

REAL ESTATE CONTRACT
US79 Right of Way

State of Texas
County of Williamson

THIS REAL ESTATE CONTRACT ("Contract") is made by and between MADELINE DECKER TEICHELMAN and REBECCA LYNN TEICHELMAN BORGNE, TRUSTEE OF THE EDWIN CARL TEICHELMAN TESTAMENTARY TRUST, (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 3.351 acre tract of land, more or less, out of the William Gatlin Survey, Abstract No. 271, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (Parcel 27); and

Public Utility Easement in and to all of that certain 1.313 acre tract of land, more or less, out of the J. J. Stubblefield Survey, Abstract No. 567, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein (Parcel 27PUE)

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.

ARTICLE II
PURCHASE PRICE

Purchase Price

2.01. The purchase price for the Property and any improvements thereon, and for any damage to or reconfiguration or curative measures for the remaining property of Seller, shall be the sum of FIVE HUNDRED FOUR THOUSAND SEVEN HUNDRED SEVENTY SEVEN and 00/100 Dollars (\$504,777.00).

Pursuant to the terms of a Possession and Use Agreement recorded in Document No. 2009029195, Purchaser has previously paid to Seller the amount of \$252,517.00 for which Purchaser shall receive a credit herein, leaving a remaining purchase price to be paid at the closing of this transaction of **TWO HUNDRED FIFTY TWO THOUSAND TWO HUNDRED SIXTY and 00/100 Dollars (\$252,260.00)**.

Payment of Purchase Price

2.02. The Purchase Price 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 April 22, 2011, 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 the State of Texas a duly executed and acknowledged Special Warranty Deed conveying good and marketable title in fee simple to all of the Property described in Exhibit "A", and deliver to the City of Hutto a duly executed Public Utility Easement conveying such interest in the Property described in Exhibit "B", both 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.
- (d) Any items listed on Schedule B of the title commitment obtained by Purchaser.

The deed shall be in the form as shown in Exhibit "C" attached hereto and incorporated herein. The Public Utility Easement shall be in the form as shown in Exhibit "D" attached hereto and incorporated herein.

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

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 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.

[signature page follows]

SELLER:

Madeline Decker Teichelman

Date: _____

Address: _____

Rebecca Lynn Teichelman Borgne,
Trustee of the Edwin Carl Teichelman
Testamentary Trust

Date: _____

Address: _____

PURCHASER:

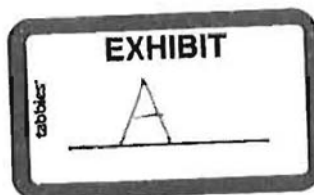
COUNTY OF WILLIAMSON

By: _____

Dan A. Gattis, County Judge

Date: 07-27-11

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



County: Williamson
 Parcel No.: 27
 Highway: US 79
 Limits: US 79 from East of Hutto City Limit to CR 402
 CSJ:

PROPERTY DESCRIPTION FOR PARCEL 27

DESCRIPTION OF A 3.351 ACRE (145,952 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 43.365 ACRE TRACT OF LAND CONVEYED TO MADELINE DECKER TEICHELMAN, AND REBECCA LYNN TEICHELMAN BORGNE, TRUSTEE OF THE EDWIN CARL TEICHELMAN TESTAMENTARY TRUST BY CAUSE NO. 03-0043-CP1 IN THE COUNTY COURT AT LAW NO. 1 OF WILLIAMSON COUNTY, TEXAS, SAID 43.365 ACRE TRACT BEING THE REMAINDER OF THAT CALLED 50.79 ACRE TRACT OF LAND (FIRST TRACT), DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 565, PAGE 75, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.351 ACRE (145,952 SQUARE FOOT), TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron pipe found 1494.58 feet left of proposed U.S. 79 baseline station 567+78.96, being in the southerly right-of-way line of C.R. 136 (right-of-way width varies), being the northeast corner of the remainder of that called 136.79 acre tract of land conveyed to Don L. Weiss and Gladys O. Weiss by instrument recorded in Doc. No. 9651974 of the Official Records of Williamson County, Texas, same being the most northwesterly corner of said 43.365 acre tract,

THENCE with the common boundary line of said 43.365 acre tract and the remainder of said 136.79 acre tract, **S 07°55'54" W** passing at a distance of 1474.94 feet, a set Texas Department of Transportation (TXDOT) monument, 114.05 feet left of proposed U.S. 79 baseline station 562+59.74, and continuing for a total distance of **1,480.28** feet to a Type II TXDOT monument in the proposed northerly right-of-way line of U.S. 79 (120 foot right-of-way width), being 109.05 feet left of proposed U.S. 79 baseline station 562+57.86, for the most northwesterly corner of the herein described tract and the **POINT OF BEGINNING** hereof,

1. **THENCE** departing the easterly boundary line of said remainder of 136.79 acre tract, with the proposed northerly right-of-way line of U.S. 79, through the interior of said 43.365 acre tract, **N 77°19'11" E** for a distance of **1,619.25** feet to a Type II TXDOT monument set, being 109.07 feet left of proposed U.S. 79 baseline station 578+77.11, for an angle point hereof;
2. **THENCE** continuing with the proposed northerly right-of-way line of U.S. 79, through the interior of said 43.365 acre tract, **N 47°28'51" E** for a distance of **65.09** feet to a Type II TXDOT monument set, being 141.45 feet left of proposed U.S. 79 baseline station 579+33.57, for a point in the westerly right-of-way line of C.R. 132 (right-of-way width varies), same being the easterly boundary line of said 43.365 acre tract, and the most northeasterly corner of the herein described tract, and from which an iron rod found in southerly right-of-way line of C.R. 136, being the most northeasterly corner of said 43.365 acre tract, from which an found iron rod bears **N 07°33'25" E**, a distance of 868.84 feet;

3. **THENCE**, with the westerly right-of-way line of said C.R. 132, same being the easterly boundary line of said 43.365 acre tract, **S 07°33'25" W** for a distance of **32.05** feet to a TXDOT Type I concrete monument found, being an angle point hereof;
4. **THENCE** continuing with the northerly right-of-way line of said U.S. 79, same being the easterly boundary line of said 43.365 acre tract, **S 42°26'34" W** for a distance of **161.44** feet to a calculated point, being in the southerly boundary line of said 43.365 acre tract, and being the most southeasterly corner of the herein described tract, from which a found TXDOT Type I concrete monument bears **S 12°40'49" W** a distance of **0.70** feet;
5. **THENCE** with the existing northerly right-of-way line of U.S. 79, same being the southerly boundary line of said 43.365 acre tract, **S 77°19'11" W** for a distance of **1566.04** feet to a calculated point, being the most southeasterly corner of said remainder of 136.79 acre tract, same being the most southwesterly corner of the herein described tract, from which an iron rod found bears **S 07°55'54" W** a distance of **0.35** feet;
6. **THENCE** departing the existing northerly right-of-way line of U.S. 79, with the easterly boundary line of the remainder of said 136.79 acre tract, same being the westerly boundary line of said 43.365 acre tract, **N 07°55'54" E** for a distance of **96.16** feet to the **POINT OF BEGINNING** and containing 3.351 acres (145,952 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

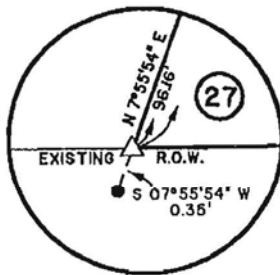
M. Stephen Truesdale

30 APR '07

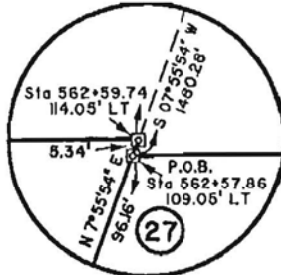
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LP
1504 Chisholm Trail Rd., Ste. 101
Round Rock, TX. 78681

Date

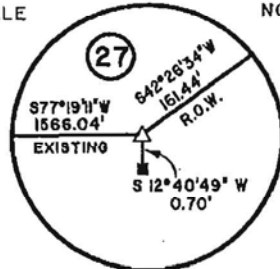




DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE



DETAIL 3
NOT TO SCALE

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II MONUMENT SET
- MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/TXDOT ALUMINUM CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ▲ 60 D NAIL SET UNLESS NOTED
- ▲ 60 D NAIL FOUND UNLESS NOTED
- BOLT IN CONCRETE FOUND
- △ CALCULATED POINT
- FENCE POST
- ℙ PROPERTY LINE
- ℄ CENTER LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENT
- X- FENCE
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- LINE BREAK

NOTES:

- 1) THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED ON SCHEDULE B OF THE TITLE REPORT, G.F. NO. 801-06-1369, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, DATED JANUARY 18, 2007.
- 2) THE TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 239, PAGE 132 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, IS INSUFFICIENTLY DESCRIBED IN SAID DOCUMENT AND CANNOT BE PLACED OR LOCATED HEREON.
- 3) THE ELECTRIC AND COMMUNICATIONS LINES EASEMENT GRANTED TO TEXAS UTILITIES ELECTRIC COMPANY BY INSTRUMENT RECORDED IN DOCUMENT NO. 9621459 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THIS PARCEL.
- 4) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.
- 5) IMPROVEMENTS SHOWN HEREON ARE BASED UPON AERIAL SURVEY DIGITAL FILES PROVIDED BY OTHERS AND SUPPLEMENTED BY ON THE GROUND SURVEYING PERFORMED BY INLAND GEODETICS, L.P.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

M. Stephen Truesdale 30 APR 07

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, L.P.
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 79681



PAGE 4 OF 4



PARCEL PLAT SHOWING PROPERTY OF
MADELINE DECKER TEICHELMAN &
REBECCA LYNN TEICHELMAN BORGNE, TRUSTEE

SCALE
1" = 100'

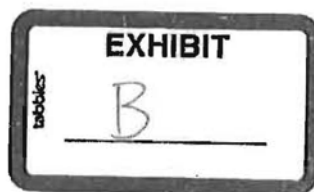
CSJ #

PROJECT
U.S. 79

COUNTY
WILLIAMSON



PARCEL 27



County: Williamson
 Parcel No.: 27-E
 Highway: US 79
 Limits: US 79 from East of Hutto City Limit to CR 402
 CSJ:

PROPERTY DESCRIPTION FOR PARCEL 27-E

DESCRIPTION OF A 1.313 ACRE (57,178 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 43.365 ACRE TRACT OF LAND CONVEYED TO MADELINE DECKER TEICHELMAN BY CAUSE NO. 03-0043-CP1 OF THE PROBATE RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 43.365 ACRE TRACT BEING THE REMAINDER OF THAT CALLED 50.79 ACRE TRACT DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 565, PAGE 75, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.313 ACRE (57,178 SQUARE FOOT), TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron pipe found in the southerly right-of-way line of C.R. 136 (right-of-way width varies), 1494.58 feet left of proposed U.S. 79 baseline station 567+78.96, being the northeast corner of the remainder of that called 136.79 acre tract of land conveyed to Don L. Weiss and Gladys O. Weiss by instrument recorded in Document No. 9651974 of the Official Records of Williamson County, Texas, same being the most northwesterly corner of said 43.365 acre tract,

THENCE, with the common boundary line of said 43.365 acre tract and the remainder of said 136.79 acre tract, **S 07°55'54" W** for a distance of **1442.89** feet to a calculated point, 144.05 feet left of proposed U.S. 79 baseline station 562+71.02, being the most northwesterly corner of the herein described tract and the **POINT OF BEGINNING** hereof,

1. **THENCE**, departing said common boundary line, through the interior of said 43.365 acre tract, **N 77°19'11" E** for a distance of **1636.86** feet to a calculated point in the westerly boundary line of a variable width Public Utility Easement as described in Document No. 199962856 of the Official Public Records of Williamson County, Texas, 144.07 feet left of proposed U.S. 79 baseline station 579+07.88, being the most northeasterly corner hereof;
2. **THENCE**, continuing through the interior of said 43.365 acre tract, with the westerly boundary line of said Public Utility Easement, **S 07°45'26" W** for a distance of **23.55** feet to a calculated point, in the proposed northerly right-of-way line of said U.S. 79, 122.00 feet left of proposed U.S. 79 baseline station 578+99.66, being an angle point hereof;
3. **THENCE**, continuing through the interior of said 43.365 acre tract, with the proposed northerly right-of-way line of U.S. 79, **S 47°28'51" W** for a distance of **26.00** feet to a set Type II Texas Department of Transportation (TXDOT) monument, 109.07 feet left of proposed U.S. 79 baseline station 578+77.11, being an angle point hereof;

4. **THENCE**, continuing through the interior of said 43.365 acre tract, with said proposed northerly right-of-way line of U.S. 79, **S 77°19'11" W** for a distance of **1619.25** feet to a set Type II TXDOT monument in the common boundary line of said 43.365 acre tract and the remainder of said 136.79 acre tract, being 109.05 feet left of proposed U.S. 79 baseline station 562+57.86, being the most southwesterly corner of the herein described tract;
5. **THENCE** departing said proposed northerly right-of-way line of U.S. 79, with the common boundary line of said 43.365 acre tract and the remainder of said 136.79 acre tract, **N 07°55'54" E**, passing at a distance of 5.34 feet, a set Type II TXDOT monument, 114.05 feet left of proposed U.S. 79 baseline station 562+59.74, and continuing for a total distance of **37.39** feet to the **POINT OF BEGINNING** and containing 1.313 acres (57,178 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

13 June 07

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LP
1504 Chisholm Trail Rd., Ste. 101
Round Rock, TX. 78681

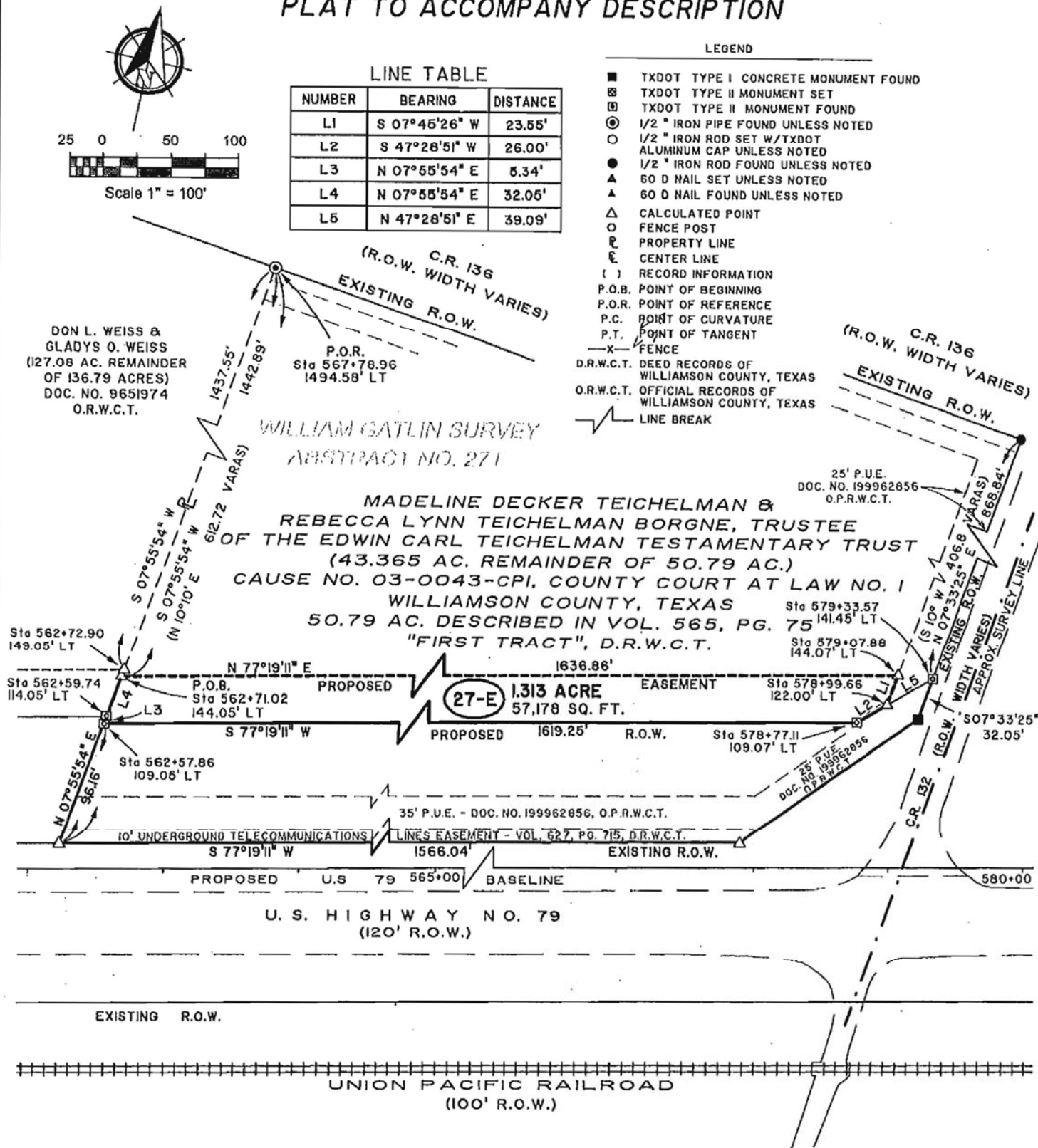
Date



LEGEND

NUMBER	BEARING	DISTANCE
L1	S 07°45'26" W	23.55'
L2	S 47°28'51" W	26.00'
L3	N 07°55'54" E	5.34'
L4	N 07°55'54" E	32.05'
L5	N 47°28'51" E	39.09'

- TXDOT TYPE I CONCRETE MONUMENT FOUND
 □ TXDOT TYPE II MONUMENT SET
 □ TXDOT TYPE II MONUMENT FOUND
 ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
 ○ 1/2" IRON ROD SET W/TXDOT
 ○ ALUMINUM CAP UNLESS NOTED
 ● 1/2" IRON ROD FOUND UNLESS NOTED
 ▲ 60 D NAIL SET UNLESS NOTED
 ▲ 60 D NAIL FOUND UNLESS NOTED
 △ CALCULATED POINT
 ○ FENCE POST
 R PROPERTY LINE
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 —X— FENCE
 D.R.W.C.T. DEED RECORDS OF
 WILLIAMSON COUNTY, TEXAS
 O.R.W.C.T. OFFICIAL RECORDS OF
 WILLIAMSON COUNTY, TEXAS
 — LINE BREAK
- (R.O.W. W)
EXISTING



PARCEL PLAT SHOWING PROPERTY OF
MADELINE DECKER TEICHELMAN &
REBECCA LYNN TEICHELMAN BORGNE, TRUSTEE

SCALE
1" = 100'

CSJ #

PROJECT
U.S. 79

COUNTY
WILLIAMSON



Texas Department of Transportation

PARCEL 27-E

NOTES:

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M. Stephen Truesdale 13 June 07

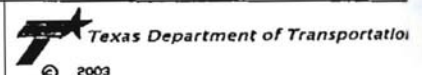
M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, L.P.
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 79681



PAGE 4 OF 4



PARCEL PLAT SHOWING PROPERTY OF
MADELINE DECKER
TEICHELMAN



SCALE
1" = 100'

CSJ #

PROJECT
U.S. 79

COUNTY
WILLIAMSON

PARCEL 27-E

EXHIBIT

C

SPECIAL WARRANTY DEED
US 79 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 FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WHEREAS, Williamson County, Texas and the State of Texas, acting by and through the Texas Transportation Commission, are 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 US Highway 79 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 MADELINE DECKER TEICHELMAN and REBECCA LYNN TEICHELMAN BORGNE, TRUSTEE OF THE EDWIN CARL TEICHELMAN TESTAMENTARY TRUST, 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 the State of Texas, acting by and through the Texas Transportation Commission, 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 3.351 acre tract of land, more or less, being out of the William Gatlin Survey, Abstract No. 271, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (Parcel 27)

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.

Grantors reserve 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 the Texas Department of Transportation 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 US 79, 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 the State of Texas, acting by and through the Texas Transportation Commission, 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 the State of Texas, acting by and through the Texas Transportation Commission 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 _____, 2011.

GRANTOR:

Madeline Decker Teichelman

Rebecca Lynn Teichelman Borgne,
Trustee of the Edwin Carl Teichelman
Testamentary Trust

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF _____

This instrument was acknowledged before me on this the ____ day of _____, 2011 by Madeline Decker Teichelman, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

STATE OF TEXAS

§
§
§

COUNTY OF _____

This instrument was acknowledged before me on this the ____ day of _____, 2011 by Rebecca Lynn Teichelman Borgne, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

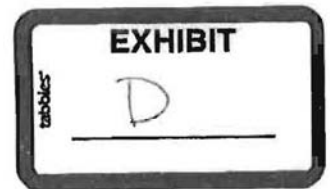
PREPARED IN THE OFFICE OF:

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

GRANTEE'S MAILING ADDRESS:

Texas Department of Transportation
Attn: Right of Way Administrator
7901 N. IH 35, Building A
Austin, Texas 78761

AFTER RECORDING RETURN TO:



PUBLIC UTILITY EASEMENT

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That MADELINE DECKER TEICHELMAN and REBECCA LYNN TEICHELMAN BORGNE, TRUSTEE OF THE EDWIN CARL TEICHELMAN TESTAMENTARY TRUST, and their successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by the CITY OF HUTTO, TEXAS, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the below-described property:

All of that certain 1.313 acre tract of land out of the William Gatlin Survey, Abstract No. 271, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (Parcel 27PUE)

The perpetual easement, right-of-way, rights and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal and patrol of any or all public utilities and drainage, including but not limited to gas lines, electric lines, wastewater lines, water lines, sewer lines, storm water drainage lines, telecommunications, drainage, and any and all other public utilities deemed necessary by Grantee.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the easement herein acquired by Grantee.

Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said utilities and drainage and for making connections therewith.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the City of Hutto, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The perpetual easement, right-of-way, rights and privileges granted herein are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the ____ day of _____, 2011.

GRANTOR:

Madeline Decker Teichelman

Rebecca Lynn Teichelman Borgne,
Trustee of the Edwin Carl Teichelman
Testamentary Trust

Acknowledgment

State of Texas

County of _____

This instrument was acknowledged before me on this the ____ day of _____, 2011 by Madeline Decker Teichelman, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

State of Texas

County of _____

This instrument was acknowledged before me on this the ____ day of _____, 2011 by Rebecca Lynn Teichelman Borgne, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

AFTER RECORDING RETURN TO: