

BILL OF SALE AND ASSIGNMENT

This Bill of Sale and Assignment (this "Bill of Sale") is executed by Century Land Holdings II, LLC, a Colorado limited liability company, D/B/A Century LH II, LLC, as the developer of Pearson Place at Avery Ranch ("Developer") and the Pearson Place Road District ("District");

WHEREAS, on the 20th day of July, 2016, the Commissioners' Court of Williamson County has authorized the creation of the Pearson Place Road District (the "District"); and

WHEREAS, as consideration for the creation of the District, the Developer agreed to the construction of the four-lane divided portion of Neenah Avenue from the Davis Springs Subdivision to the Brushy Creek MUD and related improvements (the "Project") within the District, as set forth in the Development Agreement executed by and between the Developer's predecessor and Williamson County (the "County"), dated April 13, 2010, and the First Amendment to the Development Agreement dated May 17, 2013 (collectively, the "Development Agreement");

WHEREAS, the Developer will dedicate or cause to be dedicated in fee simple to the County the necessary right-of-way for the Project;

WHEREAS, the Developer has completed construction of the Project (being the right-of-way described in Exhibit "A" attached hereto), including all landscaping, irrigation, fencing, and related improvements in accordance with the Development Agreement;

WHEREAS, that portion of the right-of-way for the Project, which is described on Exhibit "A" attached hereto, is sometimes referred to as the "Applicable Right-of-Way";

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer does hereby ASSIGN, TRANSFER, SET OVER AND DELIVER to District the following described property (the "Assigned Property") to the extent that the same is located on, in, or under the Applicable Right-of-Way;

- (a) all public improvements for the Project including the road and related irrigation, landscaping, fencing, and drainage facilities as further provided in the Order of the County creating the District, to the extent that the same related to and are part of the four-lane divided portion of Neenah Avenue;
- (b) all plans and specifications for construction, development, or improvement of the four-lane divided portion of Neenah Avenue;
- (c) all Developer's rights under any construction contracts as they relate to the four-lane divided portion of Neenah Avenue (and all payment and performance bonds, statutory or otherwise, issued by any surety in connection with the construction contracts, and the proceeds of such bonds) providing for the construction, development or improvement of the four-lane divided portion of Neenah Avenue;

(d) all Developer's rights under any engineering contracts as they relate to the four-lane divided portion of Neenah Avenue providing for the design, engineering or supervision of the construction, development or improvement of the four-lane divided portion of Neenah Avenue.

TO HAVE AND TO HOLD the personal property of the Project (the "Personal Property") unto the District, and the District's successors or assigns, forever.

The Developer expressly retains the right and a license to enforce, sue upon, make claim under and upon, and otherwise exercise all rights and remedies of the Developer under the Personal Property listed and described in paragraphs (b), (c) and (d) above.

The Developer expressly retains an irrevocable license to enter upon the Applicable Right-of-Way to maintain, replace, upgrade, and repair the wall and fencing, landscaping, irrigation systems, and related improvements constructed or to be constructed by the Developer therein, conditioned upon the County's reasonable approval of a standard license agreement, such approval not to be unreasonably withheld, conditioned, or delayed.

EXECUTED as of the 11th day of October, 2016.

DEVELOPER:

CENTURY LAND HOLDINGS II, LLC,
a Colorado limited liability company,
D/B/A Century LH II, LLC

By: [Signature]
Its: President

DISTRICT:

By: [Signature]
Its: County Judge

Exhibit A



PEARSON PLACE
NEENAH AVENUE

Doc# 2015002679

STATE OF TEXAS
COUNTY OF WILLAMSON
NOTARY PUBLIC

WITNESSETH THAT I, the undersigned, am a Notary Public for the State of Texas, and on this day of December, 2014, I have personally appeared John H. Seay, known to me to be the person whose name is subscribed to the foregoing instrument, and he has acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the presence of the witnesses herein named, and that he is the owner of the premises described in the instrument.

WITNESSETH THAT I, the undersigned, am a Notary Public for the State of Texas, and on this day of December, 2014, I have personally appeared John H. Seay, known to me to be the person whose name is subscribed to the foregoing instrument, and he has acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the presence of the witnesses herein named, and that he is the owner of the premises described in the instrument.

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ENGINEER'S STATEMENT

I, the undersigned, am a Licensed Professional Engineer in the State of Texas, and on this day of December, 2014, I have personally appeared John H. Seay, known to me to be the person whose name is subscribed to the foregoing instrument, and he has acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the presence of the witnesses herein named, and that he is the owner of the premises described in the instrument.

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LAND SURVEYOR'S STATEMENT

I, the undersigned, am a Licensed Professional Land Surveyor in the State of Texas, and on this day of December, 2014, I have personally appeared John H. Seay, known to me to be the person whose name is subscribed to the foregoing instrument, and he has acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the presence of the witnesses herein named, and that he is the owner of the premises described in the instrument.

CITY APPROVAL NOTE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 10th DAY OF DECEMBER, 2014.

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ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 10th DAY OF DECEMBER, 2014.

STATE OF TEXAS
COUNTY OF WILLAMSON
COUNTY CLERK'S STATEMENT

I, the undersigned, am the County Clerk of the County of Williamson, Texas, and on this day of December, 2014, I have personally appeared John H. Seay, known to me to be the person whose name is subscribed to the foregoing instrument, and he has acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the presence of the witnesses herein named, and that he is the owner of the premises described in the instrument.

GENERAL PLAT NOTES

1. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, TREES, OR LANDSCAPING SHALL BE ALLOWED IN OR ON THE PLAT AREA EXCEPT AS SHOWN ON THE PLAT.
2. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ADJACENT EASEMENTS & MAY BE NECESSARY AND SHALL NOT PROVIDE ACCESS BY GOVERNMENTAL AUTHORITIES.
3. ALL PLANNING EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
4. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
5. PAVING SEQUENCES, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE ADJACENT STREETS AND ARE LOCATED ON THE FACE OF THE PLAT BY A DOTTED LINE NEARBY THE ADJACENT STREET. THE PAVING SEQUENCES SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR HIS/HER ASSIGNS. BUILDING FOOTPRINTS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR HIS/HER ASSIGNS.
6. THE OWNER OF THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND EASEMENTS FOR THE PLANS FOR CONSTRUCTION OF THE SUBDIVISION. THE OWNER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND EASEMENTS FOR THE PLANS FOR CONSTRUCTION OF THE SUBDIVISION. THE OWNER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND EASEMENTS FOR THE PLANS FOR CONSTRUCTION OF THE SUBDIVISION.
7. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN. ALL WATER AND WASTEWATER SERVICES SHALL BE PROVIDED BY THE CITY OF AUSTIN. ALL WATER AND WASTEWATER SERVICES SHALL BE PROVIDED BY THE CITY OF AUSTIN.
8. A TEN FOOT WIDE ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED TO ALL STREET FRONTAGE.
9. THE OWNER OF THIS SUBDIVISION SHALL PROVIDE PERSONNELS ELECTRIC COOPERATIVE WITH ANY EXISTING AND/OR ACCESS REQUIRED, OTHER THAN THOSE INDICATED ON THIS PLAT FOR THE INSTALLATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
10. THE OWNER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND EASEMENTS FOR THE PLANS FOR CONSTRUCTION OF THE SUBDIVISION. THE OWNER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL UTILITIES AND EASEMENTS FOR THE PLANS FOR CONSTRUCTION OF THE SUBDIVISION.
11. FUTURE ELEC. COOPERATIVE HAS THE RIGHT TO PRAVE AND/OR REMOVE TREES, SHRUBS, AND OTHER CONSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ELECTRIC EQUIPMENT AND/OR ACCESS REQUIRED, OTHER THAN THOSE INDICATED ON THIS PLAT FOR THE INSTALLATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
12. THE SUBDIVISION IS LOCATED WITHIN THE NORTHERN EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THIS SUBDIVISION SHALL BE ALLOWED THAT WOULD INTERFERE WITH THE RECHARGE OF THE AUSTIN WATER UTILITY SYSTEM.
13. BEFORE CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. THE DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. THE DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL.
14. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 10% OF THE NET SITE AREA. PANSUMPT TO SECTION 25-6-211 OF THE LAND DEVELOPMENT CODE.

GENERAL PLAT NOTES (cont.)

15. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND COMPLETION OF THE SUBDIVISION. THE SUBDIVISION IS LOCATED WITHIN THE NORTHERN EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THIS SUBDIVISION SHALL BE ALLOWED THAT WOULD INTERFERE WITH THE RECHARGE OF THE AUSTIN WATER UTILITY SYSTEM.
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18. TWO-YEAR PEAK FLOW RATES FOR THE SUBDIVISION SHALL BE DETERMINED BY THE CITY OF AUSTIN. THE TWO-YEAR PEAK FLOW RATES FOR THE SUBDIVISION SHALL BE DETERMINED BY THE CITY OF AUSTIN. THE TWO-YEAR PEAK FLOW RATES FOR THE SUBDIVISION SHALL BE DETERMINED BY THE CITY OF AUSTIN.
19. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN. ALL WATER AND WASTEWATER SERVICES SHALL BE PROVIDED BY THE CITY OF AUSTIN. ALL WATER AND WASTEWATER SERVICES SHALL BE PROVIDED BY THE CITY OF AUSTIN.
20. THIS SITE IS SUBJECT TO THE CITY OF AUSTIN FLOOD AND WATER FLOW IMPROVEMENT RULE.

LAND DESIGN SERVICES, INC.
11111 RICHMOND ROAD
HOUSTON, TEXAS 77056
TEL: 281-410-1111
WWW.LANDDESIGNSERVICES.COM

PEARSON PLACE
NEENAH AVENUE

CSJ-2008-0056.6A

PROJECT NAME: PEARSON PLACE	DATE: 08/22/2014	SCALE: 1"=100'
USER NUMBER: 154-11-1	DRAWING FILE PATH: L:\PEARSON PLACE\PROJECTS\PP NEENAH PL.DOC	PLAT NO: 154-11-1
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