

Sheets & Crossfield, P.C.

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

May 15, 2017

Leschber Family Trust
Attn: Harlan L. and Vickie M. Leschber
1252 CR 234
Georgetown, Texas 78633

Re: Williamson County—County Roads 234 and 146

Dear Mr. and Mrs. Leschber:

Please allow this letter to set out my understanding regarding the agreement for your donation of the right of way to Williamson County ("County") for future transportation corridor expansion along County Roads 234 and 146 in the area of your property that you have been discussing with the County Road & Bridge department and our office.

In return for executing the enclosed deed, the County will pay you a total of \$38,511 to compensate you for the replacement of 7,002 feet of fencing (at \$5.50 per linear foot) along the boundary of your property at the new right of way.

If this meets with your understanding please execute the enclosed deed and this letter where indicated, and we will have this considered by the Commissioners Court and signed by the judge for payment to be processed as quickly as possible.

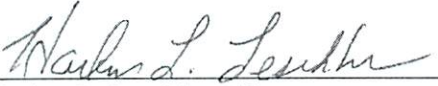
Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,

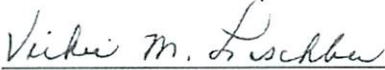


Brian J. Knowles
Sheets & Crossfield, P.C.

AGREED:
Leschber Family Trust


Harlan L. Leschber, Trustee

Date: 07-19-17


Vickie M. Leschber, Trustee

Date: 07-19-17

WILLIAMSON COUNTY, TEXAS


Dan A. Gattis
County Judge

Date: 07-27-2017

Enclosure: Deed

DEED
CR 234 and CR 146 ROW

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

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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: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WHEREAS, Williamson County, Texas is 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 County Roads 234 and 146 (the "Project") ; and,

WHEREAS, the purchase and/or receipt of the hereinafter-described premises has been deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of the Project; and,

WHEREAS, the undersigned Grantors desire to donate the hereinafter described Property to Williamson County, Texas as a charitable contribution under applicable federal income tax statutes and regulations for use as a dedicated public street and for public utilities; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the Leschber Family Trust, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the 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 WILLIAMSON COUNTY, TEXAS, all that certain tract or parcel 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 (the "Property"):

All of that certain 1.86 acre tract of land, out of the Burrell Eaves Survey, Abstract No. 216, in Williamson County, Texas, and being a portion of that tract described as 113-1/8 acres in a General Warranty Deed to Harlan Lee Leschber and wife, Vickie Leschber, dated March 19, 2008 and recorded as Document Number 2008021818 of the Official Public Records of Williamson County, Texas, and also being a portion of that tract described as 113.8 acres in a General Warranty Deed to Harlan Lee Leschber and wife, Vickie Leschber, dated March 19, 2008 and recorded as Document Number 2008021819 of said Official Public Records, and being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein; and

All of that certain 1.80 acre tract of land, out of the Burrell Eaves Survey, Abstract No. 216, in Williamson County, Texas, and being a portion of that tract described as 113-1/8 acres in a General Warranty Deed to Harlan Lee Leschber and wife, Vickie Leschber, dated March 19, 2008 and recorded as Document Number 2008021818 of the Official Public Records of Williamson County, Texas, and being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein; and

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the property: 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 donates the Property in an "as is" condition with no representations made or implied as to the quality, fitness, or condition of the Property by Grantor. Grantee is receiving the Property based solely on their inspection and is not relying on any representations made by Grantor. No representations of the use, fitness, size, quality or any other matters concerning the Property have been made by Grantor to Grantee. Grantor warrants only title to the Property as set forth in this Deed.

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 Williamson County, 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 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 Grantors, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2017.

[signature page follows]

GRANTOR:

The Leschber Family Trust

Harlan L. Leschber

Harlan L. Leschber, Trustee

Vickie M. Leschber

Vickie M. Leschber, Trustee

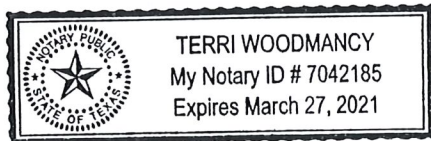
ACKNOWLEDGMENT

STATE OF TEXAS

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§
§

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 19 day of July, 2017 by Harlan L. Leschber, as Trustee of the Leschber Family Trust, in the capacity and for the purposes and consideration recited therein.



Terri Woodmancy
Notary Public, State of Texas

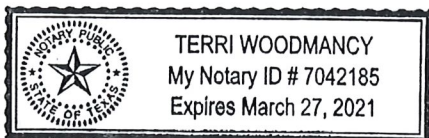
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 19 day of July, 2017 by Vickie M. Leschber, as Trustee of the Leschber Family Trust, in the capacity and for the purposes and consideration recited therein.



Terri Woodmancy
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:

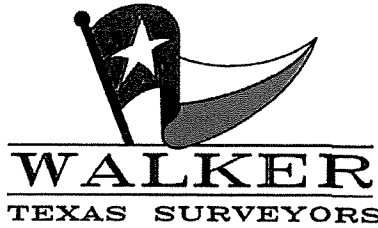
Williamson County, Texas
Attn: County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

EXHIBIT A

WTS Job#075032

1.86 Acres



P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361 Phone
TBPLS Firm #10103800

PERIMETER DESCRIPTION OF A 1.86 ACRE TRACT OF LAND, OUT OF THE BURRELL EAVES SURVEY, ABSTRACT No 216, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 113-1/8 ACRES IN A GENERAL WARRANTY DEED TO HARLAN LEE LESCHBER AND WIFE, VICKIE LESCHBER, DATED MARCH 19, 2008 AND RECORDED AS DOCUMENT NUMBER 2008021818 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 113.8 ACRES IN A GENERAL WARRANTY DEED TO HARLAN LEE LESCHBER AND WIFE, VICKIE LESCHBER, DATED MARCH 19, 2008 AND RECORDED AS DOCUMENT NUMBER 2008021819 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a calculated point in the fenced east margin of County Road 234, and also being in the south margin of County Road 146 for the occupied northwest corner of said 113-1/8 acre Leschber tract and this tract,

THENCE: N 68°42'43" E 9.35 feet with the south margin of County Road 146, and with the north occupied line of said 113-1/8 acre Leschber tract to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set for the northeast corner of this tract;

THENCE: across said 113-1/8 acre tract with the following four (4) courses:

1. 765.26 feet with a curve to the right, having a radius of 5045.00 feet and a chord that bears S 07°26'05" W 764.52 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
2. S 14°19'12" W 211.69 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
3. S 17°01'00" W 129.04 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
4. S 13°24'59" W at 430.94 feet crossing into said 113.8 acre Leschber tract, and continuing for a total distance of 461.66 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,

THENCE: continuing across said 113.8 acre Leschber tract with the following three (3) courses:

1. S 11°46'49" W 138.05 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
2. S 08°28'01" W 1286.20 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
3. S 01°30'47" W 249.14 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set in the north line of that certain tract described as 106 acres in a deed to Ed Ilse, dated September 8, 1913 and recorded in Volume 160, Page 190 of the Deed Records of Williamson County, Texas, for the southeast corner of this tract;

THENCE: S 68°24'05" W 25.75 feet with the south line of said 113.8 acre Leschber tract, and with the north line of said Ilse tract to a calculated point in the east margin of County Road 234 for the southwest corner of this tract, for reference a 3/4" I.D. pipe found for the most westerly southwest corner of said Ilse tract bears S 05°50'10" E 21.04 feet;

THENCE: N 02°58'03" W 23.40 feet with the east margin of County Road 234 to a fence corner post found;

THENCE: with the east margin of County Road 234, and with the west line of said 113.8 acre Leschber tract, as occupied and fenced upon the ground, the following six (6) courses:

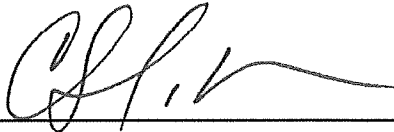
1. N 00°43'38" E 102.92 feet to a fence corner post found,
2. N 02°05'07" E 125.72 feet to a fence corner post found,
3. N 07°11'06" E 183.26 feet to a fence corner post found,
4. N 07°57'15" E 265.03 feet to a fence corner post found,
5. N 08°37'16" E 613.97 feet to a fence corner post found;
6. N 09°42'11" E at 384.59 feet passing the northwest corner of said 113.8 acre Leschber tract, and continuing with the west line of said 113-1/8 acre Leschber tract, as occupied and fenced upon the ground, for at total distance of 393.55 feet to a fence corner post found;

THENCE: continuing with the west line of said 113-1/8 acre Leschber tract, as occupied and fenced upon the ground, the following seven (7) courses:

1. N 13°53'27" E 353.22 feet to a fence corner post found,
2. N 17°31'31" E 225.34 feet to a fence corner post found,
3. N 13°53'50" E 343.21 feet to a fence corner post found,
4. N 07°43'23" E 306.40 feet to a fence corner post found,
5. N 06°07'47" E 211.62 feet to a fence corner post found,
6. N 06°06'36" E 62.13 feet to a fence corner post found,

7. N 10°29'11" E 40.88 feet to the Point of Beginning.

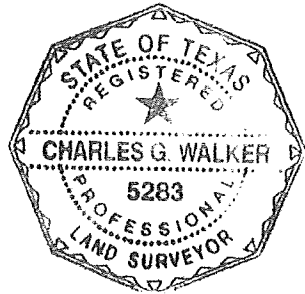
Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83). This perimeter description is a part of and accompanies a sketch of this survey. Surveyed under the direction and supervision of the undersigned:



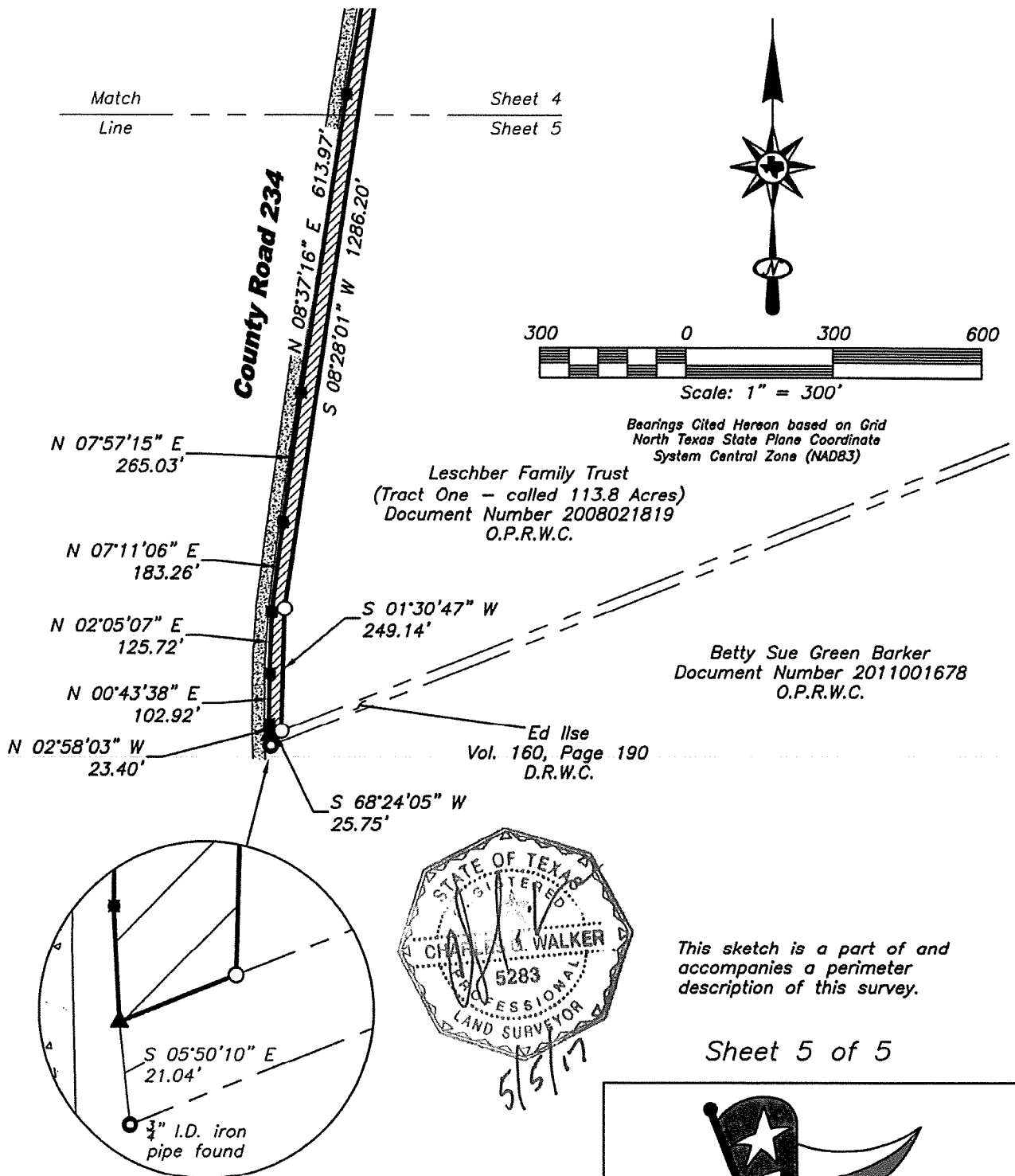
Charles G. Walker
R.P.L.S. Number 5283

5/5/17

May 5, 2017 = Date of Field Survey



**Sketch to Accompany Field Notes for
1.86 Acres out of the Burrell Eaves Survey
Abstract No. 216, Williamson County, Texas**



This sketch is a part of and
accompanies a perimeter
description of this survey.

Sheet 5 of 5

- fence corner post found
 - 1/2 inch iron pin with yellow cap
inscribed "WALKER 5283" set
 - ▲ calculated point
- D.R.W.C. Deed Records Williamson County
O.P.R.W.C. Official Public Records Williamson County

WALKER
TEXAS SURVEYORS

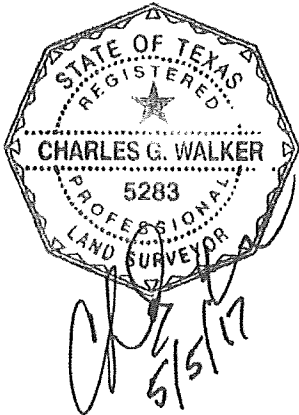
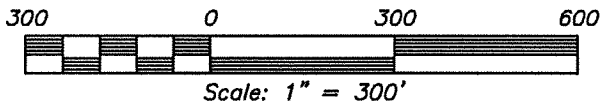
P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 259-3361
TBPLS Firm #10103800

Job #075032

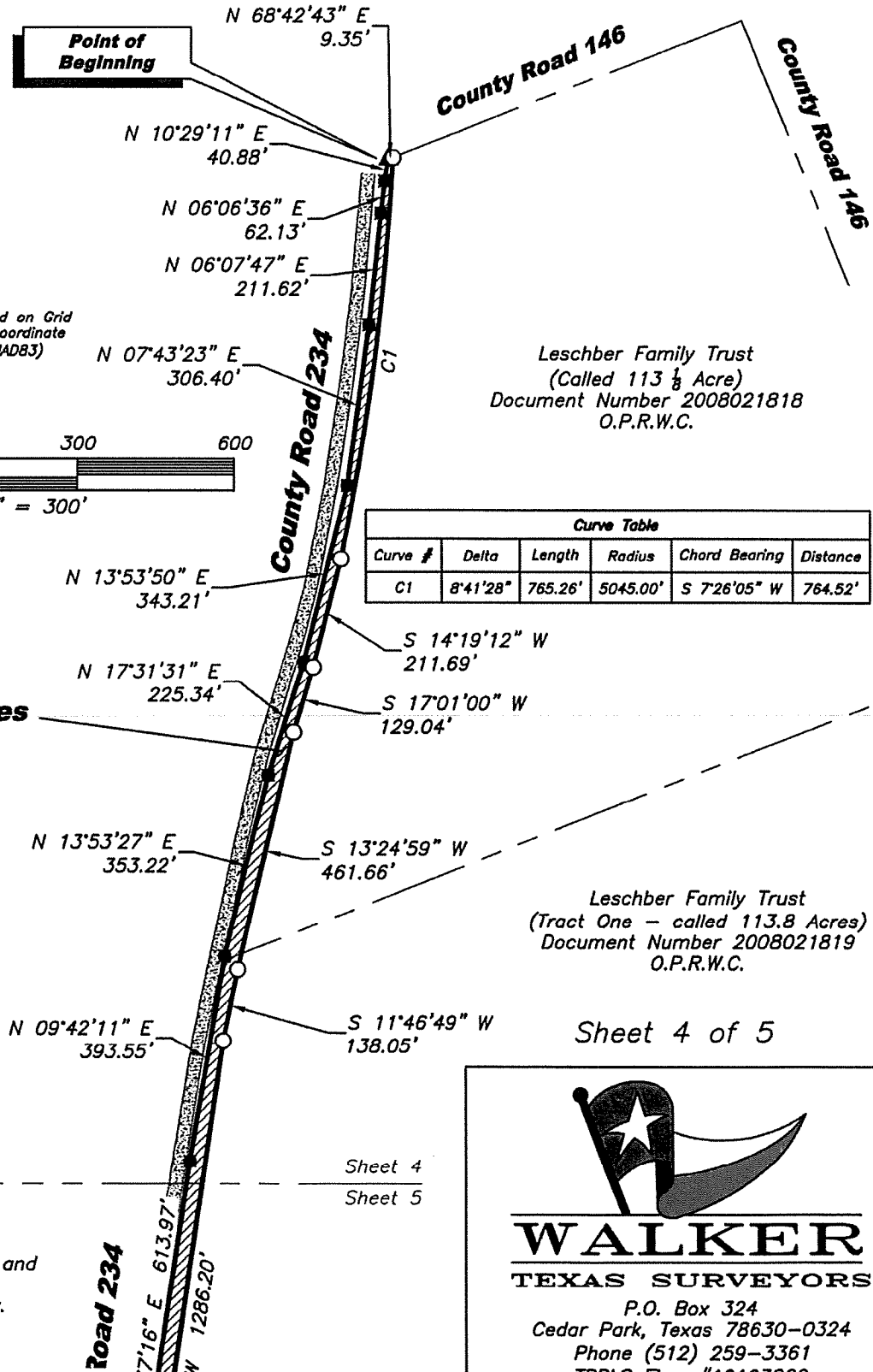
**Sketch to Accompany Field Notes for
1.86 Acres out of the Burrell Eaves Survey
Abstract No. 216, Williamson County, Texas**



Bearings Cited Hereon based on Grid
North Texas State Plane Coordinate
System Central Zone (NAD83)



1.86 Acres



Leschber Family Trust
(Called 113 1/8 Acre)
Document Number 2008021818
O.P.R.W.C.

Curve Table					
Curve #	Delta	Length	Radius	Chord Bearing	Distance
C1	8°41'28"	765.26'	5045.00'	S 7°26'05" W	764.52'

Leschber Family Trust
(Tract One - called 113.8 Acres)
Document Number 2008021819
O.P.R.W.C.

Sheet 4 of 5

This sketch is a part of and
accompanies a perimeter
description of this survey.

WALKER
TEXAS SURVEYORS

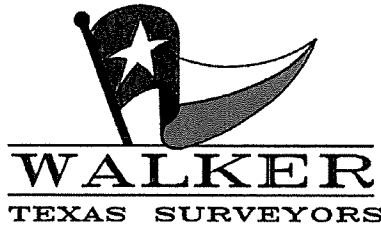
P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 259-3361
TBPLS Firm #10103800

Job #075032

EXHIBIT B

WTS Job#075032

1.80 Acres



P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361 Phone
TBPLS Firm #10103800

PERIMETER DESCRIPTION OF A 1.80 ACRE TRACT OF LAND, OUT OF THE BURRELL EAVES SURVEY, ABSTRACT No 216, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 113-1/8 ACRES IN A GENERAL WARRANTY DEED TO HARLAN LEE LESCHBER AND WIFE, VICKIE LESCHBER, DATED MARCH 19, 2008 AND RECORDED AS DOCUMENT NUMBER 2008021818 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a fence corner post found in the westerly margin of County Road 146, and in the north line of that certain tract described as 139.75 acres in a deed to J. A. Andres dated June 6, 1933 and recorded in Volume 266, Page 170 of the Deed Records of Williamson County, Texas, for the most easterly corner of said Leschber tract and this tract;

THENCE: S 69°09'52" W 20.76 feet with the north line of said J. A. Andres tract to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set, from which a fence corner post found for the northwest corner of said J.A. Andres tract, and an interior ell corner of said Leschber tract bears S 69°09'52" W 69.09 feet;

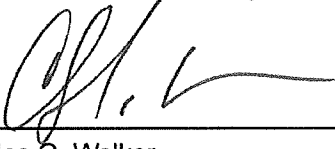
THENCE: over and across said Leschber tract the following four (4) courses:

1. N 21°50'07" W 1136.06 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
2. N 66°40'15" W 49.36 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
3. S 68°29'37" W 2575.12 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set for the most westerly southwest corner of this tract,
4. N 21°54'41" W 18.14 feet to a calculated point in the westerly margin of County Road 146;

THENCE: N 68°23'18" E with the southerly margin of County Road 146, and a northerly line of said Leschber tract, at 38.55 feet joining a fence, and continuing along or near said fence for a total distance of 2629.97 feet to a calculated point for the northeast corner of said Leschber tract and this tract;

THENCE: S 21°52'09 E 1194.08 feet with the westerly margin of County Road 146, and along or near a fence with the east line of said Leschber tract, to the Point of Beginning.

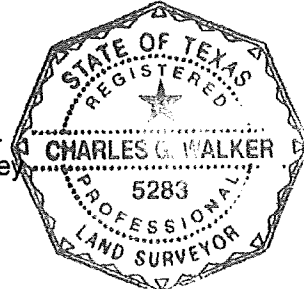
Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83). This perimeter description is a part of and accompanies a sketch of this survey. Surveyed under the direction and supervision of the undersigned:



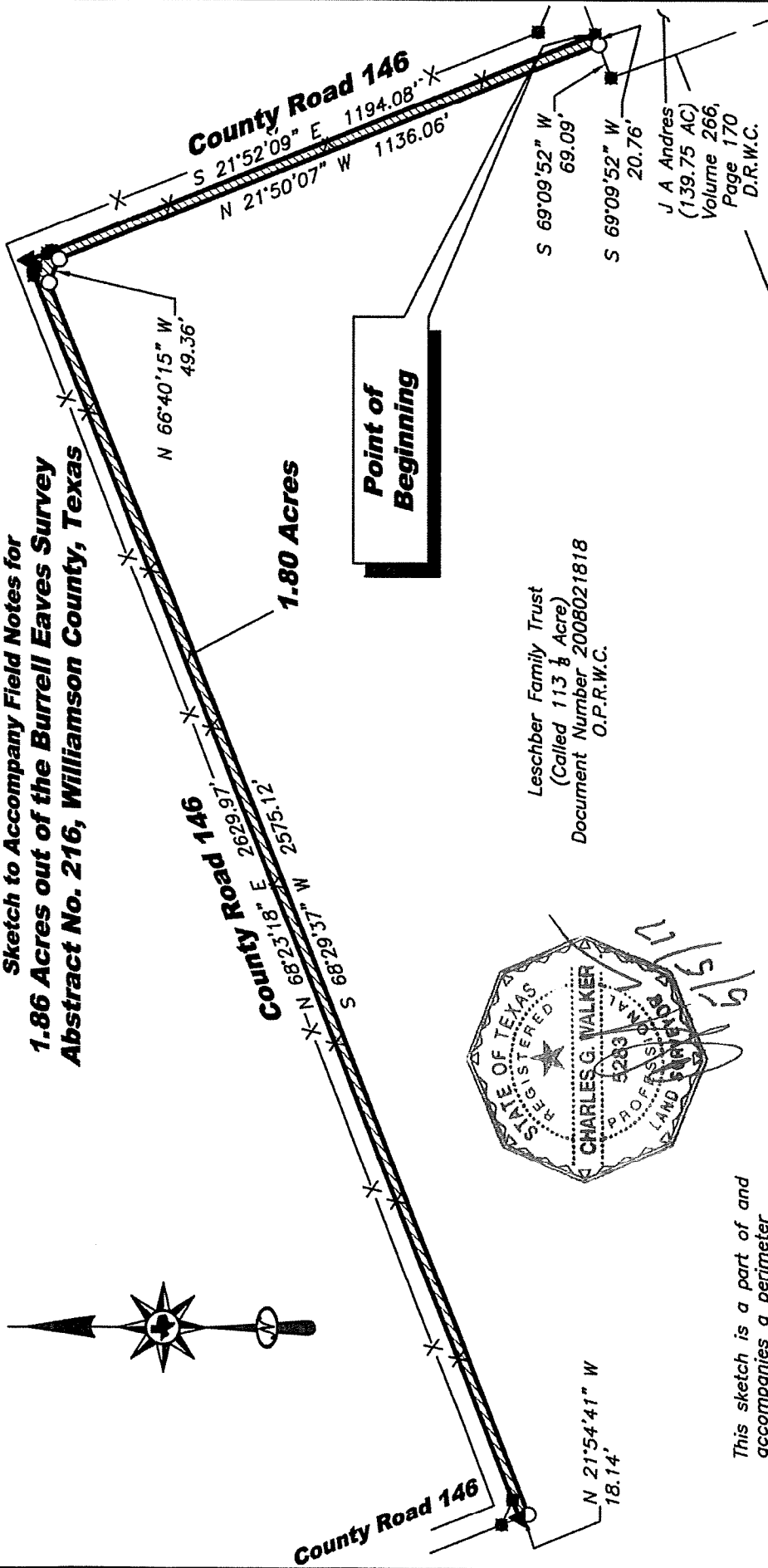
Charles G. Walker
R.P.L.S. Number 5283

5/5/17

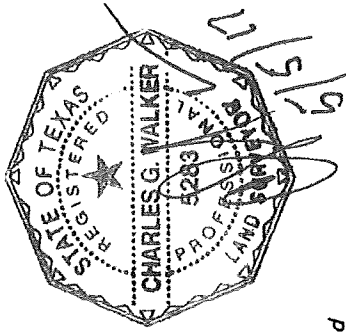
May 5, 2017 = Date of Field Survey



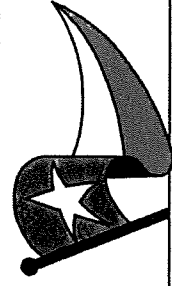
**Sketch to Accompany Field Notes for
1.86 Acres out of the Burrell Eaves Survey
Abstract No. 216, Williamson County, Texas**



Leschber Family Trust
(Called 113 1/2 Acre)
Document Number 2008021818
O.P.R.W.C.



Sheet 3 of 3

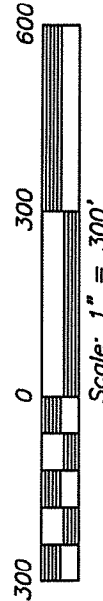


WALKER
TEXAS SURVEYORS

P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 259-3361
TBPLS Firm #10103800

Job #075032

fence corner post found
1/2 inch iron pin with yellow cap
inscribed "WALKER 5283" set
calculated point
wire fence
Deed Records Williamson County
Official Public Records Williamson County



Bearings Cited Hereon based on Grid
North Texas State Plane Coordinate
System Central Zone (NAD83)