

REAL ESTATE CONTRACT

SH 195 Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between AUSTIN WHITE LIME COMPANY, (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 1.825 acre tract of land, more or less, situated in the L. S. Walters Survey, Abstract No. 653 and the Burrell Eaves Survey, Abstract No. 216 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 101, Part 2); and

Drainage easement interest in and across all of those certain 0.139 acre, 0.122 acre, 0.130 acre, and 0.158 acre, and 0.134 acre tracts of land, more or less, situated in the L.S. Walters Survey, Abstract No. 653, in Williamson County, Texas, being more fully described by metes and bounds and shown on the sketches in Exhibit "B", attached hereto and incorporated herein (Parcel 101DE—Parts 1-5)

ARTICLE II PURCHASE PRICE

Purchase Price and Additional Compensation

2.01 The purchase price for the fee simple interest in and to the Property described in Exhibit "A" (State of Texas), shall be the sum of FIFTY FOUR THOUSAND SEVEN HUNDRED FIFTY and 00/100 Dollars (\$54,750.00).

2.01.1 The purchase price for the drainage easement interests in the Property described in Exhibit "B" (State of Texas—Drainage Easement) shall be the sum of EIGHTEEN THOUSAND FOUR HUNDRED FORTY ONE and 00/100 Dollars (\$18,441.00).

The total purchase price for all of the property interests sought to be acquired herein shall be the sum of **\$73,191.00**.

2.01.2 As additional compensation for the acquisition of any improvements on the Property, or other cost to cure the remaining property of Seller, Purchaser shall pay the amount of EIGHT THOUSAND FOUR HUNDRED FORTY SIX and 00/100 Dollars (\$8,446.00).

Payment of Purchase Price and Additional Compensation

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 Texas American Title Company on or before September 30, 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 fee simple interest in and to the property described in Exhibit "A", deliver to the State of Texas a duly executed and acknowledged Drainage Easement conveying such interest in and to the property described in Exhibit "B", all 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 "C" attached hereto. The drainage easement shall be in the form as shown in Exhibit "D" attached hereto.

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

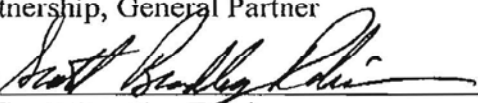
8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile may be considered effective as originals for purposes of this Contract.

[signature page follows]

SELLER:

AUSTIN WHITE LIME COMPANY,
a Texas limited partnership

By: Robinson Associates, a Texas General
Partnership, General Partner

By: 
Scott Bradley Robinson
General Partner


Date: 11-15-2011

By: 
John Oscar Robinson
General Partner

Date: 11-14-2011

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 8.105 Miles South of S. H. 138 to I.H. 35
ROW CSJ: 0440-02-012

Legal Description Parcel 101 Part 2

BEING a 1.825 acre (79,507 square feet) tract of land located in the L. S. Walters Survey, Abstract No. 653 and the Burrell Eaves Survey, Abstract No. 216, of Williamson County, Texas, said 1.825 acre tract of land is out of and a part of the remaining portion of a called 1441.49 acre tract of land conveyed by Richard C. Baker, Trustee to Austin White Lime Company by deed recorded on September 24, 1979 and recorded in Volume 771, Page 65, of the Deed Records of Williamson County, Texas, said 1.825 acre tract of land is further described by metes and bounds as follows:

PART 2

COMMENCING at a 3 inch metal fence corner post found in the existing north right of way line of County Road No. 147 for the southeast corner of the above referenced 1441.49 acre tract, said post is located 1383.08 feet left of Proposed State Highway 195 (SH 195) Baseline Station 1623+06.25;

THENCE South 69° 00' 37" West with the existing north right of way line of County Road No. 147 for a distance of 1160.74 feet to a TxDOT Type II concrete monument set for the POINT OF BEGINNING of the herein described tract, said monument is located 425.82 feet left of Proposed SH 195 Baseline Station 1615+92.66;

1. THENCE South 69° 00' 37" West with the existing north right of way line of County Road No. 147 for a distance of 369.21 feet to a calculated point in the existing north right of way line of SH 195, said point being the most southerly or southwest corner of the said 1441.49 acre tract, from which a 1/2 inch iron rod found bears South 69° 00' 37" West a distance of 0.58 feet;
2. THENCE North 55° 16' 49" West with the existing north right of way line of SH 195 for a distance of 499.16 feet to a calculated angle point, from which a TxDOT Type I concrete monument found bears South 19° 09' 12" E a distance of 0.56 feet;
3. THENCE North 52° 25' 04" West continuing with the existing northeast right of way line of SH 195 for a distance of 200.25 feet to a calculated angle point;

EXHIBIT A

4. THENCE North $55^{\circ} 16' 49''$ West continuing with the existing northeast right of way line of SH 195 for a distance of 288.81 feet to a calculated point for the south or southeast corner of an 11.383 acre tract conveyed by Lower Colorado River Authority to LCRA Transmission Services Corporation by deed recorded December 3, 2001 as Document No. 2001088595 of the Official Public Records of Williamson County, Texas, said 11.383 acre tract described in Document No. 9805363 of the Official Records of Williamson County, Texas;
5. THENCE North $33^{\circ} 58' 05''$ East with the east or southeast line of the said 11.383 acre tract for a distance of 90.49 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed northeast right of way line of SH 195, said rod is located 138.20 feet left of Proposed SH 195 Baseline Station 1603+92.53;
6. THENCE South $51^{\circ} 20' 42''$ East with the proposed northeast right of way line of SH 195 for a distance of 107.61 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 140.00 feet left of Proposed SH 195 Baseline Station 1605+00.00;
7. THENCE South $47^{\circ} 44' 19''$ East continuing with the proposed northeast right of way line of SH 195 for a distance of 432.81 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 120.00 feet left of Proposed SH 195 Baseline Station 1609+32.35;
8. THENCE South $51^{\circ} 22' 08''$ East continuing with the proposed northeast right of way line of SH 195 for a distance of 291.00 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 121.25 feet left of Proposed SH 195 Baseline Station 1612+26.46;
9. THENCE North $69^{\circ} 06' 40''$ East continuing with the proposed northeast right of way line of SH 195 for a distance of 138.01 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 239.36 feet left of Proposed SH 195 Baseline Station 1612+98.99;

EXHIBIT A

10. THENCE South $86^{\circ} 08' 02''$ East continuing with the proposed northeast right of way line of SH 195 for a distance of 340.69 feet to the POINT OF BEGINNING, said described tract containing 1.825 acres (79,507 square feet) of land, 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, Georgeport (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

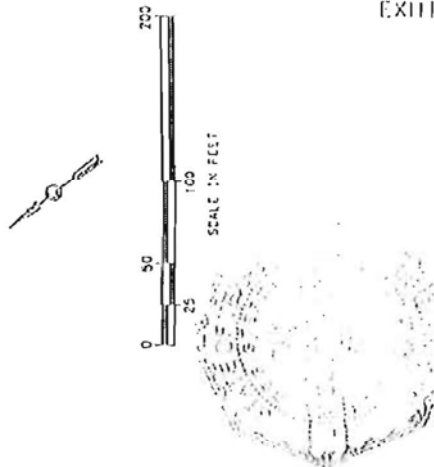
I, Scott Morris, hereby certify that the above description is true and correct and depicts a survey made under my supervision and on the ground and is based on data gathered from February 2001 to October 2006.

Scott Morris, Registered Professional Land Surveyor No. 5076

Date as of: August 8, 2011

LEGEND

- FOUND CONCRETE MONUMENT (TXDOT TYPE 1)
- FOUND CONCRETE MONUMENT (TXDOT TYPE 1)
- CONCRETE MONUMENT SET (TXDOT TYPE 1)
- FOUND 1/2" IRON ROD UNLESS NOTED
- 5/8" IRON ROD SET WITH TXDOT
- ALUMINUM CAP (UNLESS NOTED)
- CALCULATED POINT
- FOUND CORNER (AS DESCRIBED)
- 5/8" IRON ROD SET WITH
- YELLOW CAP (RODS SURVEYING INC.)
- PROPERTY LINE
- RECORD INFORMATION
- SURVEY LINE
- PROPOSED DRAINAGE EASEMENT
- ACCESS DENIAL LINE
- EXISTING R.O.W. LINE
- PARCEL BOUNDARY
- RIGHT OF WAY
- POINT OF BEGINNING
- P.O.C.
- POINT OF COMMENCEMENT
- PC
- POINT OF CURVATURE
- PT
- POINT OF TANGENCY
- CHD
- CHORD BEARING
- CHD
- CHORD DISTANCE
- B.L.
- BUILDING SETBACK LINE (PER PLAT)
- N.T.S.
- NOT TO SCALE
- P.U.E.
- PUBLIC UTILITY EASEMENT
- R.C.D.R.
- WILLIAMSON COUNTY DEED RECORDS
- R.C.D.R.
- WILLIAMSON COUNTY OFFICIAL RECORDS
- N.C.D.P.R.
- WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
- R.C.D.P.R.
- WILLIAMSON COUNTY PLAT RECORDS
- O.S.S.F.S.
- ON SITE SEWERAGE FACILITY SETBACK

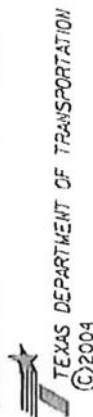


PARENT TRACT INSET
N.T.S.

I, SCOTT MORRIS, HEREBY CERTIFY THAT THE HEREON
MAP OF PLAT 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 OCTOBER 2006

Scott Morris
SCOTT MORRIS, R.P.L.S. # 5076 DATE 8/20/07

REVISED AUGUST 8, 2011
REVISED MAY 29, 2009
REVISED JULY 31, 2007



RIGHT OF WAY PLAT

SHOWING PROPERTY OF
AUSTIN WHITE LINE COMPANY

PARCEL 101, PART 2

PAGE 4 OF 6

ROW CSJ NO. 0400-02-012
STATE HIGHWAY 95 WILLIAMSON COUNTY, TEXAS

RODS SURVEYING INC.
6510 LEE ROAD SPRING, TX 77179
(281) 379-5126

SCALE: 1"=100' JULY 31, 2007

NOTES:

1. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY, DIGITAL FILES DATED FEBRUARY, 2001 AND MAY, 2002 UPDATED BY ON THE GROUND SURVEYS MADE IN FEBRUARY, 2006.

2. 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, 1983 ADJUSTMENT, MONUMENTS T27 A (PID A62837), AUSTIN RRP (PID A6937) AND GEORGETOWN (PID B1093). 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.

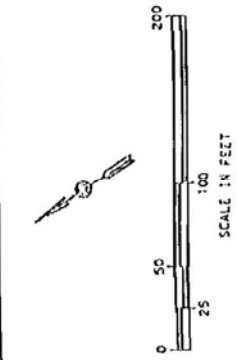
PARCEL NO.	RECORD AREA		ACQUIRED AREA		APPROXIMATE REMAINDER			
	ACRES	SO. FT.	ACRES	SO. FT.	LEFT	RIGHT	ACRES	SO. FT.
101 PART 2	1.30.107	62,295.461	1.825	79,507	1400.292	60,996.710	27.990	1,219.244

CALLED 11.353 ACRES
 L&P TRANSMISSION
 SERVICES CORPORATION
 DOCUMENT NO. 9805363
 OCTOBER 05, 2001
 W.C.O.P.R.
 SEE DOC. NO. 9805363
 W.C.O.P.R.
 FOR DESCRIPTION

BURRELL LEAVES SURVEY, A-216

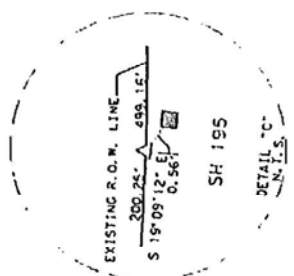
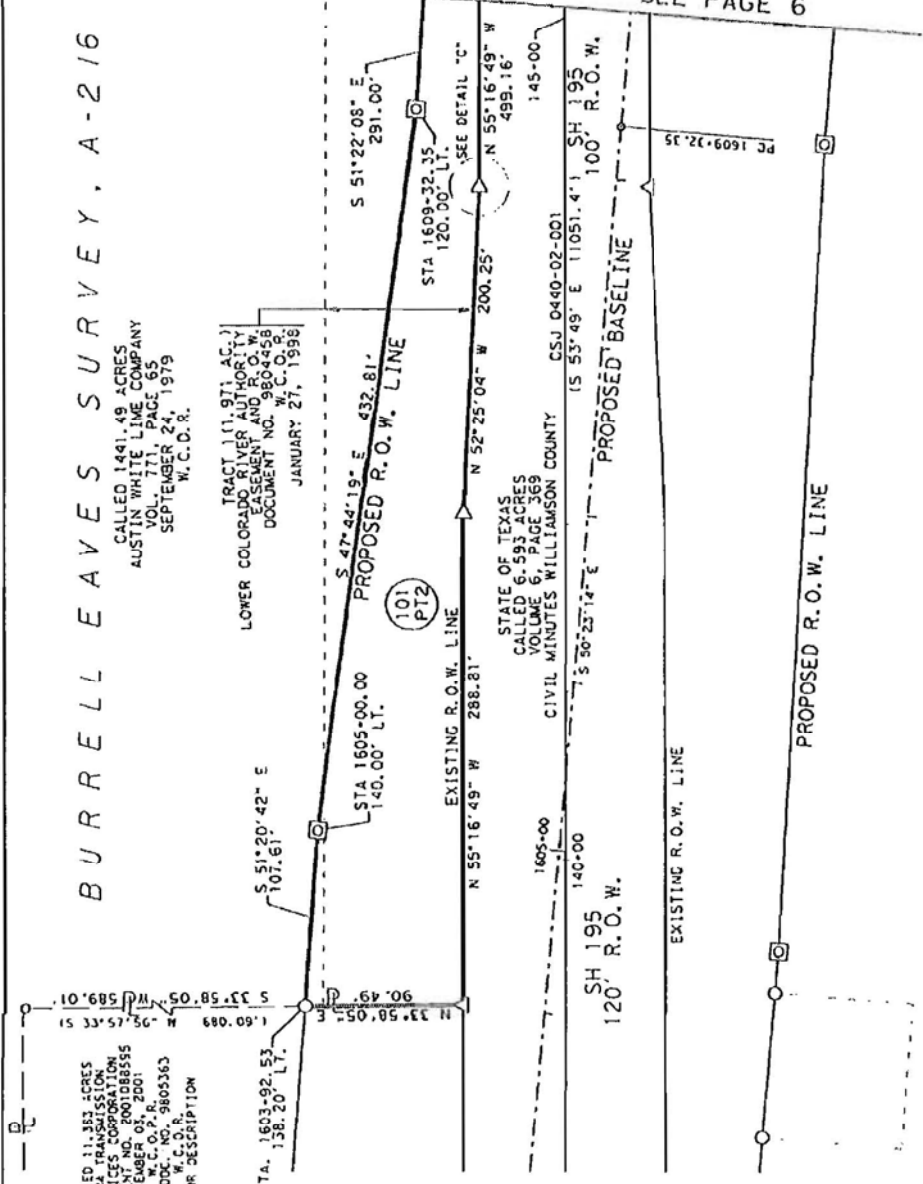
CALLED 1441.49 ACRES
 AUSTIN WHITE LINE COMPANY
 VOL. 771, PAGE 65
 SEPTEMBER 24, 1979
 W.C.O.R.

TRACT (11.971 AC.)
 LOWER COLORADO RIVER AUTHORITY
 EASEMENT AND E.O.W.
 DOCUMENT NO. 9804458
 W.C.O.P.R.
 JANUARY 27, 1998



MATCHLINE STA 1610+00

SEE PAGE 6



REVISED AUGUST 8, 2011
 REVISED MAY 29, 2009
 REVISED JULY 31, 2007

RIGHT OF WAY PLAT
 SHOWING PROPERTY OF
 AUSTIN WHITE LINE COMPANY
 PARCEL 101, PART 2

PAGE 5 OF 6

ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS

RODS SURVEYING INC.

6310 LEE ROAD SPRING, TX 77379

(281) 379-6388

SCALE: 1"=100' JULY 31, 2007

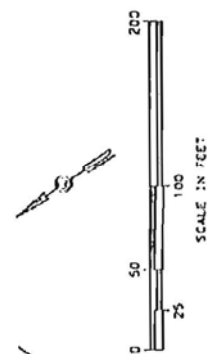
BURRELL EAVES SURVEY, A-216

AUSTIN WHITE LINE COMPANY
CALLED 1441.49 ACRES
VOL. 771, PAGE 65
W.C.D.R.
SEPTEMBER 24, 1975

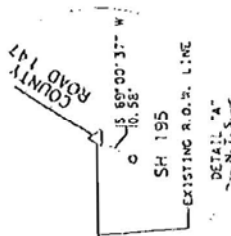
TRACT 1 (1.971 AC.)
LOWER COLORADO RIVER AUTHORITY
EXISTENT AND R.O.W.
DOCUMENT NO. 980458
JANUARY 27, 1998

MATCHLINE STA 1610+00

SEE PAGE 5



EXHIBIT



P.O.C.
PARCEL 101 PART 2
FOUND 3" METAL FENCE CORNER
STA 1583.08 L.I.
S 69°00'37" W 1160.74'

P.O.B.
PARCEL 101 PART 2
STA 425.82 L.I.
S 69°00'37" W 1160.74'

PROPOSED R.O.W. LINE
COUNTY ROAD 147 (30' R.O.W.)
S 69°00'37" W 389.21' L.I.
S 86°00'37" W 340.69' L.I.

STA 1612+98.95
235.36' L.I.

STA 1612+36.46
121.25' L.I.

101
PT2

S 51°22'08" E 291.00'
N 55°16'49" W 499.16'

EXISTING R.O.W. LINE
SH 195
100' R.O.W.

STATE OF TEXAS
CALLED 7.547 ACRES
VOLUME 6, PAGE 362
CIVIL MINUTES WILLIAMSON COUNTY
CSJ 0440-02-001
(S 53°49' E 11051.4')

STATE OF TEXAS
CALLED 8.997 ACRES
VOLUME 6, PAGE 362
CIVIL MINUTES WILLIAMSON COUNTY
EXISTING R.O.W. LINE
PROPOSED BASELINE 1615+00

PROPOSED R.O.W. LINE

PROPOSED BASELINE

PI STATION - 1618+82.05
DELTA - 28° 31' (L.I.)
LENGTH OF CURVE - 0' 30' 00"
RADIUS - 1895.05'
PC STATION - 1618+82.05
PT STATION - 1619+12.05

REVISED AUGUST 8, 2011
REVISED MAY 29, 2009
REVISED JULY 31, 2007

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
AUSTIN WHITE LINE COMPANY
PARCEL 101, PART 2

PAGE 5 OF 5

ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS

RODS SURVEYING INC.

5810 LEE ROAD SPRING, TX 77379

(281) 379-6388

SCALE: 1"=100'

JULY 31, 2007

EXHIBIT 13

County: Williamson
Highway: SH 195
Limits: From 8.105 Miles South of S. H. 138 to I.H. 35
ROW CSJ: 0440-02-012

Legal Description Parcel 101-E

BEING a 0.683 acre (29,758 square feet) tract of land located in the L. S. Walters Survey, Abstract No. 653, of Williamson County, Texas, said 0.683 acre tract of land is out of and a part of the remaining portion of a called 1441.49 acre tract of land conveyed by Richard C. Baker, Trustee to Austin White Lime Company by deed recorded on September 24, 1979 and recorded in Volume 771, Page 65, of the Deed Records of Williamson County, Texas, said 0.683 acre tract of land is further described by metes and bounds as follows:

PART 1

COMMENCING at a 1/2 inch iron rod found for the most westerly corner of the above referenced 1441.49 acre tract and for the south corner of a 133 acre tract of land conveyed by Nina K. Friedrich to Irene Friedrich Sullivan and husband, Herbert Sullivan, by deed recorded in Volume 387, Page 513, of said Deed Records, said rod is located 978.94 feet right of the Proposed State Highway 195 (SH 195) Baseline Station 1481+93.14;

THENCE North 68° 52' 37" East with the north line of the said 1441.49 acre tract and said 133 acre tract for a distance of 1136.65 feet to a 5/8 inch iron rod with TxDOT aluminum cap set, said rod being set at the intersection of said north line and the proposed west right of way line of SH 195, said rod is located 130.00 feet right of Proposed SH 195 Baseline Station 1491+51.05;

THENCE with the said proposed west right of way line of SH 195 and with a curve turning to the right for an arc distance of 430.85 feet, said curve has a radius of 2734.79 feet, a delta angle of 9° 01' 36", a chord bearing of South 49° 35' 58" East, and a chord distance of 430.40 feet, to a TxDOT Type II concrete monument set for the point of tangency of said curve, said monument is located 130.00 feet right of Proposed SH 195 Baseline Station 1496+02.38;

THENCE South 45° 05' 10" East continuing with the proposed west right of way line of SH 195 for a distance of 467.62 feet to a TxDOT Type II concrete monument set for the northeast corner and POINT OF BEGINNING of the herein described tract of land, said monument is located 130.00 feet right of Proposed SH 195 Baseline Station 1500+70.00;

EXHIBIT B

1. THENCE South $45^{\circ} 05' 10''$ East continuing with the proposed west right of way line of SH 195 a distance of 85.00 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for the southeast corner of the herein described tract of land, said rod is located 130.00 feet right of Proposed SH 195 Baseline Station 1501+55.00;
2. THENCE South $74^{\circ} 13' 01''$ West leaving said proposed west right of way line for a distance of 81.73 feet to a calculated point for the southwest corner of the herein described tract of land, said point is located 201.27 feet right of Proposed SH 195 Baseline Station 1501+15.00;
3. THENCE North $45^{\circ} 05' 10''$ West with the west line of the herein described tract of land for a distance of 85.00 feet to a calculated point for the northwest corner hereof, said point is located 201.27 feet right of Proposed SH 195 Baseline Station 1500+30.00;
4. THENCE North $74^{\circ} 13' 01''$ East with the north line of the herein described tract of land for a distance of 81.73 feet to the POINT OF BEGINNING, said described tract of land containing 0.139 acres (6,058 square feet) of land, more or less.

PART 2

COMMENCING at a 1/2 inch iron rod found for the most westerly corner of the above referenced 1441.49 acre tract and for the south corner of a 133 acre tract of land conveyed by Nina K. Friedrich to Irene Friedrich Sullivan and husband, Herbert Sullivan, by deed recorded in Volume 387, Page 513, of said Deed Records, said rod is located 978.94 feet right of the Proposed State Highway 195 (SH 195) Baseline Station 1481+93.14;

THENCE North $68^{\circ} 52' 37''$ East with the north line of the said 1441.49 acre tract and the said 133 acre tract, at a distance of 1136.65 feet pass a 5/8 inch iron rod with TxDOT aluminum cap set, said rod being set at the intersection of said north line and the proposed west right of way line of SH 195, said rod is located 130.00 feet right of Proposed SH 195 Baseline Station 1491+51.05, then continue on the same bearing for a total distance of 1364.70 feet to a calculated angle point;

THENCE North $68^{\circ} 59' 37''$ East with the north line of the said 1441.49 acre tract for a distance of 65.00 feet to a 5/8 inch iron rod with TxDOT aluminum cap set at the intersection of said north line and the proposed east right of way line of SH 195, said rod being 120.00 feet left of the Proposed SH 195 Baseline Station 1493+04.38;

THENCE in a southeasterly direction with the proposed east right of way of SH 195 and with a curve turning to the right for an arc distance of 310.49 feet to a TxDOT Type II

EXHIBIT B

concrete monument set for non-tangent ending of said curve, said curve has a radius of 2984.79 feet, a delta angle of $5^{\circ} 57' 36''$, a chord bearing of South $48^{\circ} 03' 59''$ East, and a chord distance of 310.35 feet, said monument is located 120.00 feet left of the Proposed SH 195 Baseline Station 1496+02.38;

THENCE South $46^{\circ} 35' 00''$ East continuing with the proposed east right of way line of SH 195 for a distance of 382.75 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 130.00 feet left of the Proposed SH 195 Baseline Station 1499+85.00;

THENCE South $50^{\circ} 47' 48''$ East continuing with the proposed east right of way line of SH 195 for a distance of 100.50 feet to a TxDOT Type II concrete monument set for an angle point in the proposed east right of way line and for the northwest corner and POINT OF BEGINNING of the herein described tract of land, said monument is located 140.00 feet left of the Proposed SH 195 Baseline Station 1500+85.00

1. THENCE North $83^{\circ} 33' 21''$ East a distance of 80.07 feet to a calculated point for the northeast corner of the herein described tract of land, said point is located 202.54 feet left of Proposed SH 195 Baseline Station 1501+35.00;
2. THENCE South $45^{\circ} 05' 10''$ East with the east line of the herein described tract of land for a distance of 85.00 feet to a calculated point for the southeast corner of the herein described tract of land, said point is located 202.54 feet left of Proposed SH 195 Baseline Station 1502+20.00;
3. THENCE South $83^{\circ} 33' 21''$ West with the south line of the herein described tract of land for a distance of 80.07 feet to a TxDOT Type II concrete monument set in the proposed east right of way line of SH 195 for the southwest corner of the herein described tract of land, said monument is located 140.00 feet left of Proposed SH 195 Baseline Station 1501+70.00;
4. THENCE North $45^{\circ} 05' 10''$ West with the proposed east right of way line of SH 195 and with the west line of the herein described tract of land for a distance of 85.00 feet to the POINT OF BEGINNING, said described tract containing 0.122 acres (5,316 square feet) of land, more or less.

PART 3

COMMENCING at a 1/2 inch iron rod found for the most westerly corner of the above referenced 1441.49 acre tract and for the south corner of a 133 acre tract of land conveyed by Nina K. Friedrich to Irene Friedrich Sullivan and husband, Herbert Sullivan, by deed recorded in Volume 387, Page 513, of said Deed Records, said rod is located 978.94 feet right of the Proposed State Highway 195 (SH 195) Baseline Station 1481+93.14;

EXHIBIT B

THENCE North $68^{\circ} 52' 37''$ East with the north line of the said 1441.49 acre tract and the said 133 acre tract, at a distance of 1136.65 feet pass a 5/8 inch iron rod with TxDOT aluminum cap set, said rod being set at the intersection of said north line and the proposed west right of way line of SH 195, said rod is located 130.00 feet right of Proposed SH 195 Baseline Station 1491+51.05, then continue on the same bearing for a total distance of 1364.70 feet to a calculated angle point;

THENCE North $68^{\circ} 59' 37''$ East with a north line of the said 1441.49 acre tract and the said 133 acre tract for a distance of 65.00 feet to a 5/8 inch iron rod with TxDOT aluminum cap set at the intersection of said north line and the proposed east right of way line of SH 195, said rod being 120.00 feet left of the Proposed SH 195 Baseline Station 1493+04.38;

THENCE in a southeasterly direction with the proposed east right of way of SH 195 and with a curve turning to the right for an arc distance of 310.49 feet, said curve has a radius of 2984.79 feet, a delta angle of $5^{\circ} 57' 36''$, a chord bearing of South $48^{\circ} 03' 59''$ East, and a chord distance of 310.35 feet, to a TxDOT Type II concrete monument set for the non-tangent ending of said curve, said monument is located 120.00 feet left of the Proposed SH 195 Baseline Station 1496+02.38;

THENCE South $46^{\circ} 35' 00''$ East continuing with the proposed east right of way line of SH 195 for a distance of 382.75 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 130.00 feet left of the Proposed SH 195 Baseline Station 1499+85.00;

THENCE South $50^{\circ} 47' 48''$ East continuing with the proposed east right of way line of SH 195 for a distance of 100.50 feet to a TxDOT Type II concrete monument set for an angle point in the proposed east right of way line, said monument is located 140.00 feet left of the Proposed SH 195 Baseline Station 1500+85.00;

THENCE South $45^{\circ} 05' 10''$ East continuing with the proposed east right of way line of SH 195 for a distance of 85.00 feet to a TxDOT Type II concrete monument set for angle point, said monument is located 140.00 feet left of the Proposed SH 195 Baseline Station 1501+70.00;

THENCE South $39^{\circ} 22' 32''$ East continuing with the proposed east right of way line of SH 195 for a distance of 100.50 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 130.00 feet left of the Proposed SH 195 Baseline Station 1502+70.00;

THENCE South $45^{\circ} 05' 10''$ East continuing with the proposed east right of way line of SH 195 for a distance of 330.00 feet to a TxDOT Type II concrete monument set for an

EXHIBIT B

angle point, said monument is located 130.00 feet left of the Proposed SH 195 Baseline Station 1506+00.00;

THENCE South 42° 13' 26" East continuing with the proposed east right of way line of SH 195 for a distance of 200.25 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 120.00 feet left of the Proposed SH 195 Baseline Station 1508+00.00;

THENCE South 45° 05' 10" East continuing with the proposed east right of way line of SH 195 for a distance of 1400.00 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 120.00 feet left of the Proposed SH 195 Baseline Station 1522+00.00;

THENCE South 47° 35' 31" East continuing with the proposed east right of way line of SH 195 for a distance of 457.46 feet to a TxDOT Type II concrete monument set for the non-tangent beginning of a curve to the left, said monument is located 140.00 feet left of the Proposed SH 195 Baseline Station 1526+57.02;

THENCE continuing with the proposed east right of way line of SH 195 in a southeasterly direction and with said curve turning to the left for an arc distance of 37.05 feet, said curve has a radius of 5589.58 feet, a delta angle of 0° 22' 47", a chord bearing of South 45° 16' 34" East, and a chord distance of 37.05 feet, to a 5/8 inch iron rod with TxDOT aluminum cap set for the POINT OF BEGINNING and northwest corner of the herein described tract of land, said rod is located 140.00 feet left of the Proposed SH 195 Baseline Station 1526+95.00;

1. THENCE North 75° 32' 45" East with the north line of the herein described tract of land for a distance of 80.00 feet to a calculated point for the northeast corner hereof, said point is located 208.41 feet left of Proposed SH 195 Baseline Station 1527+37.77;
2. THENCE South 45° 53' 28" East with the east line of the herein described tract of land for a distance of 82.92 feet to a calculated point for the southeast corner hereof, said point is located 207.78 feet left of Proposed SH 195 Baseline Station 1528+23.82;
3. THENCE South 75° 32' 45" West with the south line of the herein described tract of land for a distance of 80.00 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed east right of way line of SH 195, said rod is located 140.00 feet left of Proposed SH 195 Baseline Station 1527+80.00;
4. THENCE in a northwesterly direction with the arc of a curve to the right and with the proposed east right of way line of S H 195, the same being the west line of the

EXHIBIT B

herein described tract of land, for an arc distance of 82.92 feet, said curve has a radius of 5589.58 feet, a delta angle of $0^{\circ} 51' 00''$, a chord bearing of North $45^{\circ} 53' 28''$ West, and a chord distance of 82.92 feet, to the POINT OF BEGINNING, said described tract containing 0.130 acres (5,668 square feet) of land, more or less;

PART 4

COMMENCING at a 1/2 inch iron rod found for the most westerly corner of the above referenced 1441.49 acre tract and for the south corner of a 133 acre tract of land conveyed by Nina K. Friedrich to Irene Friedrich Sullivan and husband, Herbert Sullivan, by deed recorded in Volume 387, Page 513, of said Deed Records, said rod is located 978.94 feet right of the Proposed SH 195 Baseline Station 1481+93.14;

THENCE North $68^{\circ} 52' 37''$ East with the north line of the said 1441.49 acre tract and said 133 acre tract, at a distance of 1136.65 feet pass a 5/8 inch iron rod with TxDOT aluminum cap set, said rod being set at the intersection of said north line and the proposed west right of way line of State Highway 195 (SH 195), said rod is located 130.00 feet right of Proposed SH 195 Baseline Station 1491+51.05, then continuing on the same bearing, for a total distance of 1364.70 feet to an angle point for corner;

THENCE North $68^{\circ} 59' 37''$ East with the north line of the said 1441.49 acre tract and said 133 acre tract for a distance of 65.00 feet to a 5/8 inch iron rod with TxDOT aluminum cap set at the intersection of said north line and the proposed east right of way line of SH 195, said rod being 120.00 feet left of the Proposed SH 195 Baseline Station 1493+04.38;

THENCE in a southeasterly direction with the proposed east right of way of SH 195 and with a curve turning to the right for an arc distance of 310.49 feet, said curve has a radius of 2984.79 feet, a delta angle of $5^{\circ} 57' 36''$, a chord bearing of South $48^{\circ} 03' 59''$ East, and a chord distance of 310.35 feet, to a TxDOT Type II concrete monument set for the non-tangent ending of said curve, said monument is located 120.00 feet left of the Proposed SH 195 Baseline Station 1496+02.38;

THENCE South $46^{\circ} 35' 00''$ East continuing with the proposed east right of way line of SH 195 for a distance of 382.75 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 130.00 feet left of the Proposed SH 195 Baseline Station 1499+85.00;

THENCE South $50^{\circ} 47' 48''$ East continuing with the proposed east right of way line of SH 195 for a distance of 100.50 feet to a TxDOT Type II concrete monument set for an angle point in the proposed east right of way line, said monument is located 140.00 feet left of the Proposed SH 195 Baseline Station 1500+85.00;

EXHIBIT B

THENCE South 45° 05' 10" East continuing with the proposed east right of way line of SH 195 for a distance of 85.00 feet to a TxDOT Type II concrete monument set; said monument is located 140.00 feet left of the Proposed SH 195 Baseline Station 1501+70.00;

THENCE South 39° 22' 32" East continuing with the proposed east right of way line of SH 195 for a distance of 100.50 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 130.00 feet left of the Proposed SH 195 Baseline Station 1502+70.00;

THENCE South 45° 05' 10" East continuing with the proposed east right of way line of SH 195 for a distance of 330.00 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 130.00 feet left of the Proposed SH 195 Baseline Station 1506+00.00;

THENCE South 42° 13' 26" East continuing with the proposed east right of way line of SH 195 for a distance of 200.25 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 120.00 feet left of the Proposed SH 195 Baseline Station 1508+00.00;

THENCE South 45° 05' 10" East continuing with the proposed east right of way line of SH 195 for a distance of 1400.00 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 120.00 feet left of the Proposed SH 195 Baseline Station 1522+00.00;

THENCE South 47° 35' 31" East continuing with the proposed east right of way line of SH 195 for a distance of 457.46 feet to a TxDOT Type II concrete monument set for the beginning of a non-tangent curve to the left, said monument is located 140.00 feet left of the Proposed SH 195 Baseline Station 1526+57.02;

THENCE continuing with the proposed east right of way line of SH 195 in a southeasterly direction and with a curve turning to the left for an arc distance of 597.73 feet, said curve has a radius of 5589.58 feet, a delta angle of 6° 07' 37", a chord bearing of South 48° 08' 59" East, and a chord distance of 597.45 feet, to a 5/8 inch iron rod with TxDOT aluminum cap set for the POINT OF BEGINNING and for the west or southwest corner of the herein described tract of land, said rod is located 140.00 feet left of Proposed SH 195 Baseline Station 1532+69.72;

1. THENCE North 21° 36' 18" East with the west or northwest line of the herein described tract of land for a distance of 86.00 feet to a calculated point for the north or northwest corner, said point is located 222.10 feet left of Proposed SH 195 Baseline Station 1532+43.29;

EXHIBIT B

2. THENCE South $51^{\circ} 13' 59''$ East with the northeast line of the herein described tract of land for a distance of 83.73 feet to a calculated point for the east or northeast corner, said point is located 221.88 feet left of Proposed SH 195 Baseline Station 1533+30.40;
3. THENCE South $21^{\circ} 36' 18''$ West with the southeast line of the herein described tract of land for a distance of 85.37 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed northeast right of way line of SH 195, said rod is located 140.00 feet left of Proposed SH 195 Baseline Station 1533+55.36;
4. THENCE in a northwesterly direction with the proposed northeast right of way line of SH 195 and with a curve turning to the right for an arc distance of 83.55 feet, said curve has a radius of 5589.58 feet, a delta angle of $0^{\circ} 51' 23''$, a chord bearing of North $51^{\circ} 38' 29''$ West, and a chord distance of 83.55 feet, to the POINT OF BEGINNING said described tract of land containing 0.158 acres (6,863 square feet) of land, more or less.

PART 5

COMMENCING at a 1/2 inch iron rod found for the most westerly corner of the above referenced 1441.49 acre tract and for the south corner of a 133 acre tract of land conveyed by Nina K. Friedrich to Irene Friedrich Sullivan and husband, Herbert Sullivan, by deed recorded in Volume 387, Page 513, of said Deed Records, said rod is located 978.94 feet right of the Proposed SH 195 Baseline Station 1481+93.14;

THENCE North $68^{\circ} 52' 37''$ East with the north line of the said 1441.49 acre tract and said 133 acre tract, at a distance of 1136.65 feet pass a 5/8 inch iron rod with TxDOT aluminum cap set, said rod being set at the intersection of said north line and the proposed west right of way line of State Highway 195 (SH 195), said rod is located 130.00 feet right of Proposed SH 195 Baseline Station 1491+51.05, then continue on the same bearing for a total distance of 1364.70 feet to a calculated angle point for corner;

THENCE North $68^{\circ} 59' 37''$ East with a north line of the said 1441.49 acre tract and said 133 acre tract for a distance of 65.00 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed east right of way line of SH 195, said rod being 120.00 feet left of the Proposed SH 195 Baseline Station 1493+04.38;

THENCE in a southeasterly direction with the proposed east right of way of SH 195 and with a curve turning to the right for an arc distance of 310.49 feet, said curve has a radius of 2984.79 feet, a delta angle of $5^{\circ} 57' 36''$, a chord bearing of South $48^{\circ} 03' 59''$ East, and a chord distance of 310.35 feet, to a TxDOT Type II concrete monument set for the non-tangent ending of said curve, said monument is located 120.00 feet left of the Proposed SH 195 Baseline Station 1496+02.38;

EXHIBIT B

THENCE South $46^{\circ} 35' 00''$ East continuing with the proposed east right of way line of SH 195 for a distance of 382.75 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 130.00 feet left of the Proposed SH 195 Baseline Station 1499+85.00;

THENCE South $50^{\circ} 47' 48''$ East continuing with the proposed east right of way line of SH 195 for a distance of 100.50 feet to a TxDOT Type II concrete monument set for an angle point in the proposed east right of way line, said monument is located 140.00 feet left of the Proposed SH 195 Baseline Station 1500+85.00;

THENCE South $45^{\circ} 05' 10''$ East continuing with the proposed east right of way line of SH 195 for a distance of 85.00 feet to a TxDOT Type II concrete monument set; said monument is located 140.00 feet left of the Proposed SH 195 Baseline Station 1501+70.00;

THENCE South $39^{\circ} 22' 32''$ East continuing with the proposed east right of way line of SH 195 for a distance of 100.50 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 130.00 feet left of the Proposed SH 195 Baseline Station 1502+70.00;

THENCE South $45^{\circ} 05' 10''$ East continuing with the proposed east right of way line of SH 195 for a distance of 330.00 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 130.00 feet left of the Proposed SH 195 Baseline Station 1506+00.00;

THENCE South $42^{\circ} 13' 26''$ East continuing with the proposed east right of way line of SH 195 for a distance of 200.25 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 120.00 feet left of the Proposed SH 195 Baseline Station 1508+00.00;

THENCE South $45^{\circ} 05' 10''$ East continuing with the proposed east right of way line of SH 195 for a distance of 1400.00 feet to a TxDOT Type II concrete monument set for an angle point, said monument is located 120.00 feet left of the Proposed SH 195 Baseline Station 1522+00.00;

THENCE South $47^{\circ} 35' 31''$ East continuing with the proposed east right of way line of SH 195 for a distance of 457.46 feet to a TxDOT Type II concrete monument set for the beginning of a non-tangent curve to the left, said monument is located 140.00 feet left of the Proposed SH 195 Baseline Station 1526+57.02;

THENCE continuing with the proposed northeast right of way line of SH 195 in a southeasterly direction with a curve turning to the left for an arc distance of 993.41 feet, said curve has a radius of 5589.58 feet, a delta angle of $10^{\circ} 10' 58''$, a chord bearing of

EXHIBIT B

South $50^{\circ} 10' 39''$ East, and a chord distance of 992.10 feet, to a TxDOT Type II concrete monument set for the non-tangent end of said curve, said monument is located 140.00 feet left of Proposed SH 195 Baseline Station 1536+75.31,

THENCE South $54^{\circ} 47' 11''$ East continuing with the proposed northeast right of way line of SH 195 for a distance of 59.69 feet to a 5/8 inch iron rod with TxDOT aluminum cap set for the POINT OF BEGINNING and southwest corner of the herein described tract of land, said rod is located 139.50 feet left of Proposed SH 195 Baseline Station 1537+35.00;

1. THENCE North $04^{\circ} 42' 06''$ East with the west line of the herein described tract of land for a distance of 79.93 feet to a calculated point for the northwest corner hereof, said point is located 208.70 feet left of Proposed SH 195 Baseline Station 1536+95.00;
2. THENCE South $54^{\circ} 47' 11''$ East with the north line of the herein described tract of land for a distance of 85.00 feet to a calculated point for the northeast corner hereof, said point is located 207.98 feet left of Proposed SH 195 Baseline Station 1537+80.00;
3. THENCE South $04^{\circ} 42' 06''$ West with the east line of the herein described tract of land for a distance of 79.93 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the proposed north or northeast right of way line of SH 195, said rod is located 138.78 feet left of Proposed SH 195 Baseline Station 1538+20.00;

EXHIBIT B

4. THENCE North 54° 47' 11" West with the proposed northeast right of way line of SH 195 for a distance of 85.00 feet to the POINT OF BEGINNING, said described tract containing 0.134 acres (5,853 square feet) of land, more or less.

EASEMENT SUMMARY

Part 1 = 6,058 square feet = 0.139 acres
Part 2 = 5,316 square feet = 0.122 acres
Part 3 = 5,668 square feet = 0.130 acres
Part 4 = 6,863 square feet = 0.158 acres
Part 5 = 5,853 square feet = 0.134 acres
Total = 29,758 square feet = 0.683 acres

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, Georgeport (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.

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 October 2006.

Scott Morris
Scott Morris, Registered Professional Land Surveyor No. 5076
Date as of: March 7, 2007



LEGEND

- FOUND CONCRETE MONUMENT (TXDOT TYPE I)
- FOUND CONCRETE MONUMENT (TXDOT TYPE II)
- CONCRETE MONUMENT SET (TXDOT TYPE II)
- FOUND 1/2" IRON ROD UNLESS NOTED
- 5/8" IRON ROD SET WITH TXDOT
- CALCULATED POINT (UNLESS NOTED)
- FOUND CORNER (AS DESCRIBED)
- 5/8" IRON ROD SET WITH
- YELLOW CAP - RODS SURVEYING INC. -
- PROPERTY LINE
- RECORD INFORMATION

--- SURVEY LINE

--- PROPOSED DRAINAGE EASEMENT

--- ACCESS DENIAL LINE

--- EXISTING R.O.W. LINE

--- PARCEL BOUNDARY

--- RIGHT OF WAY

--- POINT OF BEGINNING

--- P.O.C.

--- POINT OF COMMENCEMENT

--- PC

--- PT

--- POINT OF TANGENCY

--- CH3

--- CHORD BEARING

--- CHORD DISTANCE

--- BUILDING SETBACK LINE (PER PLAT)

--- NOT TO SCALE

--- PUBLIC UTILITY EASEMENT

W.C.D.R. WILLIAMSON COUNTY DEED RECORDS

W.C.O.R. WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS

W.C.O.P.R. WILLIAMSON COUNTY PLAT RECORDS

D.S.F.S. ON SITE SEWERAGE FACILITY SETBACK

NOTES:

1. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY: DIGITAL FILES DATED FEBRUARY, 2001 AND MAY, 2002 UPDATED BY ON THE GROUND SURVEYS MADE IN FEBRUARY, 2006.

2. 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 127.4 (PID AB2837), AUSTIN ARP (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.

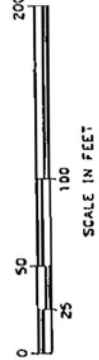
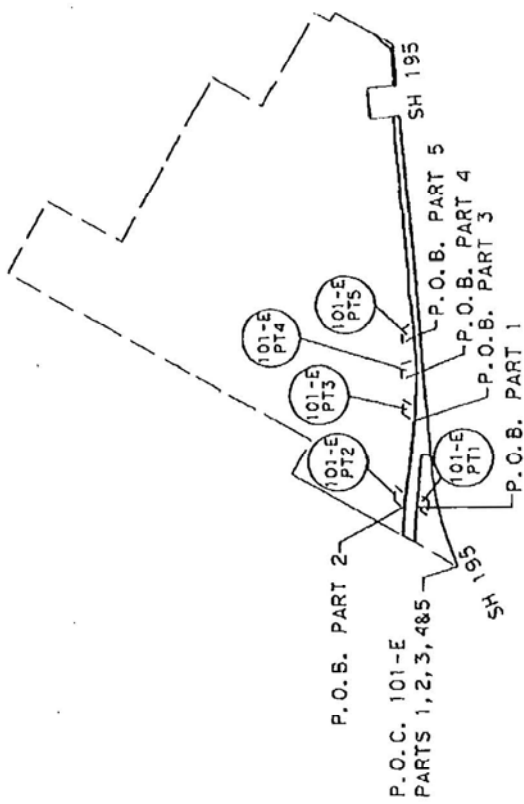


EXHIBIT B



PARENT TRACT INSET
N.T.S.

I, SCOTT MORRIS, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT 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 OCTOBER 2006

Scott Morris March 7, 2007
SCOTT MORRIS, R.P.L.S. # 5076 DATE 4S OF



TEXAS DEPARTMENT OF TRANSPORTATION
©2004

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
AUSTIN WHITE LIME COMPANY
PARCEL 101-E, PARTS 1-5

PAGE 12 OF 17

ROW CSJ NO. 0440-02-012
STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS
RODS SURVEYING INC.
6810 LEE ROAD SPRING, TX 77379
(281) 379-6338
SCALE: 1"=100' MARCH 7, 2007

L.S. WALTERS SURVEY, A-653

1441.49 ACRES
AUSTIN WHITE LINE COMPANY
VOL. 771, PAGE 65
W.C.D.R.
SEPTEMBER 24, 1979

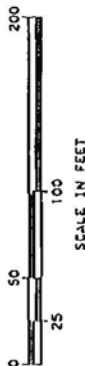
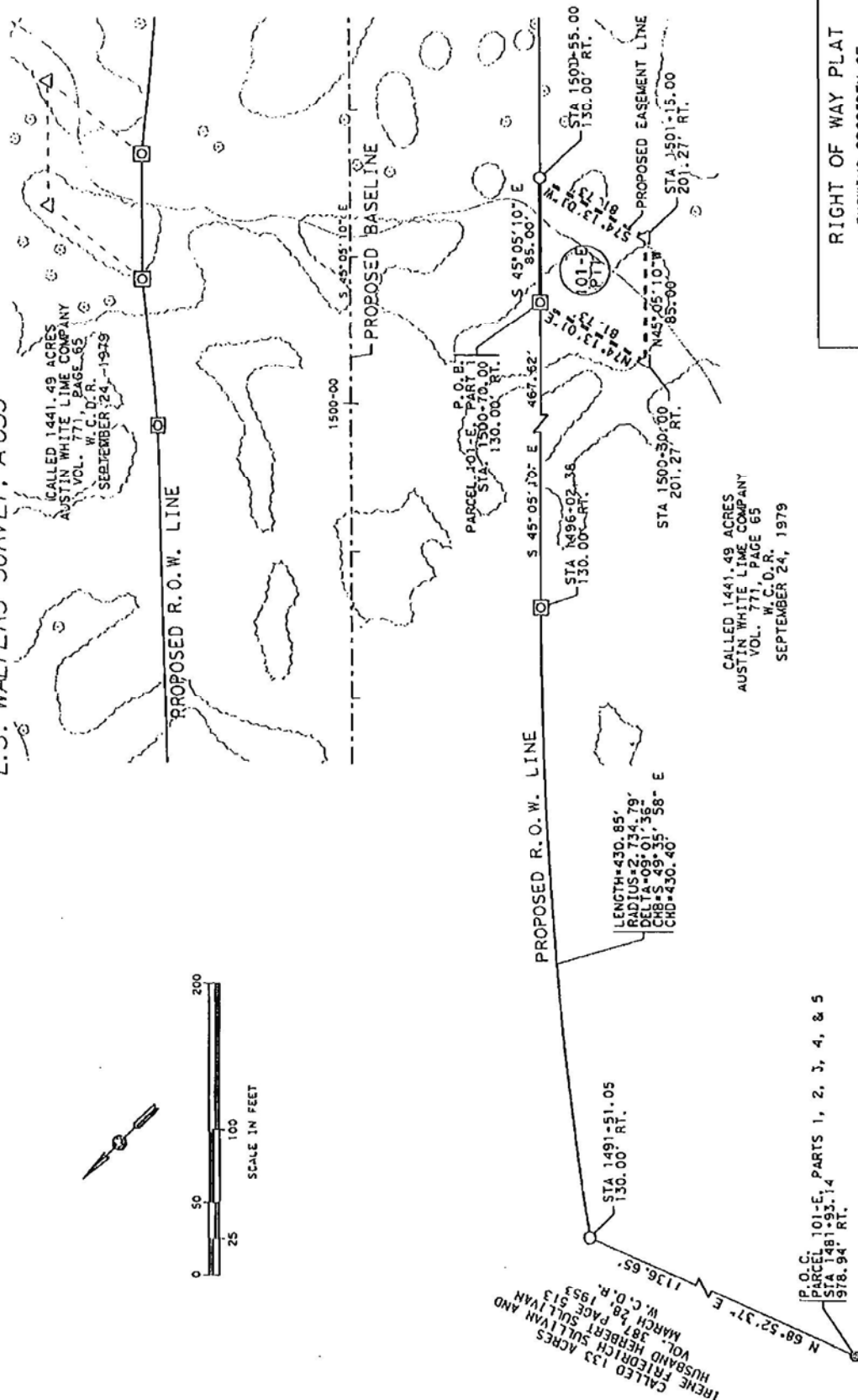


EXHIBIT B



1441.49 ACRES
AUSTIN WHITE LINE COMPANY
VOL. 771, PAGE 65
W.C.D.R.
SEPTEMBER 24, 1979

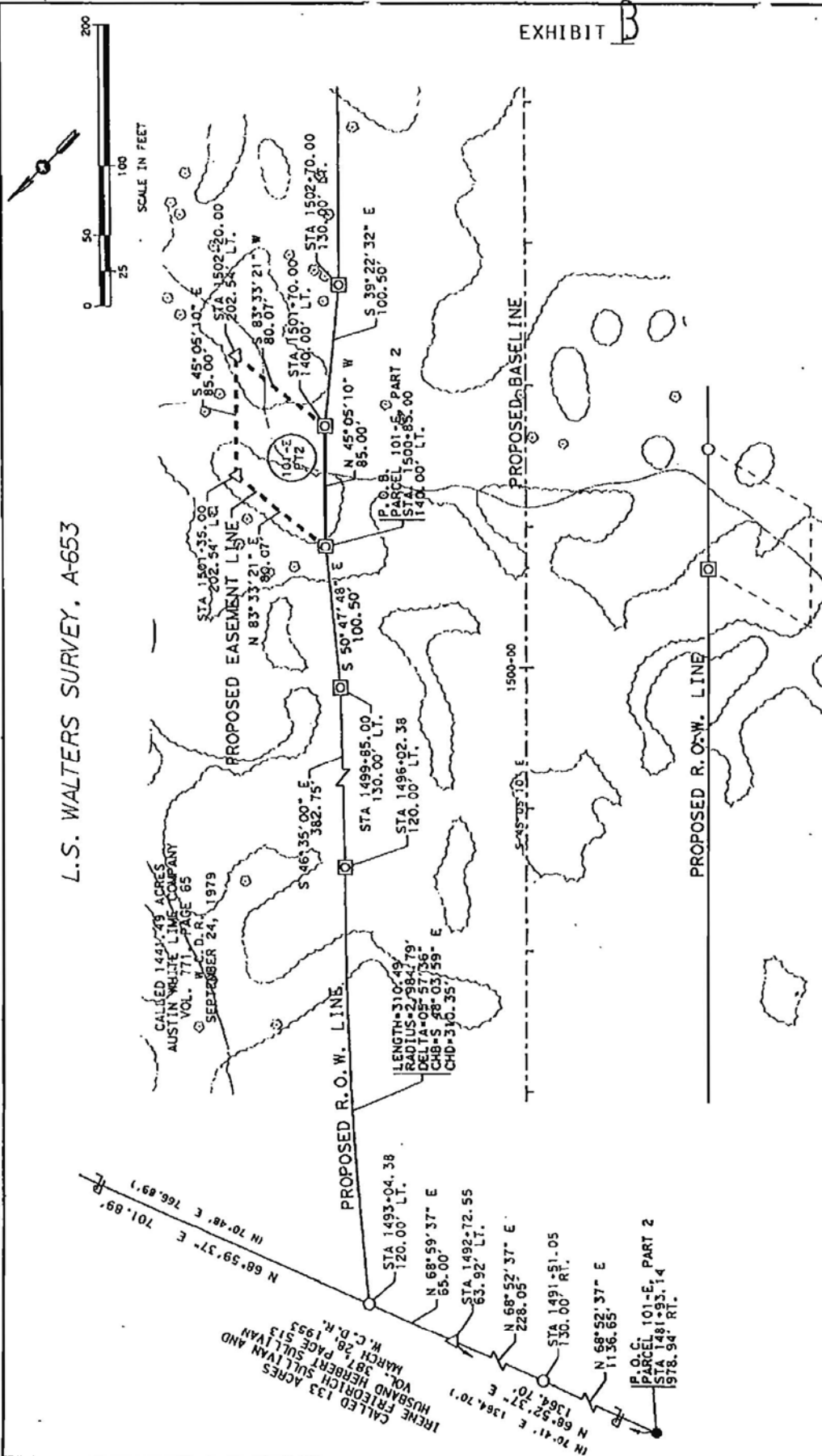
RIGHT OF WAY PLAT
SHOWING PROPERTY OF
AUSTIN WHITE LINE COMPANY
PARCEL 101-E, PART 1

PAGE 13 OF 17

ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS
RODS SURVEYING INC.
6810 LEE ROAD SPRING, TX 77379
(281) 379-6388

SCALE: 1"=100' MARCH 7, 2007



RIGHT OF WAY PLAT
 SHOWING PROPERTY OF
 AUSTIN WHITE LIME COMPANY
 PARCEL 101-E, PART 2

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS

ROW CSJ NO. 0440-02-012

RODS SURVEYING INC.
 6810 LEE ROAD SPRING, TX 77379
 (281) 379-6398
 SCALE: 1"=100' MARCH 7, 2007

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CALL 1441.49 ACRES
AUSTIN WHITE LIME COMPANY
VOL. 771, PAGE 65
SEPTEMBER 24, 1979

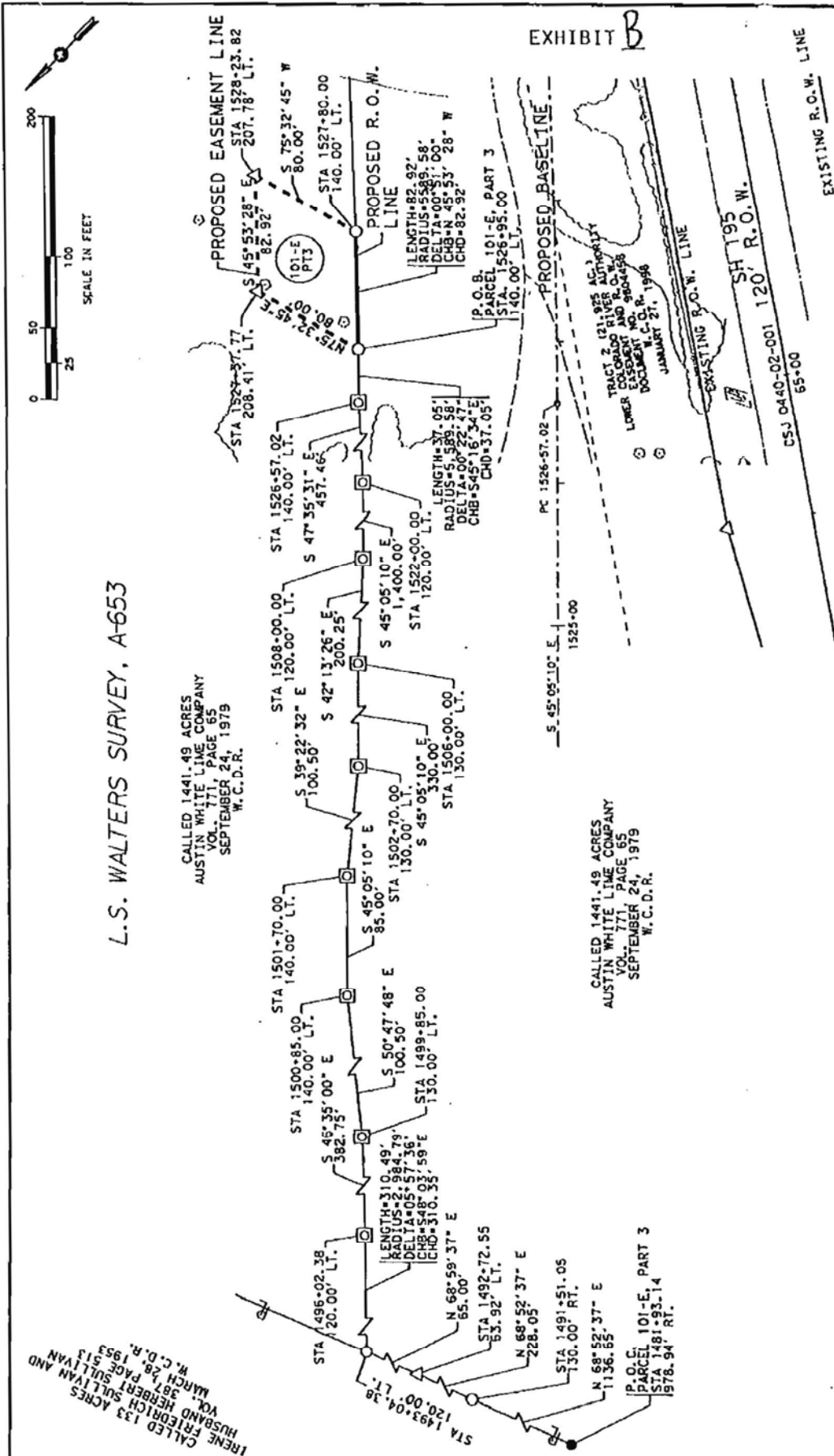


EXHIBIT B

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
AUSTIN WHITE LIME COMPANY
PARCEL 101-E, PART 3

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ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS
RODS SURVEYING INC.

6810 LEE ROAD SPRING, TX 77379
(281) 379-6388

SCALE: 1"=100' MARCH 7, 2007

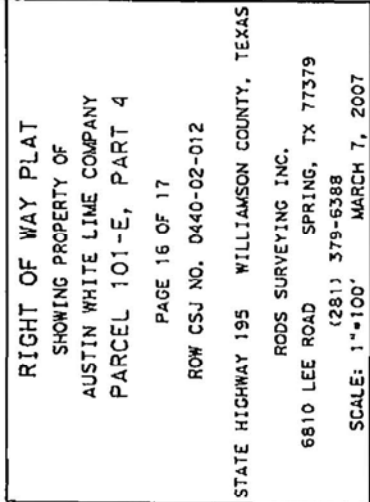
L.S. WALTERS SURVEY, A-653

CALLLED 1441.49 ACRES
AUSTIN WHITE LIME COMPANY
VOL. 771, PAGE 65
SEPTEMBER 24, 1979
W.C.D.R.

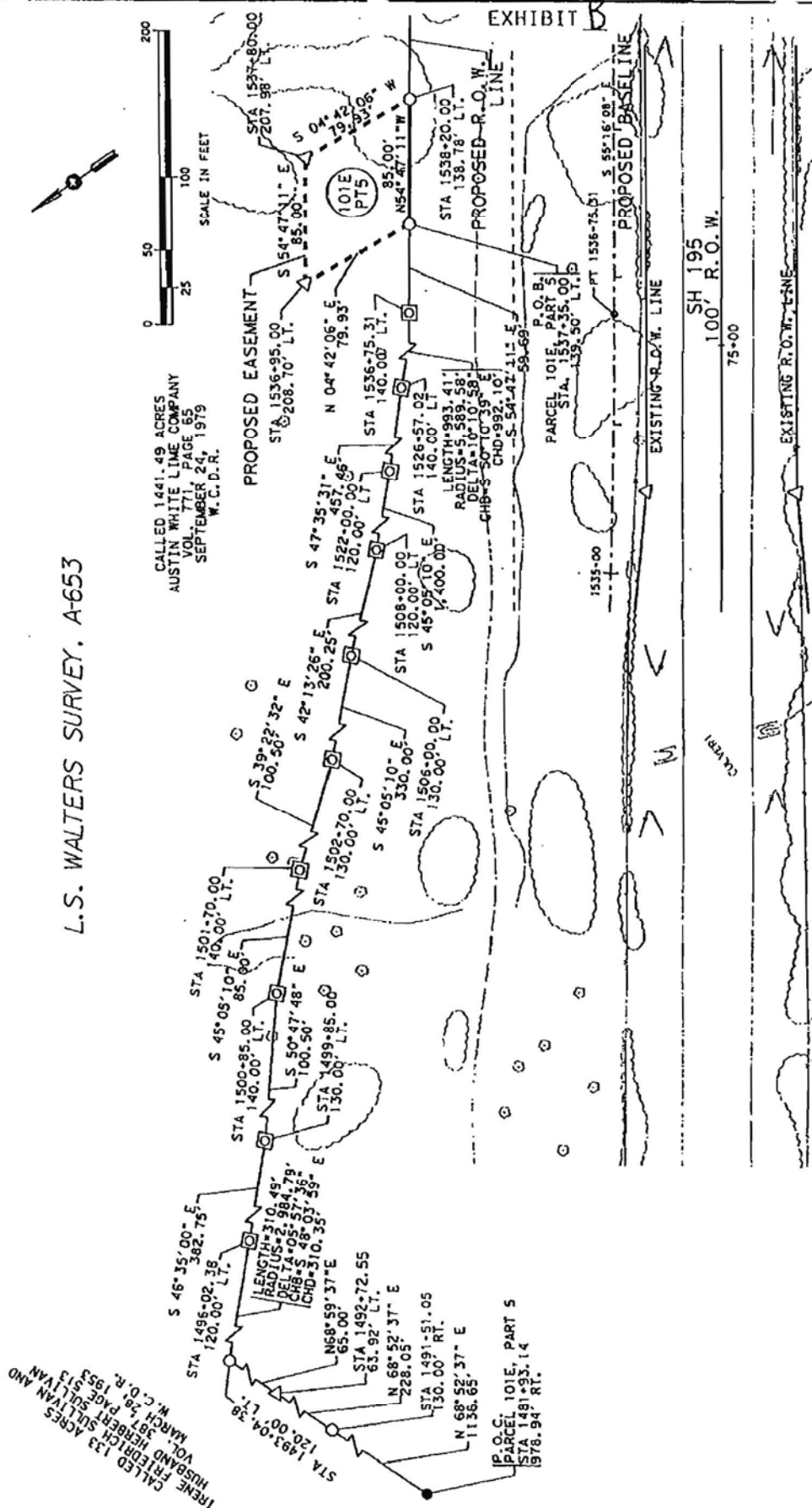
CALLLED 1441.49 ACRES
AUSTIN WHITE LIME COMPANY
VOL. 771, PAGE 65
SEPTEMBER 24, 1979
W.C.D.R.

CALLLED 133 ACRES
HERBERT SULLIVAN
VOL. 387, PAGE 513
MARCH 28, 1953
W.C.D.R.

ni\client\orcadla 017\017-20036-005 sh 195\row maps current\parcels\phase2-par101ept4-sh101.dgn DATE: 3/7/2007 TIME: 4:10:38 PM



Age Group	Percentage
18-24	10
25-34	15
35-44	20
45-54	25
55-64	30
65-74	35
75-84	40
85-94	45
95-104	50



PROPOSED R.O.W. LINE

RIGHT OF WAY PLAT
SHOWING PROPERTY OF
AUSTIN WHITE LIME COMPANY
PARCEL 101-E, PART 5

PAGE 17 OF 17

ROW CSJ NO. 0440-02-012

STATE HIGHWAY 195 WILLIAMSON COUNTY, TEXAS

RODS SURVEYING INC.

6810 LEE ROAD
SPRING, TX 77379

(281) 379-6388

SCALE: 1"=100' · MARCH 7, 2007

Ex C

Parcel 101 Part 2
CSJ: 0440-02-012

SPECIAL WARRANTY DEED
SH 195 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 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, AUSTIN WHITE LIME COMPANY, 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 1.825 acre tract of land, more or less, situated in the L. S. Walters Survey, in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 101 Part 2**).

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 waives all right 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 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 Grantor does hereby bind itself, its 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:

AUSTIN WHITE LIME COMPANY,
a Texas limited partnership

By: Robinson Associates, a Texas General
Partnership, General Partner

By: _____

Scott Bradley Robinson
General Partner

Date: _____

By: _____

John Oscar Robinson
General Partner

Date: _____

ACKNOWLEDGMENT

STATE OF TEXAS

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§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2011 by Scott Bradley Robinson, 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 John Oscar Robinson, 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:

EX D

DRAINAGE EASEMENT

State Highway 195

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL BY THESE PRESENTS:

That AUSTIN WHITE LIME COMPANY, and its 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 STATE OF TEXAS, acting by and through the Texas Department of Transportation, 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 following property ("Property"):

All of those certain 0.139 acre, 0.122 acre, 0.130 acre, and 0.158 acre, and 0.134 acre tracts of land, more or less, situated in the L.S. Walters Survey, Abstract No. 653, in Williamson County, Texas, being more fully described by metes and bounds and shown on the sketches in Exhibit "B", attached hereto and incorporated herein (Parcel 101DE—Parts 1-5).

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage way and/or channel, along with any structures and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibit AA@ together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary.

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.

To the extent allowed by law, 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 drainage way and related improvements.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the State of Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

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 in the future 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:

AUSTIN WHITE LIME COMPANY,
a Texas limited partnership

By: Robinson Associates, a Texas General
Partnership, General Partner

By: _____
Scott Bradley Robinson
General Partner

Date: _____

By: _____
John Oscar Robinson
General Partner

Date: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2011 by Scott Bradley Robinson, 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 John Oscar Robinson, 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:

TxDOT Right of Way Administrator
7901 N IH 35, Building A
Austin, Texas 78761

AFTER RECORDING RETURN TO: