

REAL ESTATE CONTRACT
CR 111 Right of Way—Parcel 26/26DE

THIS REAL ESTATE CONTRACT ("Contract") is made by M&RBFF, LLC (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 that certain 2.321 acres (101,092 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 26**); and

Drainage Easement interest in and across all of that certain 0.138 acre (6,000 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 "B", attached hereto and incorporated herein (**Parcel 26DE**);

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 Exhibits "A-B" 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 Exhibits "A-B", and any damage to the remaining property of Seller shall be the sum of ONE HUNDRED EIGHTY-SIX THOUSAND THREE HUNDRED SIXTY-ONE and 00/100 Dollars (\$186,361.00).

2.01.1. As Additional Compensation for the acquisition of any improvements on the Property, and for the cost of any damage to or curative measures for the remaining property of Seller, Purchaser shall pay the amount of EIGHT THOUSAND FOUR HUNDRED EIGHTY-NINE and 00/100 Dollars (\$8,489.00)

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 February 28, 2020, 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", and deliver to Purchaser a duly executed and acknowledged Drainage Easement conveying such interest to all of the Property described in Exhibit "B", both free and clear of any and all monetary 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. The Drainage Easement shall be in the form as shown in Exhibit "D" attached hereto and incorporated herein.

(2) Provide reasonable assistance as requested, at no cost to Seller, to cause Title Company to issue Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, 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 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.

[signature page follows]

SELLER:

M&RBFF, LLC

By: David E. Best

Name: DAVID E. BEST

Its: MANAGER

Date: 2-07-2020

Address: 1903 ASTER WAY

ROUND ROCK, TX 78665

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: Bill Gravell, Jr.
Bill Gravell, Jr.
County Judge

Date: 2/25/2020

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

EXHIBIT A

County: Williamson
Parcel: 26
Highway: County Road 111 (Westinghouse Road)

PROPERTY DESCRIPTION FOR PARCEL 26

BEING 2.321 acres (101,092 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 One, called 52.41 acres, as conveyed to Mary L. Bost, Trustee of the Family Trust Established under the will of Robert V. Bost, of record as Document No. 2013006956 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 an iron pin found (Surface Coordinates determined as N=10195810.74, E=3152973.69) on the south line of County Road No. 105 marking the Northeast corner of the above-referenced 52.41 acre Bost Tract One, being the northwest corner of that certain tract of land, called 50.441 acres, as conveyed to The Ranches at Emerald Meadows, LLC, by deed as recorded in Document No. 2015044217, of the Official Public Records of Williamson County, Texas, for the Northwest corner hereof;

THENCE, along the east line of the said 52.41 acre Bost Tract One, being the west line of the said 50.441 acre Ranches at Emerald Meadows tract, S 21°28'45" E, 22.48 feet to an iron pin set 68.20 feet right of Engineers Centerline Station 169+44.51 for the Southeast corner hereof;

THENCE, along a curve to the Right, (Radius = 1,568.00 feet, Delta = 14°37'30", Long Chord bears S 61°33'45" W, 399.17 feet) an arc distance of 400.26 feet to an iron pin set 68.00 feet right of Engineers Centerline Station 165+61.65 and S 68°52'30" W, 1,067.54 feet to an iron pin set 68.00 feet right of Engineers Centerline Station 154+94.11 on the west line of the said 52.41 acre Bost Tract One, being the east line of that certain tract of land, called 17.90 acres, as conveyed to Homer R. Thomas and wife, Barbara L. Thomas, by deed as recorded in Volume 770, Page 825, of the Deed Records of Williamson County, Texas, for the Southwest corner hereof, from which a fence corner found for the Southwest corner of the above-referenced 52.41 acre Bost Tract One bears S 21°20'30" E, 1,485.84 feet;

THENCE, N 21°20'30" W, 73.96 feet to an iron pin found on the said south line of County Road No. 105, marking the Northwest corner of the said 52.41 acre Bost Tract One, being the Northeast corner of the said 17.90 acre Thomas tract, for the Northwest corner hereof;

THENCE, along the said south line of County Road No. 105, N 68°54'00" E, 1,463.61 feet to the Place of **BEGINNING** and containing 2.321 acres of land.

Note: Basis of Bearing GPS Observation Texas Central State Plane

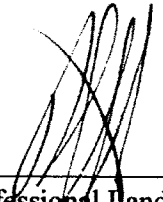
STATE OF TEXAS

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 15 day of December, 2016, A.D.



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



Project No. 22009-26

P:\22000-22999\22009 Wilco CR111 Route Study\Parcel Descriptions\Legal Description for Parcel 26.docx

PLAT TO ACCOMPANY PARCEL DESCRIPTION

VALLEY VISTA
P/18

BLOCK C

BLOCK A

JACOBS WAY

BLOCK B

TREY CT

ALYSON LANE

CESAR &
BRIANA BELTRAN
2010007159

JOSE & MARIA ISABEL
MARTINEZ CASTILLO
201028121

LORENA SANDOVAL
201059654

2
SCOTT R. CURTIS
2004005465

26
CHARLES R. &
LINDA J. CERNY
2004039849

CR 105

N 68°54'00" E 1463.61'
IN 71° E 1461.5'

165.00

S 68°52'30" W 1067.54'

STA. 154+44.11
O/S 68.00 RT

PROPOSED ROW

STA. 165+61.65
O/S 68.00 RT

POINT OF BEGINNING
STA. 169+49.93
O/S 48.23 RT
SURFACE COORDINATES
N 101.6810, 34
E 3152973.69

STA. 169+44.51
O/S 68.20 RT

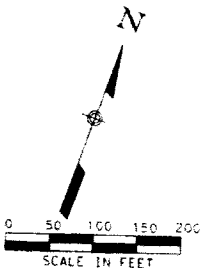
PROPOSED
DRAINAGE
EASEMENT

101,092 SF
2.321 AC

50.44 AC
SAVE AND EXCEPT 10.82 AC
THE RANCHES AT
EMERALD MEADOWS, LLC
2015044217

TRACT ONE
52.41 AC
MARY L. BOST, TRUSTEE
OF THE FAMILY TRUST
ESTABLISHED UNDER
THE WILL OF ROBERT H. BOST
2013006956

17.90 AC
HOMER R. THOMAS &
WIFE, BARBARA L. THOMAS
770/825



JACQUEEN
ABSTRACT No. 426

PAGE 1 OF 2

STEGEROBIZZELL

PARCEL PLAT SHOWING PROPERTY OF:
MARY L. BOST, TRUSTEE OF THE FAMILY TRUST
ESTABLISHED UNDER THE WILL OF ROBERT H. BOST



SCALE: 1"=200'	PARCEL: 26	PROJECT: CR 111	COUNTY: WILLIAMSON
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1548

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

CODE	BEARING	DISTANCE
L1	N 21°20'30" W	73.96'
L2	S 21°28'45" E	22.48'
L3	N 68°52'30" E	10.16'
L4	N 71°20' E	339.60'
(L4)	N 71°18'50" E	159.15'

CODE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	1,568.00'	400.26'	S 61°33'45" W	399.17'	14°37'30"
C2	838.65'	98.01'	N 65°07'30" E	175.27'	6°41'45"
C3	1,568.00'	101.80'	N 52°23'30" E	101.79'	3°43'15"

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, VOL. 282, PG. 289
2. TEXAS POWER & LIGHT COMPANY, VOL. 307, PG. 194
3. JONAH WATER SUPPLY CORP., VOL. 563, PG. 666

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.

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



PAGE 2 OF 2

STEGE BIZZELL

PARCEL PLAT SHOWING PROPERTY OF:
 MARY L. BOST, TRUSTEE OF THE FAMILY TRUST
 ESTABLISHED UNDER THE WILL OF ROBERT H. BOST

SCALE:
 1"=200'

PARCEL:
 26

PROJECT:
 CR 111

COUNTY:
 WILLIAMSON

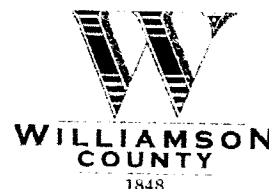


EXHIBIT B

County: Williamson
Parcel: 26DE
Highway: County Road 111 (Westinghouse Road)

PROPERTY DESCRIPTION FOR PARCEL 26DE

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, being a portion of a called 52.41 acre tract of land described as 'Tract One' in an Independent Executor's Distribution Deed to Mary L. Bost, recorded in Document No. 2013006956 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 with cap stamped "RPLS 5784" set (Surface Coordinates = N: 10195215.01, E: 3151635.10) in the West line of said 52.41 acre tract and the East line of a called 17.90 acre tract of land described in a Warranty Deed with Vendor's Lien to Homer R. Thomas and wife, Barbara L. Thomas, recorded in Volume 770, Page 825, of the Deed Records of Williamson County, Texas, also being in the proposed Southeasterly right-of-way line of County Road No. 105, said 1/2-inch iron rebar with cap set being 68.00 feet right of and at a right angle to Engineers Centerline Station 154+94.11, from which a 1/2-inch iron rebar found for the Northwest corner of said 52.41 acre tract and the Northeast corner of said 17.90 acre tract, also being in the existing Southeasterly right-of-way line of County Road No. 105, bears North 21°20'30" West a distance of 73.96 feet;

THENCE over and across said 52.41 acre tract and along said proposed Southeasterly right-of-way line of County Road No. 105, the following two (2) courses and distances:

1. North 68°52'30" East a distance of 434.89 feet to the Northwest corner and **POINT OF BEGINNING** (Surface Coordinates = N: 10195371.74, E: 3152040.77) of the herein described tract, said corner being 68.00 feet right of and at a right angle to Engineers Centerline Station 159+29.00; and
2. **North 68°52'30" East** a distance of **150.00** feet to the Northeast corner of the herein described tract, said corner being 68.00 feet right of and at a right angle to Engineers Centerline Station 160+79.00, from which a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a Point of Curvature in said proposed Southeasterly right-of-way line of County Road No. 105, bears North 68°52'30" East a distance of 482.65 feet;

THENCE departing said proposed Southeasterly right-of-way line of County Road No. 105, and continuing over and across said 52.41 acre tract, the following three (3) courses and distances:

1. **South 21°07'30" East** a distance of **40.00** feet to the Southeast corner of the herein described tract;
2. **South 68°52'30" West** a distance of **150.00** feet to the Southwest corner of the herein described tract; and
3. **North 21°07'30" West** a distance of **40.00** 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.

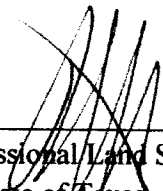
STATE OF TEXAS

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.



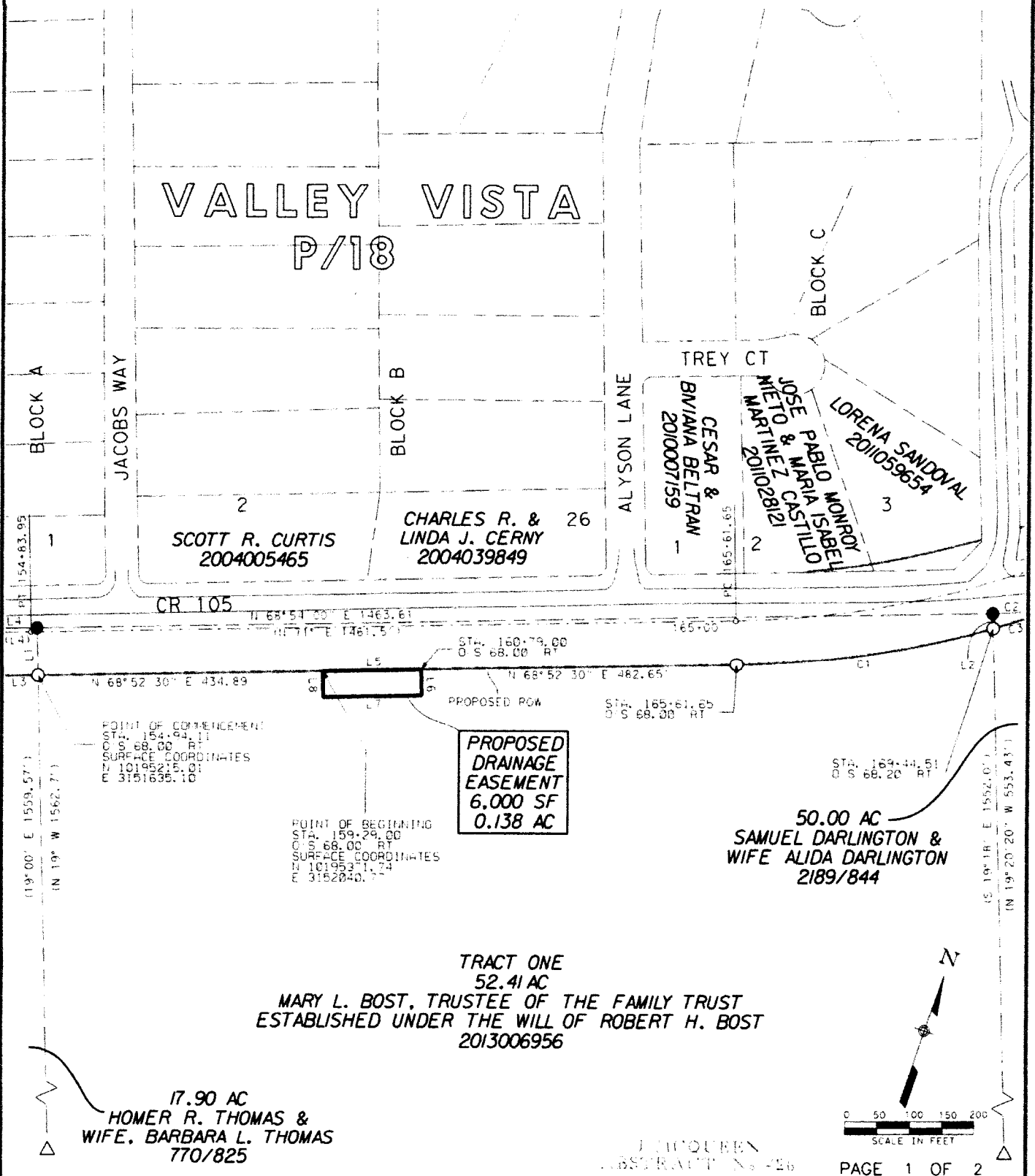
Patrick J. Stevens
Registered Professional Land Surveyor, No. 5784
State of Texas



PLAT TO ACCOMPANY PARCEL DESCRIPTION

VALLEY VISTA

P/18



STEGE BIZZELL

1978 S. AUSTIN AVENUE
SUITE 100
GEORGETOWN, TX 75220
713.230.9412
WWW.STEGEBIZZELL.COM

PARCEL PLAT SHOWING PROPERTY OF:
MARY L. BOST, TRUSTEE OF THE FAMILY TRUST
ESTABLISHED UNDER THE WILL OF ROBERT H. BOST



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 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
- × FENCE CORNER

CODE	BEARING	DISTANCE
L1	N 21°20'30" W	73.96'
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L3	N 68°52'30" E	10.16'
L4	N 71°20' E	339.60'
(L4)	N 71°18'50" E	159.15'
L5	N 68°52'30" E	150.00'
L6	S 21°07'30" E	40.00'
L7	S 68°52'30" W	150.00'
L8	N 21°07'30" W	40.00'

CODE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	1,568.00'	400.26'	S 61°33'45" W	399.17'	14°37'30"
C2	838.65'	98.01'	N 65°07'30" E	175.27'	6°41'45"
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NOTES:

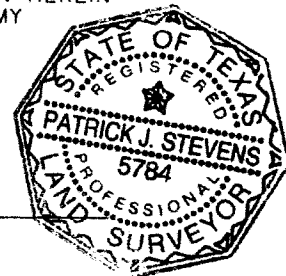
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PATRICK J. STEVENS
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 5784
STATE OF TEXAS



PAGE 2 OF 2

STEGE BIZZELL

1978 S. AUSTIN AVENUE
512.830.9412
1848

PARCEL PLAT SHOWING PROPERTY OF:
MARY L. BOST, TRUSTEE OF THE FAMILY TRUST
ESTABLISHED UNDER THE WILL OF ROBERT H. BOST

SCALE: 1"=200'
PARCEL: 26DE
PROJECT: CR 111
COUNTY: WILLIAMSON

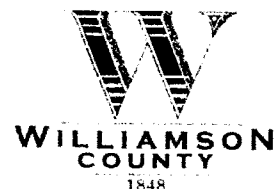


EXHIBIT "C"

Parcel 11

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 THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That M&RBFF, LLC, 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 2.321 acres (101,092 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 26)

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, 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.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 20____.

[signature page follows]

GRANTOR:

M&RBFF, LLC

By: _____

Name: _____

Its: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____,
20__ by _____, 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:

EXHIBIT "D"

Parcel 26

DRAINAGE EASEMENT

County Road 111/Westinghouse Road

THE STATE OF TEXAS

1

1

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

4

That M&RBFF, LLC, 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 WILLIAMSON COUNTY, TEXAS, 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 that certain 0.138 acre (6,000 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 26DE**).

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, pipes 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 "A" 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 for making connections therewith.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This grant is subject to any 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. The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of stormwater drainage, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

This easement is being delivered in lieu of condemnation.

EXECUTED on this the ____ day of _____, 20 ____.

[signature pages follow]

GRANTOR:

M&RBFF, LLC

By: _____

Name: _____

Its: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 20__ by _____, 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: