

REAL ESTATE CONTRACT
SH 195 Right of Way

State of Texas
County of Williamson

THIS REAL ESTATE CONTRACT ("Contract") is made by and between ANDY G, WOLF, (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 11.872 acre tract of land, more or less, situated in the William Hemphill Survey, Abstract No. 283 and the Mark Manlove Survey, Abstract No. 416 in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (Parcel 201).

Electric easement interest in and across all of that certain 1.057 acre tract of land, more or less, situated in the William Hemphill Survey, Abstract No. 283 and the Mark Manlove Survey, Abstract No. 416 in Williamson County, Texas, being more fully described by metes and bounds and shown on the sketch in Exhibit "B", attached hereto and incorporated herein (Parcel 201E--PEC)

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 Exhibit "A", 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 interests described in Exhibit "A" shall be the sum of ONE HUNDRED SEVENTY EIGHT THOUSAND SEVENTY NINE AND 00/100 Dollars (\$178,079.00).

2.01.1 As Additional Consideration for the acquisition of any improvements on the Property or for the relocation of any fencing to the new boundary of the Property or for any damages to the remaining property of Seller, Purchaser shall pay the amount of FORTY SIX THOUSAND EIGHT HUNDRED SIX AND 00/100 Dollars (\$46,806.00)

2.01.2 The purchase price for the easement interests in the Property described in Exhibit "B" shall be the sum of SEVEN THOUSAND NINE HUNDRED THIRTY and 00/100 Dollars (\$7,930.00).

Seller has elected to retain the site improvements listed on Exhibit "C" attached hereto for a total credit of \$13.00 to Purchaser. Therefore, the total amount due for purchase of the property and easement interests acquired herein shall be the sum of \$232,802.00. Any retained improvements must be removed from the Property within 60 days after the Closing of this transaction.

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.

Payment of Purchase Price

2.02. 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 Georgetown Title Company on or before December 29, 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 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 Exhibits "A", and deliver to Pedernales Electric Cooperative a duly executed and acknowledged Electric Utility Easement conveying such interest in and across 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.

The deed shall be in the form as shown in Exhibit "D" attached hereto. The electric utility easement 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 the Grantee's fee simple title or easement interest 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:

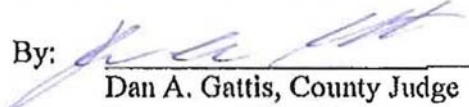
Andy G. Wolf
Andy G. Wolf

Address: _____

Date: 11-30-11

PURCHASER:

COUNTY OF WILLIAMSON

By: 
Dan A. Gattis, County Judge
Date: 12-12-11

Address: 710 Main Street
Suite 101
Georgetown, Texas 78626

EXHIBIT A

County: Williamson
Highway: SH 195
Limits: From 3.4 Miles South of S. H. 138 to 8.105 Miles S. of 138
ROW CSJ: 0440-01-036

Legal Description Parcel 201

BEING an 11.872 acre (517,123 square feet) tract of land located in the William Hemphill Survey, Abstract No. 283, and the Mark Manlove Survey, Abstract No. 416 of Williamson County, Texas, said 11.872 acre tract of land is out of and part of a called 67.26 acre tract conveyed by the Veterans Land Board of the State of Texas to Andy G. Wolf by deed recorded June 18, 1996 as Document No. 9631384, of the Official Records of Williamson County, Texas, said 11.872 acre tract of land is further described by metes and bounds as follows:

COMMENCING at 1/2" iron rod found for the northwesterly exterior corner of the said 67.26 acre tract, said rod is located 169.05 feet right of Proposed State Highway 195 (SH 195) Baseline Station 1226+99.07;

THENCE North 66° 07' 10" East along the north line of the said 67.26 acre tract for a distance of 48.73 feet to a 5/8" iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set in the proposed west right of way line of SH 195 for the POINT OF BEGINNING of the herein described tract, said point is located 120.00 feet right of Proposed SH 195 Baseline Station 1226+96.98;

1. THENCE North 66° 07' 10" East continuing with said north line for a distance of 169.21 feet to a point in the existing west right of way line of SH 195, a found 1/2" iron rod bears North 66° 07' 10" East a distance of 0.25 feet from said point;
2. THENCE South 21° 25' 41" East along the existing west right of way line of SH 195 for a distance of 1438.51 feet to a point for the beginning of a curve to the right;
3. THENCE in a southeasterly direction continuing with the existing west right of way line of SH 195 and with said curve turning to the right for an arc distance of 832.16 feet, said curve has a radius of 5689.65 feet, with a delta angle of 8° 22' 48", a chord bearing of South 17° 14' 17" East, and a chord distance of 831.42 feet, to a point for the point of tangency of said curve;

EXHIBIT A

4. THENCE South $13^{\circ} 02' 52''$ East continuing with the existing west right of way line of SH 195 for a distance of 738.97 feet to a point in the projection of a fence for the southeast corner of the said 67.26 acre tract and for the northeast corner of the remaining portion of a 109 acre tract from which the 67.26 acre tract was severed from, said 109 acre tract being described as the Third Tract in a deed from W. L. Wilson and wife, Algia Wilson, to Andy G. Wolf and wife, Johnnie M. Wolf by deed recorded March 21, 1962 in Volume 450, Page 137, of the Deed Records of Williamson County, Texas;
5. THENCE South $82^{\circ} 00' 06''$ West along the south line of the said 67.26 acre tract for a distance of 173.13 feet to a TxDOT Type II concrete monument set in the proposed west right of way line of SH 195, said monument is located 120.00 feet right of Proposed Engineers Baseline Station 1256+77.73;
6. THENCE North $12^{\circ} 43' 16''$ West along the proposed west right of way line of SH 195 for a distance of 683.71 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 120.00' right of Proposed Engineers Baseline Station 1249+94.02;
7. THENCE North $16^{\circ} 57' 44''$ West continuing with the proposed right of way line of SH 195 for a distance of 351.29 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 135.00 feet right of Proposed Engineers Baseline Station 1246+35.00;
8. THENCE North $22^{\circ} 39' 50''$ West continuing with the proposed right of way line of SH 195 for a distance of 98.07 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 145.00 feet right of Proposed Engineers Baseline Station 1245+35.00;
9. THENCE North $17^{\circ} 44' 11''$ West continuing with the proposed right of way line of SH 195 for a distance of 82.85 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 145.00 feet right of Proposed Engineers Baseline Station 1244+50.00;
10. THENCE North $15^{\circ} 20' 34''$ West continuing with the proposed right of way line of SH 195 for a distance of 321.43 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 120.00 feet right of Proposed Engineers Baseline Station 1241+21.91;

EXHIBIT A

11. THENCE North 21° 26' 32" West continuing with the proposed right of way line of SH 195 for a distance of 1424.93 feet to the POINT OF BEGINNING, said described tract containing 517,123 square feet or 11.872 acres, more or less.

This survey is referenced to the National Spatial Reference System. The projection and datum are the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983. All bearings are relative to National Geodetic Survey, 1993 Adjustment, monuments T27 A (PID: AB2837), Austin RRP (PID: AF9537) and, Georgetown (PID: BM1093). All distances are surface values, expressed in U. S. Survey feet and may be converted to grid by dividing by the 'TXDOT' surface adjustment factor of 1.000120.

Access will be permitted to the highway facility for the remainder of the property lying adjacent to SH 195.

This description was prepared in conjunction with, and is accompanied by a plat of an even date herewith.

Surveyed by:
RODS Surveying, Inc.
6810 Lee Road, Spring, Texas 77379
Phone (281) 379-6388

I, Scott Morris, hereby certify that the above description is true and correct and depicts a survey made under my supervision and on the ground and is based on data gathered from February 2001 to February 2007.

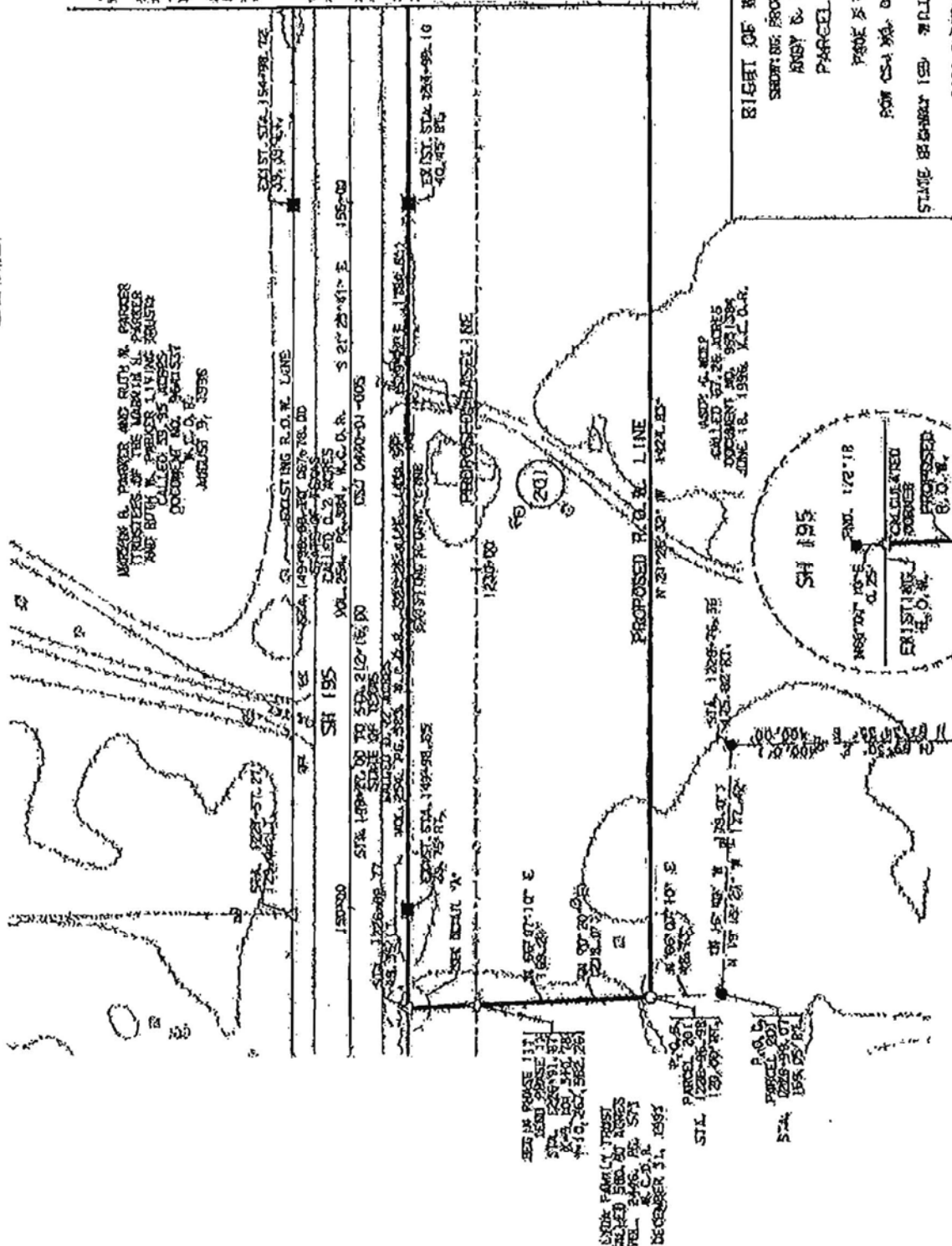
Scott Morris, Registered Professional Land Surveyor No. 5076
Date as of: May 9, 2007



MARK MANHOLE SURVEY A-485



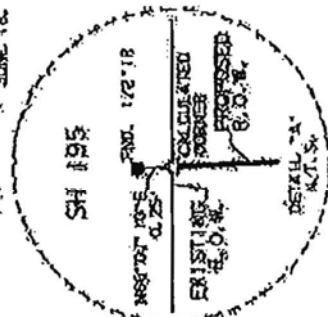
LOOK FOR STOPS



RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ANDY B. WOLF
PARCEL 201

POW CSA NO. 0400-01-036

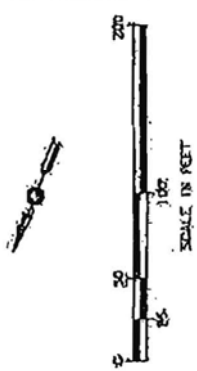
STATE OF TEXAS
COUNTY OF DALLAS
CITY OF SPRING
COUNTY OF DALLAS
CITY OF SPRING
COUNTY OF DALLAS
CITY OF SPRING



MARK MAPLE SURVEY A-485

MATCHLINE STA. 1234+00.00 (SEE PAGE 5)

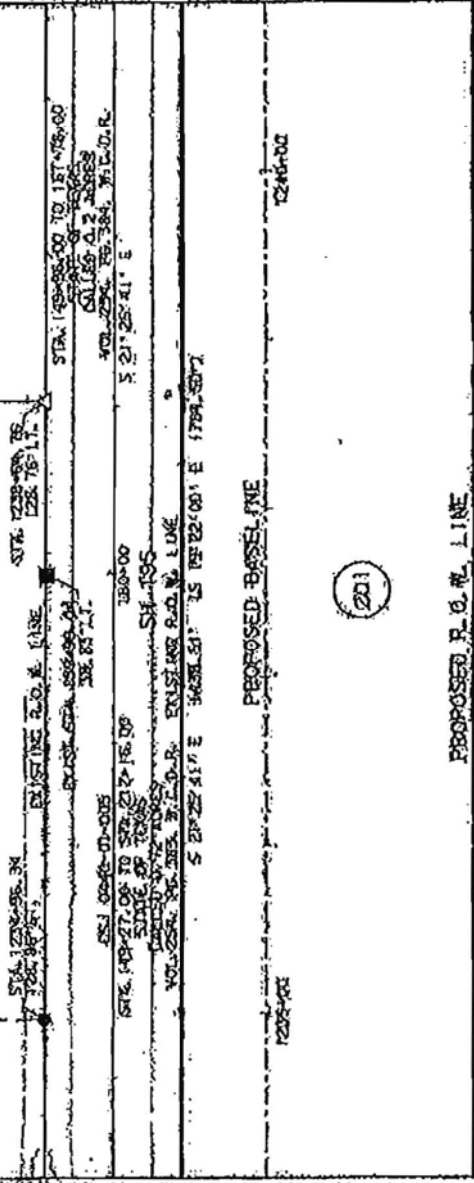
MATCHLINE STA. 1241+00.00 (SEE PAGE 7)



CLARENCE A. HENDERSON
AND WIFE
DONORA M. HENDERSON
CALLED BY 174 ADRES
VOL. 174, PG. 402
AUGUST 12, 1977

MARION H. HENDERSON AND RUTH M. HENDERSON
TRUSTEES OF THE MARK MAPLE SURVEY
CALLED BY 174 ADRES
VOL. 174, PG. 402
AUGUST 12, 1977

MARION H. HENDERSON
AND RUTH M. HENDERSON
TRUSTEES OF THE MARK MAPLE SURVEY
CALLED BY 174 ADRES
VOL. 174, PG. 402
AUGUST 12, 1977



201

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
ANDY S. WOLF
PARCEL 201
PAGE 5 OF 8
BLM CSJ NO. 0-410-91-0556
STATE HIGHWAY 195 WILLAMSON COUNTY, TEXAS
ROSS SURVEYING INC.
8801 G LEE ROAD SPRING, TX 77379
(281) 372-6388
SCHEDULE 1-1-1004 MAY 9, 2007

EXHIBIT A

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
JOHN S. WOLF
PARCEL 201

PAGE 2 OF 8

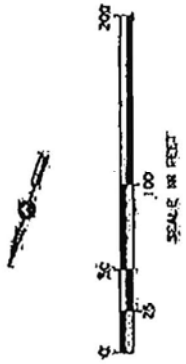
2025 05 21 09:00-01-0335

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS

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5816 LEE ROAD, OFFICE 337 0139
64542 DE 77579

2002 '6 3rd 1034 1 25 25
2002-675 11827



WHLADA HEMPILL
SURVEY A-283

WARY MAN:IVE SURVEY A-416

CR 240: (ROW VARIES)
NO DESO-FOAM

547418 MAY 10 1954
MAY 10 1954
WILSON, J. S.
CHAS. E. WILSON
WILSON, J. S.
WILSON, J. S.
WILSON, J. S.

JAMES L. BOUTWORTH AND
 MRS. SARAH K. BOUTWORTH
 CALLED AT THE HOUSE
 1040 6TH AVE
 APR. 23, 1973 11:42 A.M.

303 7578 03500000



9651 28 JAN
R 20 F
DOUGLAS NO. 9651304
SERIAL 6726
JAN 12 1968

(Faint handwritten notes)

STATION 10 STA 127+54.00

3-55-20-51 3 3-15-02-53-3

EX-151106 R.O. & L. LANE
5 13 02-52 E 758.97 28

PT 5351249-55.52

STATE OF TEXAS
COUNTY OF DALLAS
MAY 4, 1904

202

N 12743 PG. 11 BBS. 714
 PROPOSED R. G. W. 3. 1916

JUN 18 1965
 K.C.O.R.
 DOUGLAS MO 365-5302
 CHAS. E. MOORE
 JUN 19 1965

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
AUST & WOLF
PARCEL 261

PAGE 8 OF 8
BOM FBI NO 000-10-0000

STATE ARREST 195 WILLIAMSON COUNTY, TEXAS
BOYS SUPPORT INC.
BIO LEE ROAD SPRING TX 77379
42813 378-6388
Scales 1st 1900 MON 9. 2807

EXHIBIT A

201

EXHIBIT B

PROPERTY DESCRIPTION

DESCRIPTION OF A 1.057 ACRE (46,052 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILLIAM HEMPHILL SURVEY ABSTRACT NO. 283, AND IN THE MARK MANLOVE SURVEY ABSTRACT NO. 416, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 67.26 ACRE TRACT OF LAND CONVEYED TO ANDY G. WOLF BY INSTRUMENT RECORDED IN DOCUMENT NO. 9631384, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.057 ACRE (46,052 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an Iron rod with TXDOT aluminum cap found, being the proposed westerly right-of-way (R.O.W.) line of State Highway (S.H.) 195 (R.O.W. width varies), same being the northerly boundary line of the remainder of a 109 acre tract of land (third tract), conveyed to Andy G. Wolf and wife, Johnnie M. Wolf by instrument recorded in Vol. 450, Pg. 137, of the Deed Records of Williamson County, Texas, same being in the southerly boundary line of said 67.26 acre tract, for the southeast corner and the POINT OF BEGINNING of the herein described tract;

- 1) THENCE, departing the proposed westerly R.O.W. line of said S.H. 195, with the common boundary line of said remainder tract and said 67.26 acre tract, S 82°00'06" W for a distance of 15.05 feet to a calculated point, for the southwest corner of the herein described tract;

THENCE, departing said common boundary line, and through the interior of said 67.26 acre tract, the following twenty one (21) courses:

- 2) N 12°43'16" W for a distance of 681.92 feet to a calculated point;
- 3) N 16°57'44" W for a distance of 335.91 feet to a calculated point;
- 4) S 73°05'50" W for a distance of 37.94 feet to a calculated point;
- 5) N 16°54'10" W for a distance of 5.00 feet to a calculated point;
- 6) N 73°05'50" E for a distance of 37.93 feet to a calculated point;
- 7) N 16°57'44" W for a distance of 9.08 feet to a calculated point;
- 8) N 22°39'50" W for a distance of 97.96 feet to a calculated point;
- 9) N 17°44'11" W for a distance of 81.13 feet to a calculated point;
- 10) S 72°19'59" W for a distance of 37.93 feet to a calculated point;
- 11) N 17°40'01" W for a distance of 5.00 feet to a calculated point;
- 12) N 72°19'59" E for a distance of 38.02 feet to a calculated point;
- 13) N 15°20'34" W for a distance of 318.62 feet to a calculated point;
- 14) N 21°26'32" W for a distance of 1143.85 feet to a calculated point;
- 15) S 80°00'51" W for a distance of 56.46 feet to a calculated point;
- 16) N 09°59'09" W for a distance of 20.00 feet to a calculated point;

- 17) N 80°00'51" E for a distance of 52.40 feet to a calculated point;
- 18) N 21°26'32" W for a distance of 146.11 feet to a calculated point;
- 19) S 69°16'07" W for a distance of 38.03 feet to a calculated point;
- 20) N 20°43'53" W for a distance of 5.00 feet to a calculated point;
- 21) N 69°16'07" E for a distance of 37.97 feet to a calculated point;
- 22) N 21°26'32" W for a distance of 108.13 feet to a calculated point, being the southerly boundary line of that called 580.90 acre tract of land conveyed to Lyda Family Trust by Instrument recorded in Vol. 2446, Pg. 573, of the Official Records of Williamson County, Texas, same being the northerly boundary line of said 67.26 acre tract, for the northwest corner of the herein described tract;
- 23) THENCE, with the common boundary line of said 580.90 acre tract and said 67.26 acre tract, N 66°07'10" E for a distance of 15.01 feet to an iron rod with TXDOT aluminum cap found, being the proposed westerly right-of-way line of said S.H. 195 for the northeast corner of the herein described tract;

THENCE, departing said common boundary line, and through the interior of said 67.26 acre tract, with said proposed westerly R.O.W. line, the following six (6) courses:

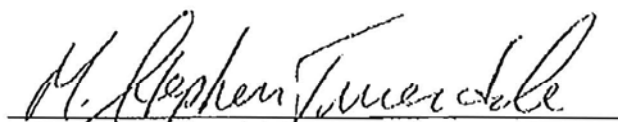
- 24) S 21°26'32" E for a distance of 1424.93 feet to an iron rod with TXDOT aluminum cap found;
- 25) S 15°20'34" E for a distance of 321.43 feet to an iron rod with TXDOT aluminum cap found;
- 26) S 17°44'11" E for a distance of 82.85 feet to an iron rod with TXDOT aluminum cap found;
- 27) S 22°39'50" E for a distance of 98.07 feet to an iron rod with TXDOT aluminum cap found;
- 28) S 16°57'44" E for a distance of 351.29 feet to an iron rod with TXDOT aluminum cap found;
- 29) S 12°43'16" E for a distance of 603.72 feet to the POINT OF BEGINNING, containing 1.057 acres (46,052 square feet) of land, more or less.

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

This property description is accompanied by a separate plat.

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.

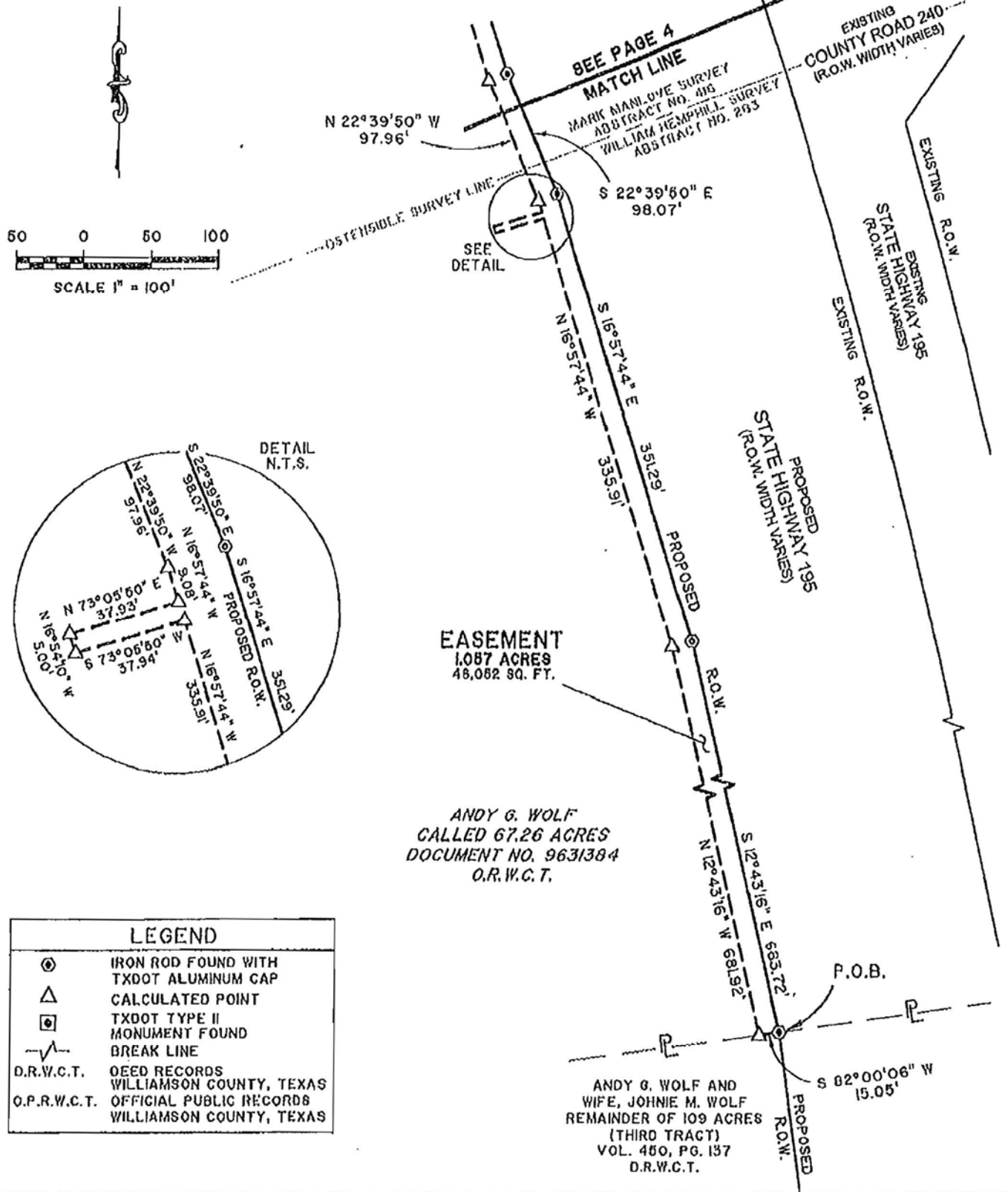

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, L.P.
1504 Chisholm Trail Road Suite 103
Round Rock, TX 78681
512-238-1200

Date



EXHIBIT B

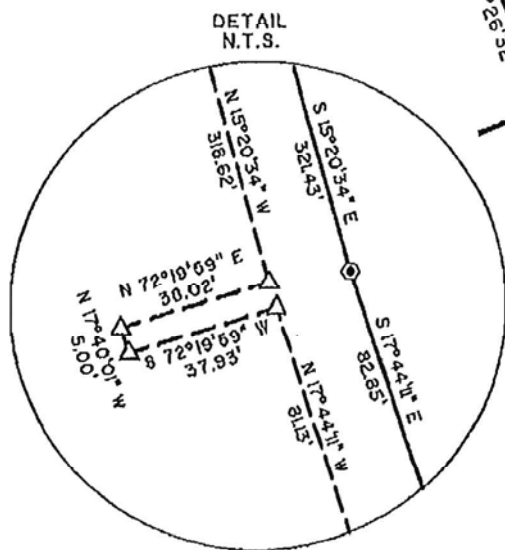
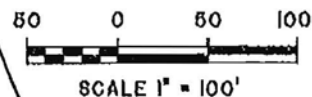
PLAT TO ACCOMPANY DESCRIPTION



INLAND GEODETICS
 PROFESSIONAL LAND SURVEYORS
 1504 CHISHOLM TRAIL RD. STE. 103
 ROUND ROCK, TX. 78681
 PH. (512) 238-1200, FAX (512) 238-1251

ANDY G. WOLF
 1.057 ACRES
 46,052 SQUARE FEET

PLAT TO ACCOMPANY DESCRIPTION



ANDY G. WOLF
CALLED 67.26 ACRES
DOCUMENT NO. 9631384
O.R.W.C.T.

MARK MANLOVE SURVEY
ABSTRACT NO. 416

WILLIAM HEMPHILL SURVEY
ABSTRACT NO. 283

EASEMENT
1.087 ACRES
46,082 SQ. FT.

PROPOSED
STATE HIGHWAY 195
(ROW WIDTH VARIES)

SEE
DETAIL

MATCH LINE
SEE PAGE 3





EXISTING
COUNTY ROAD 240
(R.O.W. WIDTH VARIES)

OSTENSIBLE
SURVEY LINE

N 22°39'50"
97.96'

S 22°39'50" E
98.07'

LEGEND

- | | |
|---|---|
|  | IRON ROD FOUND WITH
TXDOT ALUMINUM CAP |
|  | CALCULATED POINT |
|  | TXDOT TYPE II
MONUMENT FOUND |
|  | BREAK LINE |
| D.R.W.C.T. | DEED RECORDS
WILLIAMSON COUNTY, TEXAS |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS |



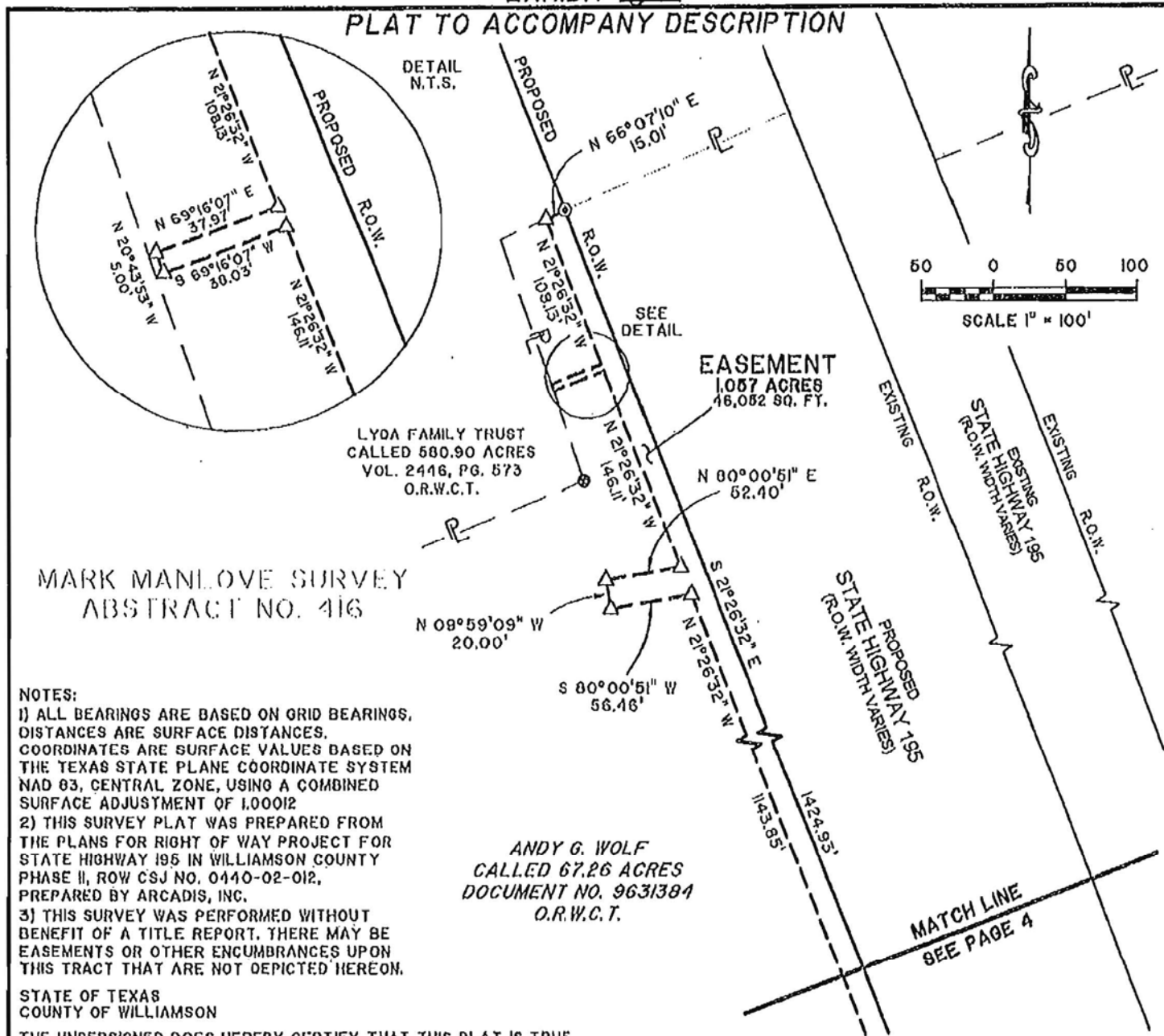
INLAND GEODETICS

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., STE. 103
ROUND ROCK, TX, 78681
PH. (512) 238-1200, FAX (512) 238-1251

ANDY G. WOLF
1.057 ACRES
46,052 SQUARE FEET

EXHIBIT B

PLAT TO ACCOMPANY DESCRIPTION



MARK MANLOVE SURVEY ABSTRACT NO. 416

NOTES:

- 1) 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 OF 1.00012
- 2) THIS SURVEY PLAT WAS PREPARED FROM THE PLANS FOR RIGHT OF WAY PROJECT FOR STATE HIGHWAY 195 IN WILLIAMSON COUNTY PHASE II, ROW CSJ NO. 0440-02-012, PREPARED BY ARCADIS, INC.
- 3) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES UPON THIS TRACT THAT ARE NOT DEPICTED HEREON.

STATE OF TEXAS
COUNTY OF WILLIAMSON

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

ANDY G. WOLF
CALLED 67.26 ACRES
DOCUMENT NO. 9631384
O.R.W.C.T.

M. Stephen Trueisdale 31 AUG 2011
M. STEPHEN TRUEISDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, L.P.
1504 CHISHOLM TRAIL RD. SUITE 103
ROUND ROCK, TX 78681



LEGEND

- 1/2" IRON ROD FND
- ⊙ IRON ROD FOUND WITH TXDOT ALUMINUM CAP
- △ CALCULATED POINT
- ⊠ TXDOT TYPE II MONUMENT FOUND
- BREAK LINE
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

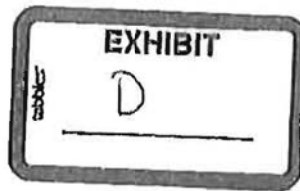
**INLAND
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

ANDY G. WOLF
1.057 ACRES
46,052 SQUARE FEET

Exhibit C

SH195--Parcel 201
 Andy G. Wolf

Improvement Type	Type Construction	Retention Value
Farm House	Wood Frame	\$1.00
Storage Shed	Wood/Metal	\$4.00
Fencing	Barbed Wire	\$1.00
Recessed Pipe Entry	Metal	\$1.00
Gate	Metal	\$4.00
Trough/Pipe	Metal/Plastic	\$1.00
Water Well	In Ground	\$1.00
Total		<u>\$13</u>



Parcel 201
CSJ: 0440-01-036

**SPECIAL WARRANTY DEED
SH 195 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 State Highway 195 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, **ANDY G. WOLF** and wife **JOHNNIE M. WOLF**, 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 11.872 acre tract of land, more or less, situated in the William Hemphill Survey, Abstract No. 283 and the Mark Manlove Survey, Abstract No. 416 in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (Parcel 201).

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 sulphur, in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the 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 SH 195, 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 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 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:

Andy G. Wolf

Johnnie M. Wolf

ACKNOWLEDGMENT

STATE OF _____

§

COUNTY OF _____

§

§

This instrument was acknowledged before me on this the ____ day of _____, 2011 by Andy G. Wolf and Johnnie M. Wolf, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

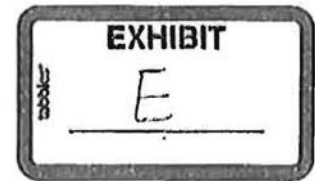
Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas

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:

ELECTRIC UTILITY EASEMENT
PEC—SH195



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

THAT ANDY G. WOLF and wife JOHNNIE M. WOLF, Grantor, for and in consideration of ONE DOLLAR (\$1.00) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas, have granted, sold, and conveyed and by these presents do grant, sell, and convey unto Pedernales Electric Cooperative, Inc., an easement and right-of-way as hereinafter described for an electric distribution line consisting of variable number of wires, guy wires and/or down wires, and all necessary or desirable appurtenances (including poles made of wood, metal or other materials, telephone and telegraph wire, props and guys), over, across and upon the following described lands located in Williamson County County, Texas, to-wit:

Electric easement interest in and across all of that certain 1.057 acre tract of land, more or less, situated in the William Hemphill Survey, Abstract No. 283 and the Mark Manlove Survey, Abstract No. 416 in Williamson County, Texas, being more fully described by metes and bounds and shown on the sketch in Exhibit "A", attached hereto and incorporated herein (Parcel 201E--PEC)

Together with the right of ingress and egress over our adjacent lands if necessary to or from said right-of-way, but only to the extent that ingress or egress is not available or adequate from a public right of way, for the purpose of constructing, reconstructing, inspecting, patrolling, pulling new wire on, maintaining and removing said lines and appurtenances; the right to relocate within the limits of said right-of-way; the right to relocate said facilities in the same relative position to any adjacent road if any such road is widened in the future; the right to remove from said lands all trees and parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or their appurtenances.

TO HAVE AND TO HOLD the above described easement and rights unto Pedernales Electric Cooperative, Inc. and their successors and assigns, until said line shall be abandoned.

And we do hereby bind ourselves, our heirs and legal representatives to warrant and forever defend all and singular the above described easement and rights unto Pedernales Electric Cooperative, Inc., their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands this _____ day of _____, 2011.

GRANTOR:

Andy G. Wolf

Johnnie M. Wolf

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2011 by Andy G. Wolf and Johnnie M. Wolf, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

After recording return to: