CAP
○	1/2" IRON PIN SET YELLOW CAP, "CS,LTD"
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON CO.



CURVE TABLE (NO RECORD)

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	06°18'42"	2739.79	289.42	289.27	N 75°51'37" W

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 68°23'34" E	149.35'
L2	S 30°18'08" E	809.61'
L3	N 21°25'18" W	427.77'

RECORD LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 70°37'18" E	149.35'
L2	S 28°07'45" E	999.16' OVERALL
L3	N 19°14'55" W	1588.44' OVERALL

PARCEL 5 PART 2
THOMPSON R472059 TRACT 2

REV 1/10



Castleberry Surveying, Ltd.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78626
(512) 930-1800 / (512) 930-9389 fax
www.castleberry-surveying.com

SHEET

1 OF 2

FIELD NOTES
JOB NO: 40051-03
DATE: January 29, 2010
PAGE: 2 of 2
PARCEL 5, PART 3 - THOMPSON R472059
Revision 11/09



5.75 ACRES

BEING 5.75 acres out of the Lemuel Walters Survey, Abstract No. 853, Williamson County, Texas and being a portion of that tract described as Tract 4A in a Special Warranty Deed to William Glenn Thompson dated September 2, 2005 and recorded as Doc. #2005070266 of the Official Public Records of Williamson County, Texas, and described by metes and bounds as follows:

BEGINNING at a 1/2" Iron pin with a red cap inscribed "Forest" found in the north line of that tract described as 57.95 acres in a special Warranty Deed to Margie Ruth Ischy dated August 5, 2004 and recorded as Doc. #2004063401 of said official public records being the southwest corner of that Tract 4C described in a Special Warranty Deed to Margie Ruth Ischy, dated September 2, 2005 and recorded as Doc. #2005070267 of said official public records and being the southeast corner of said Thompson 4A Tract and this tract;

THENCE: S 80°34'00"W 160.57 feet with the north line of said Ischy tract (#2004063401) and the south line of said Thompson Tract 4A tract to a 1/2" Iron pin set with a yellow plastic cap inscribed "CS,LTD" for the southwest corner of this tract,


THENCE: 1037.49 feet across said Thompson tract 4A, along a curve to the left, ($\Delta=21^{\circ}41'48"$, $r=2739.79$ feet, it bears N $61^{\circ}47'33"$ W 1031.31 feet), to a 1/2" Iron pin set with a yellow plastic cap inscribed "CS,LTD" in the south line of that Tract 4B as described in said Ischy deed (#2006070267) and the north line of said Thompson Tract 4A for the northwest corner of this tract;

THENCE: N $68^{\circ}21'24"$ E 287.37 feet with the south line of said Ischy Tract 4B and the north line of said Thompson Tract 4A to a 1/2" Iron pin set with a yellow plastic cap inscribed "CS,LTD" for the northeast corner of this tract;

THENCE: 773.91 feet across said Thompson tract, along a curve to the right, ($\Delta=14^{\circ}49'52"$, $r=2989.79$ feet, it bears S $62^{\circ}23'17"$ E 771.75 feet), to a 1/2" Iron pin set with a yellow plastic cap inscribed "CS,LTD" in the west line of said Ischy Tract 4C and the east line of said Thompson Tract 4A for an angle point in this tract;

THENCE: S $21^{\circ}09'45"$ E 312.38 feet with the west line of said Ischy Tract 4C and the east line of said Thompson Tract 4A to the POINT OF BEGINNING.

Bearings cited hereon based on Texas State Plane Coordinate System, Central Zone NAD 83(93)


Clyde C. Castleberry Jr., R.P.L.S. No. 4835
Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628

CCC/tcp



EXHIBIT TO ACCOMPANY FIELD NOTES FOR
TRACT 1, 5.75 ACRES OUT OF THE LEMUEL W. WALTERS SURVEY,
ABSTRACT NO. 653 IN WILLIAMSON COUNTY, TEXAS



Scale: 1"=400'

BEARINGS CITED HEREON BASED ON
GRID NORTH, TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE
NAD83(93).

LEGEND	
●	1/2" IRON PIN FOUND RED CAP "FOREST"
○	1/2" IRON PIN SET YELLOW CAP, "CS,LTD"
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON CO.
O.R.W.C.	OFFICIAL RECORDS WILLIAMSON CO.

COUNTY ROAD 239

TRACT 4B
MARGIE RUTH ISCHY
DOC. No. 2005070267
O.P.R.W.C.

WILLIAM G. THOMPSON
VOL. 2273, PG. 84
O.R.W.C.

LEMUEL WALTERS SURVEY
ABSTRACT NO. 653

TRACT 4A
WILLIAM G. THOMPSON
DOC. No. 2005070266
O.P.R.W.C.

TRACT 4C
MARGIE RUTH ISCHY
DOC. No. 2005070267
O.P.R.W.C.

P.O.B.

MARGIE RUTH ISCHY
DOC. No. 2004063401
O.P.R.W.C.

CURVE TABLE (NO RECORD)

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	21°41'48"	2739.79	1037.49	1031.31	N 51°47'33" W
C2	14°49'52"	2989.79	773.91	771.75	S 52°23'17" E

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 80°34'00" W	160.57'
L2	N 58°21'24" E	287.37'
L3	S 21°09'45" E	312.38'

RECORD LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 82°43'59" W	1298.35' OVERALL
L2	N 60°31'45" E	986.67' OVERALL
L3	S 19° E	1048.24' OVERALL

PARCEL 5 PART 3
THOMPSON R472059 TRACT 1



REV 1/10

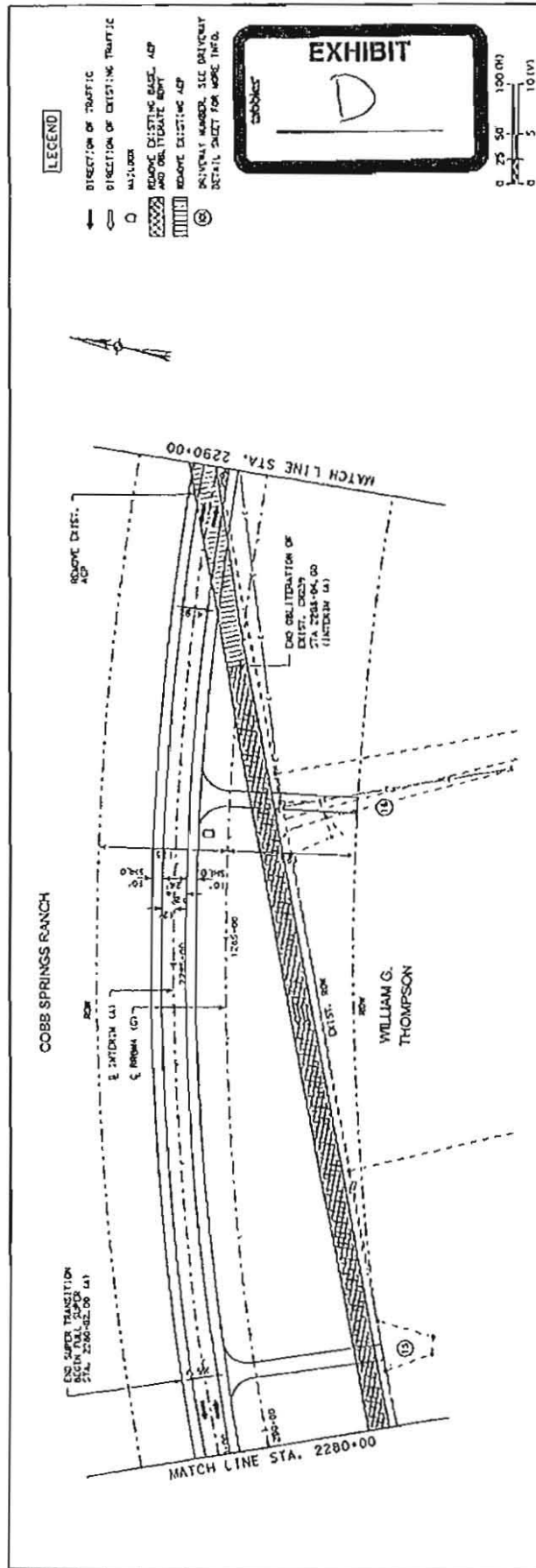


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(512) 930-1800/(512) 930-9389 fax
www.castleberry-surveying.com

SHEET

1 OF 2



PRELIMINARY
SUBMITTED FOR INTERIM REVIEW
UNDER THE AUTHORITY OF:
SARAH J. A. THOMPSON, M.D. 10/11/11
DATE: 2/15/2010 IT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING
OR FIDELITY PURPOSES.

AECOM

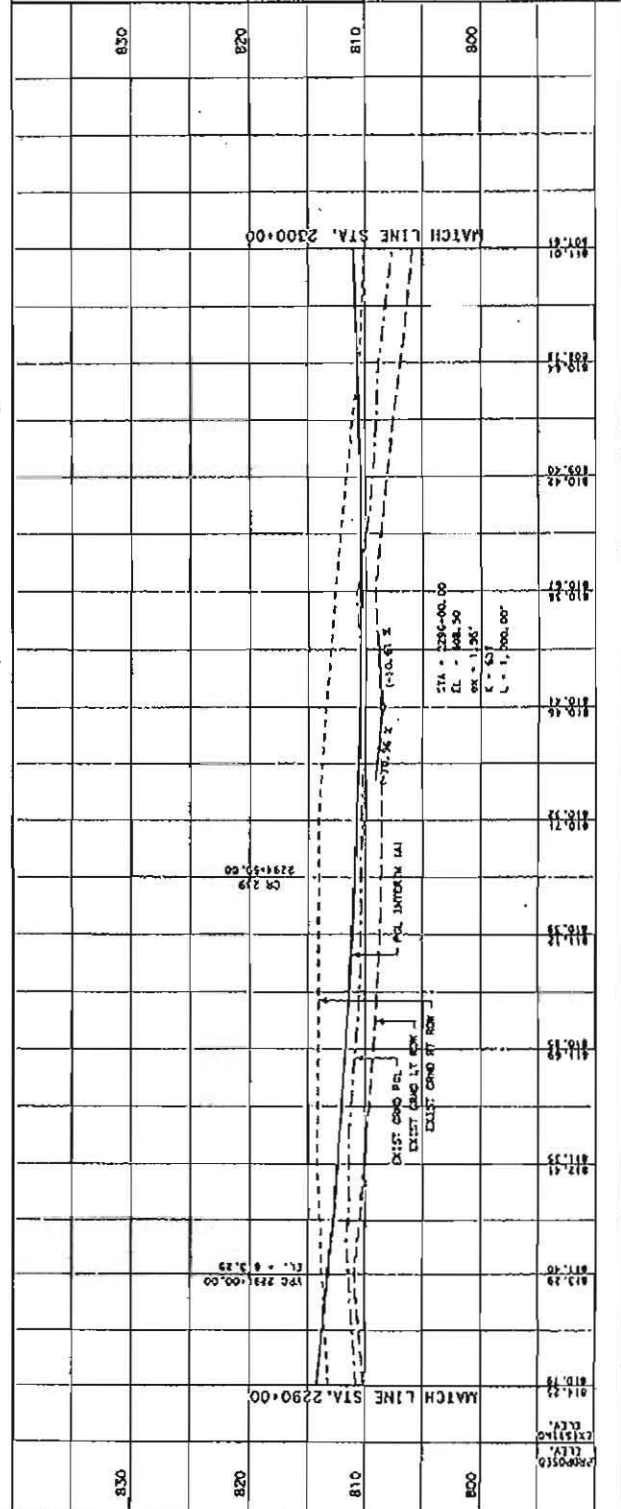
WILLIAMSON COUNTY

COMBID REAGAN DLVO NORTH PHASE IV

PLAN AND PROFILE

57A 2280-00 70 57A 2290-00

Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44	Q45	Q46	Q47	Q48	Q49	Q50	Q51	Q52	Q53	Q54	Q55	Q56	Q57	Q58	Q59	Q60	Q61	Q62	Q63	Q64	Q65	Q66	Q67	Q68	Q69	Q70	Q71	Q72	Q73	Q74	Q75	Q76	Q77	Q78	Q79	Q80	Q81	Q82	Q83	Q84	Q85	Q86	Q87	Q88	Q89	Q90	Q91	Q92	Q93	Q94	Q95	Q96	Q97	Q98	Q99	Q100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



PRELIMINARY
SUBMITTED FOR INFORMATION ONLY
UNDER THE AUTHORITY OF:
CONTRACTOR: J. TAYLOR, S.L. NO. 120004
DATED 2/15/2019 IT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.

AECOM

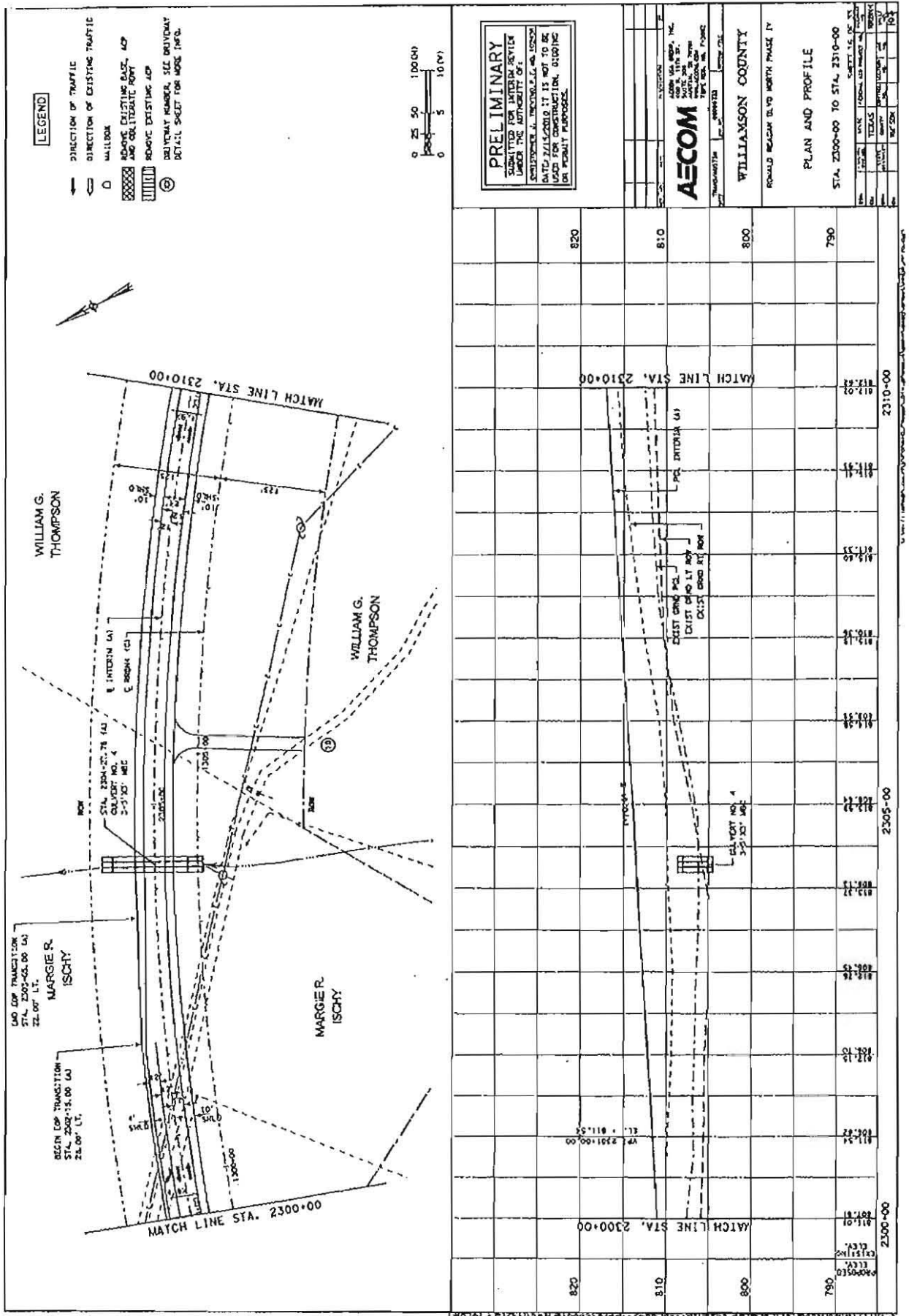
WILLIAMSON COUNTY

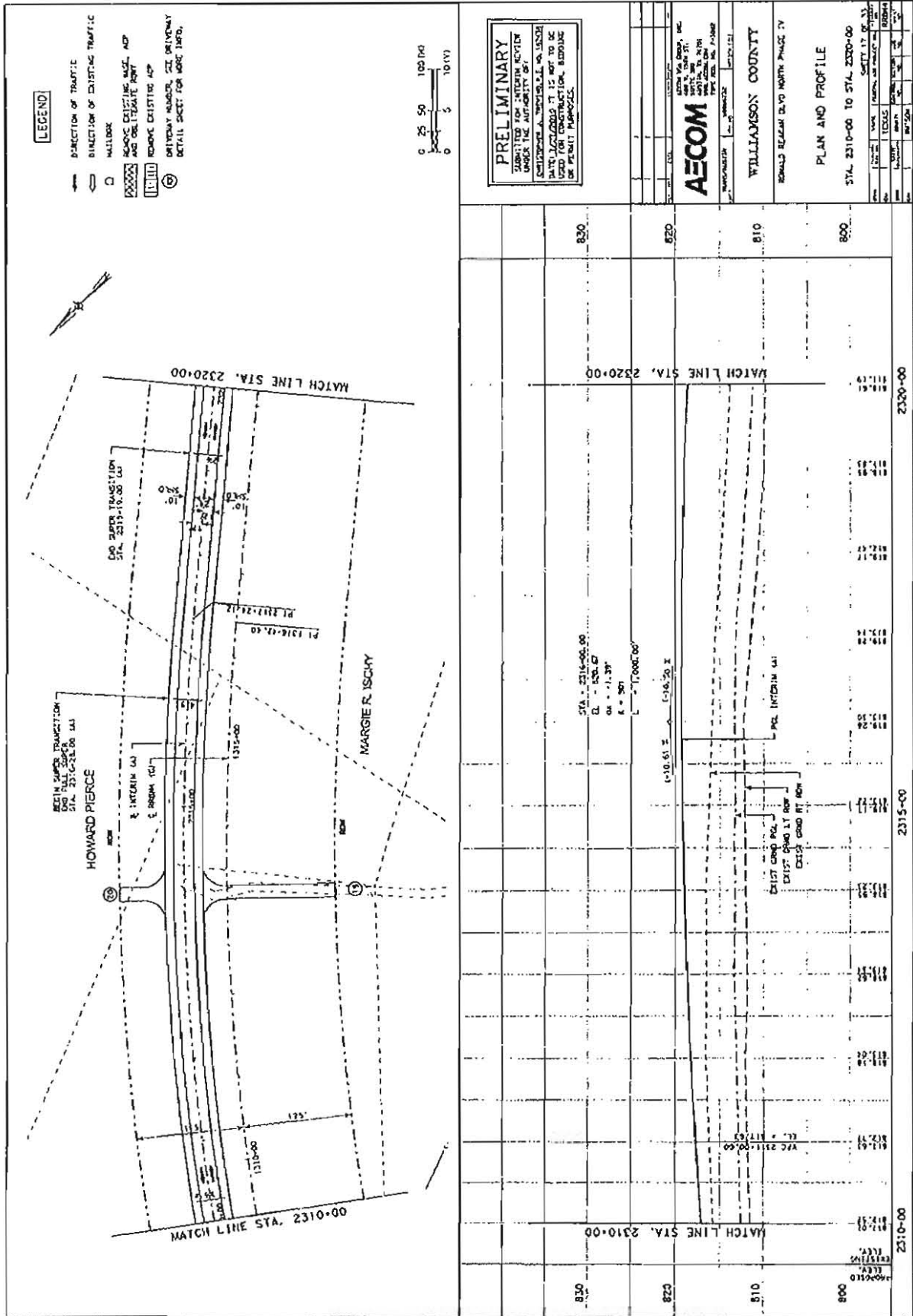
RONALD REAGAN RLY WORK PHASE IV

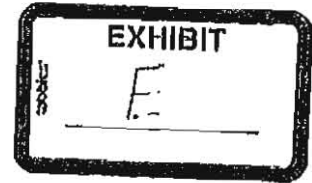
PLAN AND PROFILE

S.A. 2290-00 TO STA. 2300-00

[illegible]







SPECIAL WARRANTY DEED
Ronald Reagan Blvd. Right of Way

THE STATE OF TEXAS

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§
§

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

WHEREAS, Williamson County, Texas is authorized to purchase and receive land and such other property rights deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of a portion of the proposed Ronald Reagan Blvd. roadway improvements ("Project"); and,

WHEREAS, the acquisition of the hereinafter-described premises has been deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of the Project;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WILLIAM GLENN THOMPSON and TERESA THOMPSON, 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, 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 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:

All of that certain 4.60 acre tract of land, more or less, situated in the Lemuel Walters Survey, Abstract No. 653 in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (Parcel 5, part 1);

All of that certain 2.21 acre tract of land, more or less, situated in the Lemuel Walters Survey, Abstract No. 653 in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (Parcel 5, part 2);

All of that certain 5.75 acre tract of land, more or less, situated in the Lemuel Walters Survey, Abstract No. 653 in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "C", attached hereto and incorporated herein (Parcel 5, part 3)

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; 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; and any encroachments or overlapping of improvements.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waive 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 and water 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 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 Ronald Reagan Blvd., but shall not be used or exported from the Property for any other purpose.

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 ____ day of _____, 2010.

GRANTOR:

WILLIAM GLENN THOMPSON

TERESA THOMPSON

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF _____

§

§

This instrument was acknowledged before me on this the ____ day of _____, 2010 by William Glenn Thompson and Teresa Thompson, in the capacity and for the purposes and consideration recited therein.

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 Dan A. Gattis
County Courthouse
701 Main Street
Georgetown, Texas 78626

AFTER RECORDING RETURN TO: