

**REAL ESTATE CONTRACT**  
CR 111 Right of Way—Parcel 21

THIS REAL ESTATE CONTRACT (“Contract”) is made by ERNEST W. KIMBRO (referred to in this Contract as “Seller”) and WILLIAMSON COUNTY, TEXAS (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 those two certain tracts of land totaling 3.885 acres (169,231 Sq. Ft.) in the J. McQueen Survey, Abstract No. 426, Williamson County, Texas; being more fully described by metes and bounds in Exhibits “A-B”, attached hereto and incorporated herein (**Parcel 21**);

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the “Property”), and any improvements situated on and attached to the Property described in Exhibit “A” not otherwise agreed herein to be retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

**ARTICLE II**  
**PURCHASE PRICE**

**Purchase Price and Additional Compensation**

2.01. The Purchase Price for the Property interests described in Exhibit “A” shall be the sum of ONE HUNDRED SEVENTY-FOUR THOUSAND EIGHT HUNDRED TWENTY-FIVE and 00/100 Dollars (\$174,825.00).

2.1.1. As Additional Compensation for any improvements on the Property, and any damage to and/or cost to cure for the remaining property of Seller, Purchaser shall pay the sum of TEN THOUSAND and 00/100 Dollars (\$10,000.00).

**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 current actual knowledge:

- (1) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than as previously disclosed to Purchaser;
- (2) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

The Property herein is being conveyed to Purchaser under threat of condemnation.

**ARTICLE V**  
**CLOSING**  
Closing Date

5.01. The Closing shall be held at the office of Georgetown Title Company on or before September 18, 2018, 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 Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to all of the Property described in Exhibit "A-B", 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 and incorporated herein.

(2) Deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, issued by Title Company, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests 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".
- (d) 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 party incurring same 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.

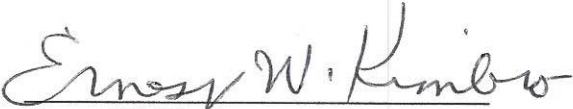
Effective Date

8.10. This Contract shall be effective as of the date it is approved by Williamson County, Texas which date is indicated beneath the County Judge's signature below.

Counterparts

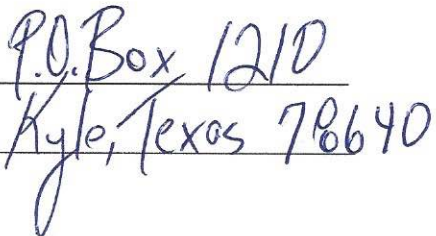
8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

**SELLER:**

  
Ernest W. Kimbro

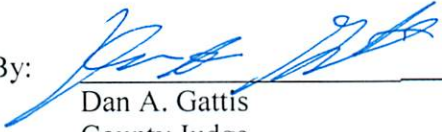
Date: 8-20-16

Address:



**PURCHASER:**

WILLIAMSON COUNTY, TEXAS

By:   
Dan A. Gattis  
County Judge

Address: 710 Main Street, Suite 101  
Georgetown, Texas 78626

Date: 08-27-2018

**EXHIBIT A**

**County:** Williamson  
**Parcel:** 21  
**Highway:** County Road 111 (Westinghouse Road)

**3.747 acres**


**PROPERTY DESCRIPTION FOR PARCEL 21**

BEING ~~3.618 acres (157,614 Square Feet)~~ of land, situated in the J. McQueen Survey, Abstract No. 426, in Williamson County, Texas, said land being a portion of that certain Tract 1, called 67.07 acres, as conveyed to Ernest W. Kimbro by deed recorded as Document No. 2007004401 of the Official Public Records of Williamson County, Texas. Surveyed on the ground in the month of June, 2015, under the supervision of Patrick J. Stevens, Registered Professional Land Surveyor, and being more particularly described as follows:

**BEGINNING** at a calculated point (Surface Coordinates determined as N=10194641.07, E=3149782.49) at the intersection of the north line of County Road No. 105, and the east line of County Road No. 104, for the Southwest corner of the above-referenced 67.07 Kimbro Tract 1, for the Southwest corner hereof;

**THENCE**, along the east line of County Road No. 104, being the west line of the said 67.07 Kimbro Tract 1, N 21°48'00" W, at 44.52 feet pass a fence post for a total distance of 182.66 feet, in all, to an iron pin set 153.89 feet left of Engineers Centerline Station 135+50.63 for the Northwest corner hereof, from which a fence corner found for the Northwest corner of the above-referenced 67.07 acre Kimbro Tract 1 bears N 21°48'00" W, 1,455.26 feet;

**THENCE**, N 68°24'15" E, 130.03 feet to an iron pin set 156.41 feet left of Engineers Centerline Station 136+80.63; S 21°37'00" E, 62.42 feet to an iron pin set 94.00 feet left of Engineers Centerline Station 136+81.87; N 71°56'30" E, 614.43 feet to an iron pin set 68.00 feet left of Engineers Centerline Station 142+95.74; N 69°31'00" E, 647.30 feet to an iron pin set 88.00 feet left of Engineers Centerline Station 149+32.65; N 76°52'30" E, 272.04 feet to an iron pin set 88.00 feet left of Engineers Centerline Station 152+04.70 and N 80°18'45" E, 81.09 feet to an iron pin set 81.43 feet left of Engineers Centerline Station 152+89.11 on the east line of the said 67.07 acre Kimbro Tract 1, being the west line of Lot 1, Block A, of Valley Vista, a subdivision of record in Cabinet P, Slide 18, of the Plat Records of Williamson County, Texas, for the Northeast corner hereof;

**THENCE**, S 21°15'15" E, 21.58 feet to an iron pin found on the said north line of County Road No. 105, marking the SE corner of the said 67.07 acre Kimbro Tract 1, being the Southwest corner of the said Lot 1, for the Southeast corner hereof;

**THENCE**, along the said north line of County Road No. 105, S 68°41'15" W, 1.038.04 feet to an iron pin found and S 68°41'30" W, 631.15 feet to a fence post and S 68°41'30" W, 68.96 feet to the Place of **BEGINNING** and containing 3.618 acres of land.

Note: Basis of Bearing GPS Observation Texas Central State Plane

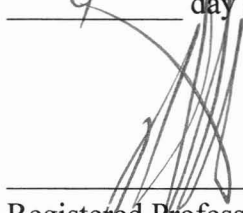
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 4 day of October, 2016, A.D.

  
\_\_\_\_\_  
Patrick J. Stevens  
Registered Professional Land Surveyor, No. 5784  
State of Texas



Project No. 22009

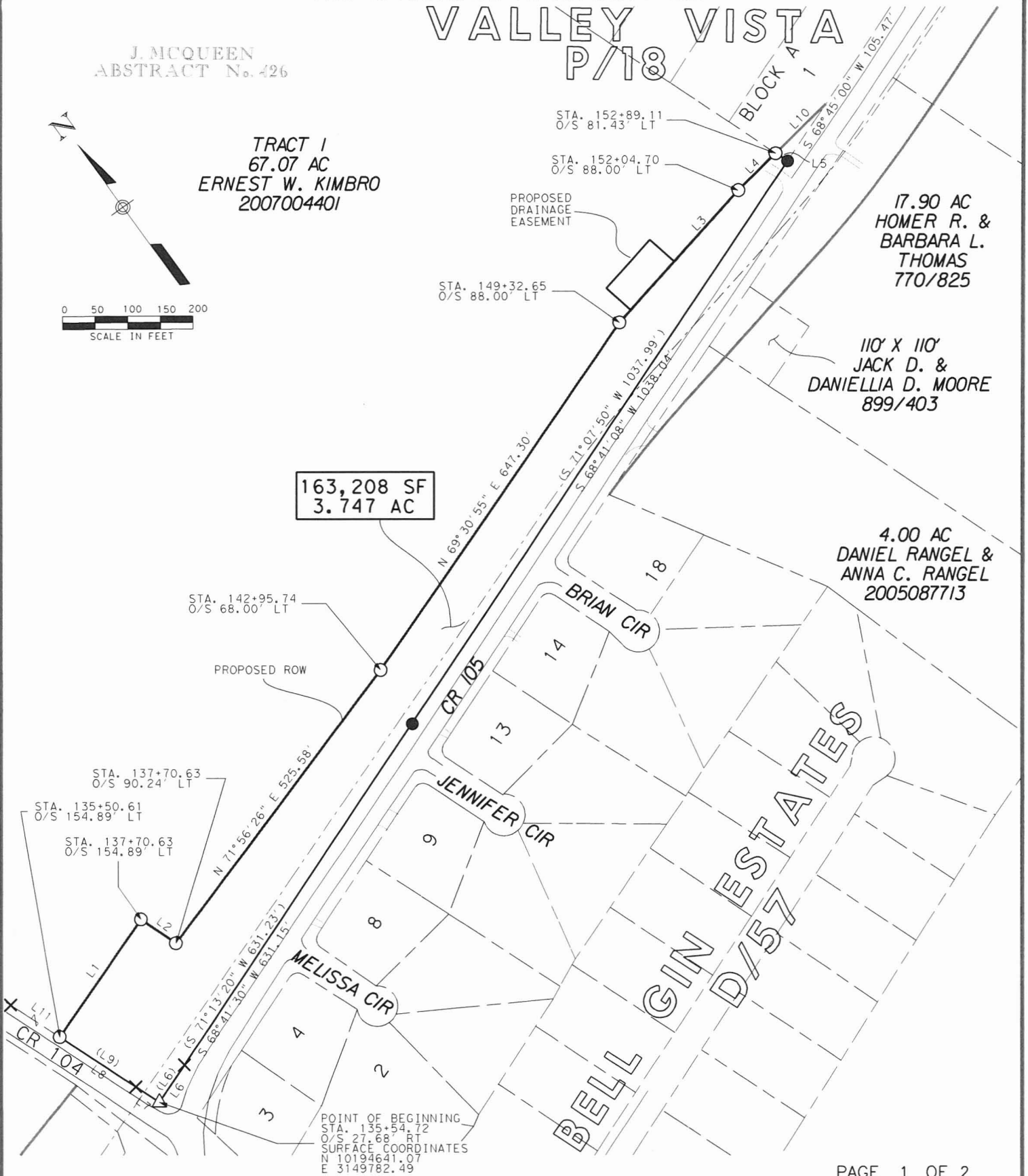
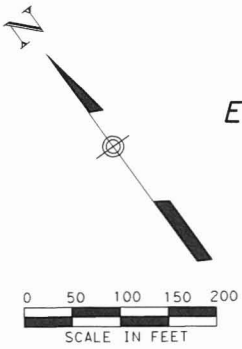
P:\22000-22999\22009 Wilco CR111 Route Study\Parcel Descriptions\Legal Description for Parcel 21.docx

# VALLEY VISTA

## P/18

J. MCQUEEN  
ABSTRACT No. 426

TRACT 1  
67.07 AC  
ERNEST W. KIMBRO  
2007004401



STEGE BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626  
 METRO 512.930.9412 FAX 512.930.9412 WEB STEGE BIZZELL.COM  
 SERVICES >>>ENGINEERS >>>PLANNERS >>>SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:

ERNEST W. KIMBRO

SCALE:  
1"=200'

PARCEL:  
21

PROJECT:  
CR 111

COUNTY:  
WILLIAMSON



WILLIAMSON  
COUNTY

1848

## LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON REBAR SET W/ CAP STAMPED "RPLS 5784"
- 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ NAIL FOUND
- ℄ CENTER LINE
- ( ) RECORD INFORMATION
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- LINE BREAK
- × FENCE POST

CODE	BEARING	DISTANCE
L1	N 69°30'55" E	220.02'
L2	S 20°29'05" E	64.65'
L3	N 76°52'33" E	272.04'
L4	N 80°18'52" E	81.09'
L5	S 21°15'14" E	21.58'
L6	S 68°46'45" W	68.97'
L7	N 21°48'00" W	44.52'
L8	N 21°48'05" W	139.14'
(L9)	N 19°23'26" W	112.08'
L10	N 80°18'45" E	107.66'
L11	N 21°49'07" W	1,454.68'
(L6)	S 71°13'20" W	68.97'

## NOTES:

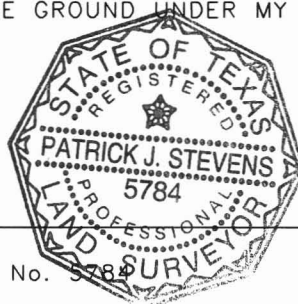
ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.

THIS TRACT SUBJECT TO THE FOLLOWING EASEMENTS THAT CANNOT BE PLOTTED DUE TO A VAGUE DESCRIPTION(S):

1. TEXAS POWER & LIGHT COMPANY EASEMENT, VOL. 299, PG. 515
2. JONAH WATER SUPPLY CORPORATION EASEMENT, VOL. 563, PG. 513
3. JONAH WATER SUPPLY CORPORATION EASEMENT, VOL. 641, PG. 105
4. JONAH WATER SUPPLY CORPORATION EASEMENT, DOC. NO. 9845595
5. BOUNDARY LINE AGREEMENT, DOC. NO. 9731931

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 DIRECTION AND SUPERVISION.

PATRICK J. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784  
STATE OF TEXAS



PAGE 2 OF 2

STEGE BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626  
METRO 512.930.9412 TSPC REG. 7-181 WEB STEGERBIZZELL.COM  
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:

ERNEST W. KIMBRO

SCALE:  
1"=200'

PARCEL:  
21

PROJECT:  
CR 111

COUNTY:  
WILLIAMSON



**EXHIBIT B**

**County:** Williamson  
**Parcel:** 21DE  
**Highway:** County Road 111 (Westinghouse Road)

**PROPERTY DESCRIPTION FOR PARCEL 21DE**

BEING a 0.138 of one acre parcel (6,000 Square Feet) of land, situated in the J. McQueen Survey, Abstract No. 426, in Williamson County, Texas, and being a portion of a called 67.07 acre tract of land described as 'Tract 1' in a General Warranty Deed to Ernest W. Kimbro, recorded in Document No. 2007004401 of the Official Public Records of Williamson County, Texas. Said 0.138 of one acre parcel being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rebar found (Surface Coordinates = N: 10195271.85, E: 3151402.24) for the Southeast corner of said 67.07 acre tract and the Southwest corner of Lot 1, Block A, VALLEY VISTA, a subdivision recorded in Cabinet P, Slide 218 of the Plat Records of Williamson County, Texas, also being in the existing Northwesterly right-of-way line of County Road No. 105, (being a variable width right-of-way at this point), said 1/2-inch iron rebar found being 59.95 feet left of and at a right angle to Engineers Centerline Station 152+91.32, from which a 1/2-inch iron rebar found on the Southeast line of said 67.07 acre tract and said existing Northwesterly right-of-way line of County Road No. 105, bears South 68°41'15" West a distance of 1038.04 feet;

THENCE North 21°15'15" West departing said existing Northwesterly right-of-way line of County Road No. 105, along the East line of said 67.07 acre tract and the West line of said Lot 1, a distance of 21.58 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the proposed Northwesterly right-of-way line of County Road No. 105;

THENCE over and across said 67.07 acre tract and along said proposed Northwesterly right-of-way line of County Road No. 105, the following three (3) courses and distances:

1. South 80°18'45" West a distance of 81.09 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set;
2. South 76°52'30" West a distance of 152.04 feet to the Southeast corner and **POINT OF BEGINNING** (Surface Coordinates = N: 10195243.80, E: 3151166.40) of the herein described tract, said corner being 88.00 feet left of and at a right angle to Engineers Centerline Station 150+52.65; and
3. **South 76°52'30" West** a distance of **120.00** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the Southwest corner of the herein described tract, said 1/2-inch iron rebar being 88.00 feet left of and at a right angle to Engineers Centerline Station 149+32.65, from which a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for an angle point in said proposed Northwesterly right-of-way line of County Road No. 105, bears South 69°31'00" West a distance of 647.30 feet;

THENCE departing said proposed Northwesterly right-of-way line of County Road No. 105 and continuing over and across said 67.07 acre tract, the following three (3) courses and distances:

1. **North 13°07'30" West** a distance of **50.00** feet to the Northwest corner of the herein described tract;
2. **North 76°52'30" East** a distance of **120.00** feet to the Northeast corner of the herein described tract; and
3. **South 13°07'30" East** a distance of **50.00** feet to the **POINT OF BEGINNING** and containing 0.138 of one acre of land more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (2011 Adjustment), referenced to the Leica Smartnet Network. Coordinates and distances shown hereon are surface values represented in U.S. Survey Feet. The project grid-to-surface combined adjustment factor is 1.00013.

This property description is accompanied by a separate plat of even date.

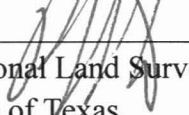
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein under my supervision and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 15 day of December, 2016, A.D.

  
\_\_\_\_\_  
Patrick J. Stevens  
Registered Professional Land Surveyor, No. 5784  
State of Texas



# PLAT TO ACCOMPANY PARCEL DESCRIPTION

J. MCQUEEN  
ABSTRACT No. 426

TRACT 1  
67.07 AC  
ERNEST W. KIMBRO  
2007004401

PROPOSED  
DRAINAGE  
EASEMENT  
6,000 SF  
0.138 AC

POINT OF BEGINNING  
STA. 150+52.65  
O/S 88.00' LT  
SURFACE COORDINATES  
N 10195243.80  
E 3151166.40

STA. 152+89.11  
O/S 81.43' LT

STA. 152+04.70  
O/S 88.00' LT

POINT OF COMMENCEMENT  
STA. 152+91.32  
O/S 59.95' LT  
SURFACE COORDINATES  
N 10195271.85  
E 3151402.24

STA. 149+32.65  
O/S 88.00' LT

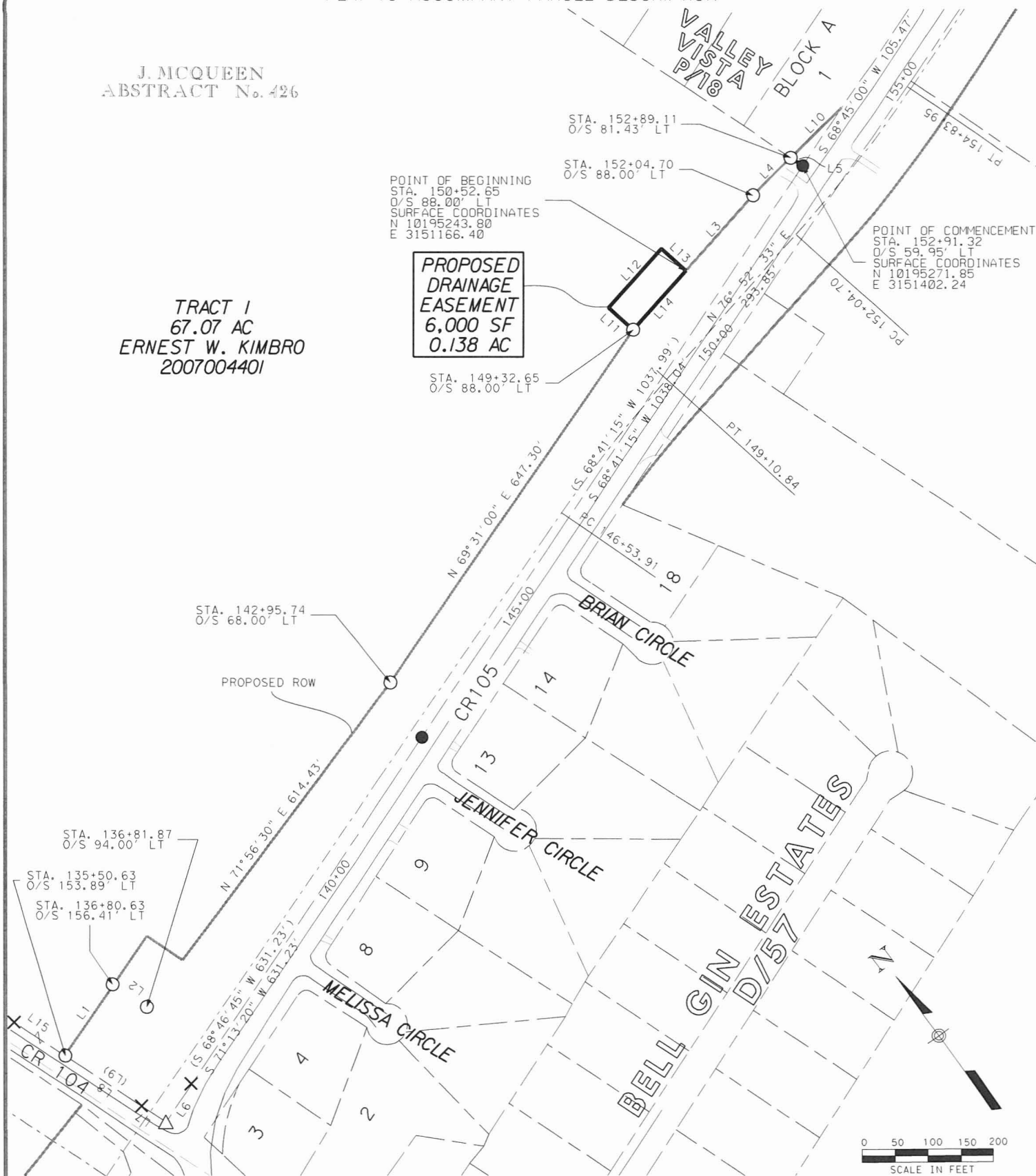
STA. 142+95.74  
O/S 68.00' LT

PROPOSED ROW

STA. 136+81.87  
O/S 94.00' LT

STA. 135+50.63  
O/S 153.89' LT

STA. 136+80.63  
O/S 156.41' LT



0 50 100 150 200  
SCALE IN FEET

PAGE 1 OF 2

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626  
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SERVICES >>>ENGINEERS >>>PLANNERS >>>SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:

ERNEST W. KIMBRO

SCALE:  
1"=200'

PARCEL:  
21DE

PROJECT:  
CR 111

COUNTY:  
WILLIAMSON



WILLIAMSON  
COUNTY  
1848

## LEGEND

- TYPE I CONCRETE MONUMENT FOUND  
 ■ TYPE II MONUMENT FOUND  
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 ○ 1/2" IRON REBAR SET W/ CAP STAMPED "RPLS 5784"  
 ● 1/2" IRON REBAR FOUND UNLESS NOTED  
 △ CALCULATED POINT  
 ⊕ NAIL FOUND  
 ⊕ CENTER LINE  
 ( ) RECORD INFORMATION  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 — LINE BREAK  
 X FENCE CORNER

CODE	BEARING	DISTANCE
L1	N 68°24'15" E	130.03'
L2	S 21°37'00" E	62.42'
L3	S 76°52'30" W	152.04'
L4	S 80°18'45" W	81.09'
L5	N 21°15'15" W	21.58'
L6	S 68°46'45" W	68.97'
L7	N 21°48'00" W	44.52'
L8	N 21°48'00" W	138.14'
(L9)	N 19°23'26" W	112.08'
L10	N 80°18'45" E	107.66'
L11	N 13°07'30" W	50.00'
L12	N 76°52'30" E	120.00'
L13	S 13°07'30" E	50.00'
L14	S 76°52'30" W	120.00'

## NOTES:

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4. JONAH WATER SUPPLY CORPORATION EASEMENT, DOC. NO. 9845595
5. BOUNDARY LINE AGREEMENT, DOC. NO. 9731931

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


  
 12-15-16
   
 PATRICK J. STEVENS
   
 REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784
   
 STATE OF TEXAS



PAGE 2 OF 2


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 METRO 512.930.9412 TYPENR 7-131 WCB STEGERBIZZELL.COM  
 SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

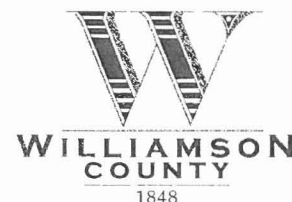
PARCEL PLAT SHOWING PROPERTY OF:

ERNEST W. KIMBRO

 SCALE:  
 1"=200'

 PARCEL:  
 21DE

 PROJECT:  
 CR 111

 COUNTY:  
 WILLIAMSON


# EXHIBIT "C"

Parcel 21

## DEED

County Road 111/Westinghouse Road Right of Way

**THE STATE OF TEXAS**

§

**COUNTY OF WILLIAMSON**

§

§

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:**

That ERNEST W. KIMBRO, a single person, 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:

All of that certain 3.885 acre (169,231 Sq. Ft.) tract of land in the J. McQueen Survey, Abstract No. 426, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 21**)

**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 111/Westinghouse Road.

**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.

This deed is being delivered in lieu of condemnation.

**IN WITNESS WHEREOF**, this instrument is executed on this the \_\_\_\_ day of \_\_\_\_\_, 2018.

*[signature page follows]*

**GRANTOR:**

\_\_\_\_\_  
Ernest W. Kimbro

**ACKNOWLEDGMENT**

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2018 by Ernest W. Kimbro, 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 Auditor  
710 Main Street, Suite 101  
Georgetown, Texas 78626

**AFTER RECORDING RETURN TO:**