

Parcel 7M

DONATION DEED
County Road 110 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 ANY INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That SEDC DEVCO, INC., a Texas corporation, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) or other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Donate and by these presents do Donate, Grant, Bargain, and Convey unto WILLIAMSON COUNTY, TEXAS, all those certain tracts or parcels of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows:

All of that certain 0.164 acre (7,150 Sq. Ft.) tract of land in the Henry Millard Survey, Abstract No. 452, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (Parcel 7M).

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the property described in said Exhibit "A" to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals 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 Williamson County, Texas 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 CR 110, but shall not be used or exported from the Property for any other purpose.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and 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 Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the 4th day of November, 2016.

[signature page follows]

GRANTOR:

SEDC DEVCO, INC.,
a Texas corporation

By: [Signature]
John S. Lloyd, President

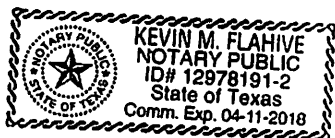
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 4 day of NOVEMBER, 2016 by John S. Lloyd, in the capacity and for the purposes and consideration recited therein.



[Signature]
Notary Public, State of Texas

WILLIAMSON COUNTY, TEXAS

Dan A. Gattis, County Judge

STATE OF TEXAS

2

COUNTY OF WILLIAMSON

3

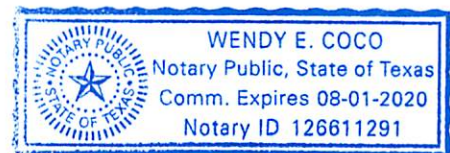
8

This instrument was acknowledged before me on this the 10TH day of January, 2016 by Dan A. Gattis, 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 78664

**GRANTEE'S MAILING ADDRESS:**

Williamson County, Texas
Attn: County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

EXHIBIT A

County: Williamson
Parcel : 7M
Highway: County Road 110

PROPERTY DESCRIPTION FOR PARCEL 7M

DESCRIPTION OF A 0.164 ACRE (7,150 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 34.74 ACRE TRACT OF LAND CONVEYED TO SEDC DEVCO, INC. (EXHIBIT A) BY INSTRUMENT RECORDED IN DOCUMENT NO. 2015089800 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.164 ACRE (7,150 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2" iron rod with plastic cap stamped "RJ SURVEYING" found, being the southeasterly corner of said 34.74 acre tract, same being the northeasterly corner of the remainder of that called 105.031 acre tract of land (Exhibit "A", Tract 2) conveyed to SEDC DEVCO, INC. by instrument recorded in Document No. 2013084234 of the Official Public Records of Williamson County, Texas, same being in the westerly boundary line of that called 36.00 acre tract of land conveyed to Double J Investments, L.P. by instrument recorded in Document No. 2006019846 of the Official Public Records of Williamson County, Texas;

THENCE, departing said 36.00 acre tract, with the northerly boundary line of said remainder of the 105.031 acre tract, same being the southerly boundary line of said 34.74 acre tract, S 68°37'55" W for a distance of 2449.87 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" (Grid Coordinates determined as N=10182052.86, E=3153820.71 TxSPC Zone 4203) set 68.00 feet right of proposed County Road (C.R.) 110 Baseline Station 240+92.69, for the southeasterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, continuing with said common boundary line, S 68°37'55" W for a distance of 25.91 feet to a 1/2" iron rod with plastic cap stamped "RJ SURVEYING" found in the existing easterly Right-of-Way (ROW) line of C.R.110 (variable width ROW), being the northwesterly corner of said remainder of the 105.031 acre tract, same being the southwesterly corner of said 34.74 acre tract, for the southwesterly corner of the herein described tract;
- 2) **THENCE**, departing said remainder of the 105.031 acre tract, with said existing easterly ROW line, same being the westerly boundary line of said 34.74 acre tract, N 21°21'19" W for a distance of 568.03 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet right of proposed County Road (C.R.) 110 Baseline Station 246+61.31, for the northerly corner of the herein described tract, and from which a 1/2" iron rod found for the northwesterly corner of said 34.74 acre tract, same being the southwesterly corner of the remainder of that called 190.50 acre tract of land conveyed to Stephen Lee Pritchard Family Trust and Nancy K. Pritchard Ohlendorf Family Trust by instrument recorded in Volume 1980, Page 972 of the Official Records of Williamson County, Texas, bears N 21°21'19" W at a distance of 48.06 feet;

THENCE, departing said existing easterly ROW line, through the interior of said 34.74 acre tract, the following two (2) courses:

- 3) along a curve to the left, having a delta angle of $01^{\circ}02'47''$, a radius of 4932.00 feet, an arc length of 90.06 feet and a chord which bears $S\ 23^{\circ}31'36''\ E$ for a distance of 90.06 feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet right of proposed C.R. 110 Baseline Equation Station 245+71.25 back, 245+70.00 ahead, for a point of tangency;
- 4) $S\ 24^{\circ}02'59''\ E$ for a distance of 478.55 feet to the POINT OF BEGINNING, containing 0.164 acres (7,150 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

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

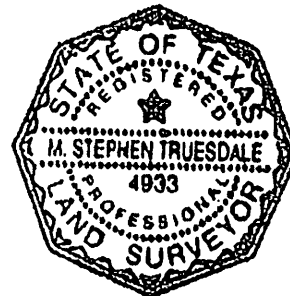
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

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 direct supervision.

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

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

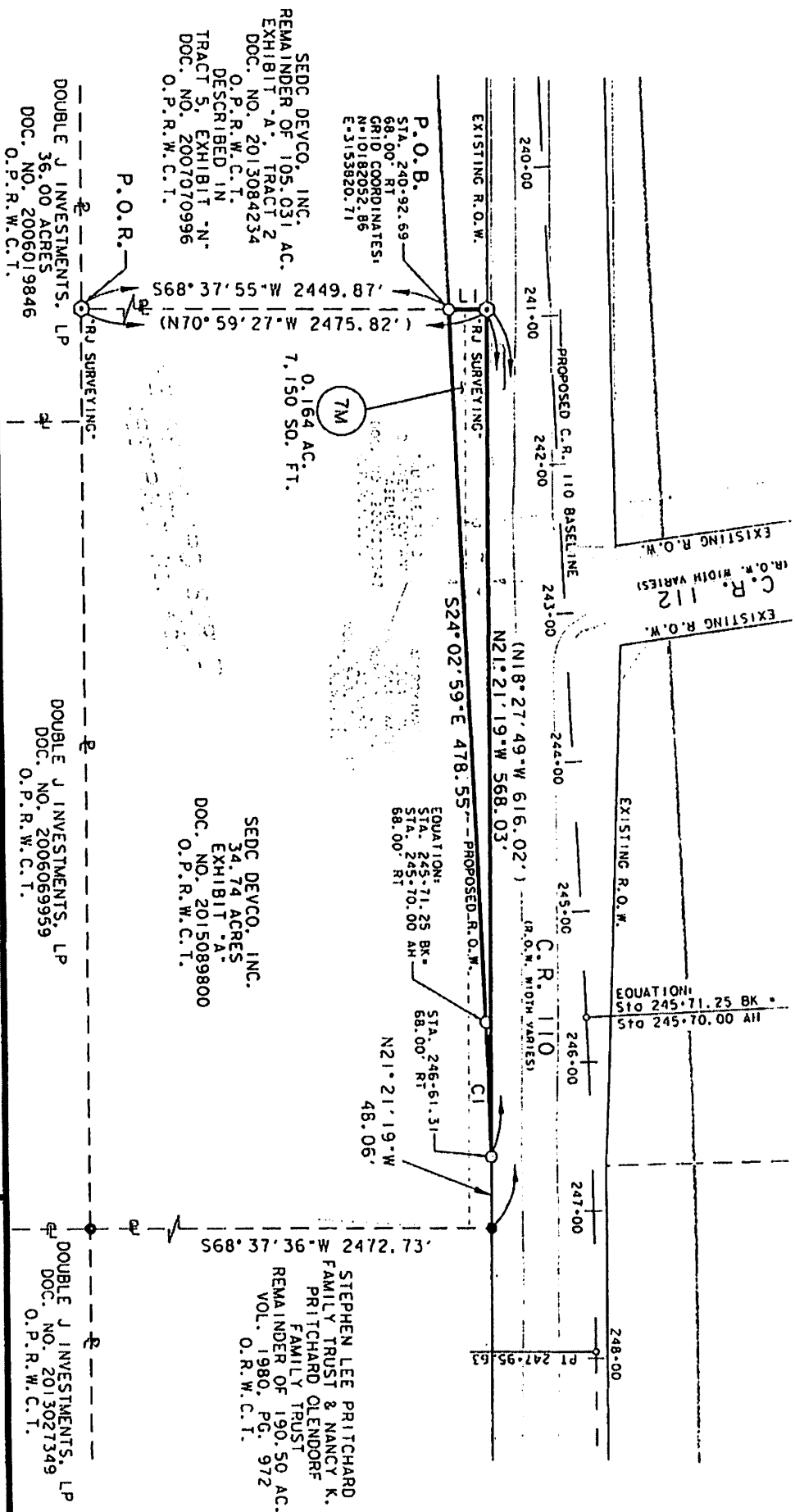
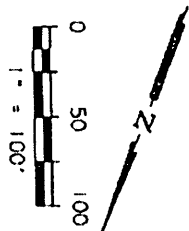
25 July 2016
Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

NUMBER	DIRECTION	DISTANCE
LI	S68°37'55"W	25.91'

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
CI	01°02'47"	4932.00'	90.06'	90.06'	S23°31'36"E



INLAND GEODETICS
 PROFESSIONAL LAND SURVEYORS
 1504 CHISHOLM TRAIL RD. STE. 103
 ROUND ROCK, TX 78681
 P. (512) 228-1200 FAX (512) 238-1251
 FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
SEDG DEVCO, INC.
 SCALE 1" = 100'
 PROJECT CR 110
 COUNTY WILLIAMSON
 PARCEL 7M

LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

■ TXDOT TYPE 1 CONCRETE MONUMENT FOUND	€ CENTER LINE
* FENCE CORNER POST FOUND	ℙ PROPERTY LINE
● 1/2" IRON ROD FOUND UNLESS NOTED	() RECORD INFORMATION
⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP	— LINE BREAK
⊙ COTTON GIN SPINDLE FOUND	↘ DENOTES COMMON OWNERSHIP
⊙ 1/2" IRON PIPE FOUND UNLESS NOTED	P.O.B. POINT OF BEGINNING
X X CUT FOUND	P.O.R. POINT OF REFERENCE
▲ 60/D NAIL FOUND	N.T.S. NOT TO SCALE
△ CALCULATED POINT	D.R.W.C.T. DEED RECORDS
○ 1/2" IRON ROD W/ ALUMINUM CAP	O.R.W.C.T. OFFICIAL RECORDS
STAMPED "WILCO-ROW" SET	WILLIAMSON COUNTY, TEXAS
(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
	WILLIAMSON COUNTY, TEXAS
	P.R.W.C.T. PLAT RECORDS
	WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All 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 factor of 1.00011.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 1608513-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MARCH 23, 2016, ISSUE DATE APRIL 1, 2016.

10A. EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. BY INSTRUMENT IN VOLUME 563, PAGE 717, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

B. RIGHT OF WAY AND ACCESS EASEMENT BY INSTRUMENT IN VOLUME 69, PAGE 608, VOLUME 70, PAGE 555 AND VOLUME 131, PAGE 131 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

C. EASEMENT GRANTED TO TXU ELECTRIC DELIVERY COMPANY BY INSTRUMENT IN DOCUMENT NO. 2007035543, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

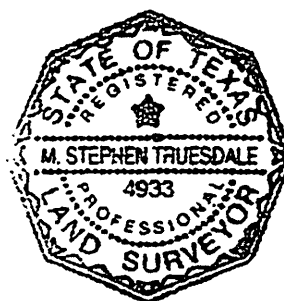
E. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID NO. 1A, SUBJECT TO IF APPLICABLE.

F. INCLUSION WITHIN THE SIENA MUD NO. 2. SUBJECT TO.

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

M. Stephen Truesdale 25 July 2016
DATE:

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681



	ACRES	SQUARE FEET
ACQUISITION	0.164	7,150
CALC/DEED AREA	34.74	1,513,274
REMAINDER AREA	34.58	1,506,124



PARCEL PLAT SHOWING PROPERTY OF
SEDC DEVCO, INC.

PARCEL 7M

SCALE
1" = 100'

PROJECT
CR 110

COUNTY
WILLIAMSON