

REAL ESTATE CONTRACT

Southeast Loop—Corridor A1

THIS REAL ESTATE CONTRACT (“Contract”) is made by and between JENNIE ELIZABETH DILWORTH and EDWARD OWEN DILWORTH (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**

1.01. 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 0.296 acre (12,880 Sq. Ft.) tract of land in the N.D. Walling Survey, Abstract No. 675, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “A”, attached hereto and incorporated herein (**Parcel 6**);

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

2.01. The Purchase Price for the Property, any improvements situated on the Property, and any damage to or cost to cure the remaining property of Seller shall be the sum of ONE HUNDRED THIRTY-FIVE THOUSAND and 00/100 Dollars (\$135,000.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in good funds 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

4.01 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; and
- (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 Independence Title Company on or before March 15, 2021, or at such time, date, and place as Seller and Purchaser may otherwise 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", 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;

(2) Deliver the Deed, which shall be in the form as shown in Exhibit "B" attached hereto and incorporated herein;

(3) 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;" and

(4) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall pay the cash portion of the Purchase Price.

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, but shall otherwise be the continuing obligation of Seller to fully satisfy. Agricultural roll-back taxes, if any, which directly result from the completion of this transaction and conveyance 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

6.01. 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

7.01. 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:

DocuSigned by:

A73EC43225F847C...
Jennie Elizabeth Dilworth

Address: 103 Little Lake Road
Hutto, Texas 78634

Date: 2/18/2021

DocuSigned by:

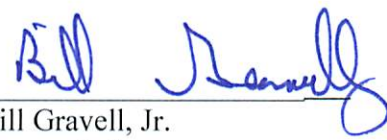
6CE9415F884C48A...
Edward Owen Dilworth

Address: 103 Little Lake Road
Hutto, Texas 78634

Date: 2/19/2021

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: 
Bill Gravell, Jr.
County Judge

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

Date: 3/2/2021

EXHIBIT "A"

Page 1 of 5
March 20, 2020

County: Williamson
Parcel No.: 6
Tax ID: R393537
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

PROPERTY DESCRIPTION FOR PARCEL 6

DESCRIPTION OF A 0.296 ACRE (12,880 SQ. FT.) PARCEL OF LAND LOCATED IN THE N.D. WALLING SURVEY, ABSTRACT 675, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, LAKESIDE ESTATES, PHASE 1-A, A SUBDIVISION OF RECORD IN CABINET R, SLIDE 394, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), CORRECTED BY DOCUMENT NO. 2000022891, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), DESCRIBED IN A DEED TO JENNIE ELIZABETH DILWORTH AND EDWARD OWEN DILWORTH, RECORDED AUGUST 16 2012 IN DOCUMENT NO. 2012067498, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.296 ACRE (12,880 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap found 302.48 feet left of Corridor A1 Engineer's Centerline Station (E.C.S.) 115+93.09 on the existing west right-of-way line of Little Lake Road, a 70-foot wide right-of-way, per plat recorded in Cabinet R, Slide 394, P.R.W.C.TX., for the southeast corner of Lot 2, of said Lakeside Estates Subdivision, described in a deed to Bobby Wolf, recorded in Document No. 2001003332, O.P.R.W.C.TX., same being the northeast corner of said Lot 1;

THENCE with the existing west right-of-way line of said Little Lake Road the following two (2) courses and distances:

S 19°06'25" W, a distance of 143.07 feet to calculated point, said point being the beginning of a curve to the left, and

With said curve to the left, an arc distance of 40.58 feet, through a central angle of 05°06'36", having a radius of 455.00 feet, and a chord that bears S 16° 33'00" W, a distance of 40.57 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,157,950.85, E=3,165,701.79) set 126.33 feet left of Corridor A1 E.C.S. 115+41.29 on the proposed north right-of-way line of Corridor A1, for the northeast corner and **POINT OF BEGINNING** of the parcel described herein, said point being the beginning of a curve to the left;

THENCE departing the proposed north right-of-way line of said Corridor A1, continuing with the existing west right-of-way line of said Little Lake Road, the following three (3) courses and distances numbered 1-3:

- 1) With said curve to the left, an arc distance of 96.44 feet, through a central angle of 12°08'38", having a radius of 455.00 feet, and a chord that bears S 07°55'23" W, a distance of 96.26 feet a 5/8-inch iron rod with a plastic cap found;
- 2) S 01°49'40" W, a distance of 29.89 feet to a 1/2-inch iron rod with a plastic cap found, for the most easterly southeast corner of said Lot 1 and the parcel described herein, said point being the beginning of a curve to the right, and

EXHIBIT "A"

Page 2 of 5
March 20, 2020

County: Williamson
Parcel No.: 6
Tax ID: R393537
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

- 3) With said curve to the right, an arc distance of 39.56 feet, through a central angle of 90° 39' 22", having a radius of 25.00 feet, and a chord that bears S 46°36'09" W, a distance of 35.56 feet to a 1/2-inch iron rod found on the existing north right-of way line of County Road 138 (C.R. 138), a variable width right-of-way, per plat recorded in Cabinet R, Slide 394, P.R.W.C.TX., for the most southerly southeast corner of said Lot 1, and the parcel described herein;

4) **THENCE** N 88°14'34" W, departing the existing west right-of-way line of said Little Lake Road, with the existing north right-of-way line of said C.R. 138, a distance of 64.80 feet to a 1/2-inch iron rod found, for the southeast corner of the remainder of a called 3.60 acre tract described in a deed to Robert Bridges and wife, Sharon F. Bridges, recorded in Volume 1747, Page 471, Official Records of Williamson County, Texas (O.R.W.C.TX.), same being the southwest corner of said Lot 1, and the parcel described herein, from which a 1/2-inch iron rod with a plastic cap found, for the southwest corner of said remainder 3.60 acre tract, bears N 87°00'20" W, a distance 244.79 feet;

5) **THENCE** N 07°31'22" E, departing the existing north right-of-way of said C.R. 138, with the common line of said Lot 1 and said remainder 3.60 acre tract, a distance of 158.40 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 132.54 feet left of Corridor A1 E.C.S. 114+56.91 on the proposed north right-of-way line of said Corridor A1, for the northwest corner for the parcel described herein, said point being the beginning of a curve to the left;

THIS SPACE IS INTENTIONALLY LEFT BLANK

CURVE TABLE

EXHIBIT "A"

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	05° 06' 36" LT	455.00'	40.58'	40.57'	S16° 33' 00" W
(C1)		(455.00')	(137.68')	(137.16')	(N12° 46' 15" E)
C2	12° 08' 38" LT	455.00'	96.44'	96.26'	S07° 55' 23" W
C3	90° 39' 22" RT	25.00'	39.56'	35.56'	S46° 36' 09" W
(C3)		(25.00')	(39.36')	(35.42')	(S49° 12' 15" W)
C4	01° 25' 33" LT	3,400.00'	84.61'	84.61'	S83° 38' 04" E

N.D. WALLING SURVEY
ABSTRACT 675

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S01° 49' 40" W	29.89'
(L1)	(S04° 09' 45" W)	(30.05')
L2	N88° 14' 34" W	64.80'
(L2)	(N85° 50' 15" W)	(65.05')

ROBERT BRIDGES AND WIFE,
SHARON F. BRIDGES
REMAINDER OF A
CALLED 3.60 AC.
VOL. 1747, PG. 471
O. P. R. W. C. TX.

3' DRAINAGE EASEMENT
DOC. NO. 200017317
O. P. R. W. C. TX.

114+56.91
132.54' LT

15' P.U.E.
AND B.L.

N07° 31' 22" E
158.40'
N09° 52' 45" E 340.43'

JENNIE ELIZABETH DILWORTH
AND EDWARD OWEN DILWORTH
RECORDED AUGUST 16, 2012
DOC. NO. 2012067498
O. P. R. W. C. TX.

LOT 1, BLOCK A
LAKESIDE ESTATES
PHASE 1-A
CABINET R, SLIDE 394
P. R. W. C. TX.
CORRECTED BY
DOC. NO. 2000022891
O. P. R. W. C. TX.

P.O.C.
W/PCAP
115+93.09
302.48' LT

LITTLE LAKE ROAD
(70' R.O.W.)
CABINET R, SLIDE 394
P. R. W. C. TX.

P.O.B.
N=10,157,950.85
E=3,165,701.79
115+41.29
126.33' LT

CONCRETE
DRIVEWAY
5/8
W/PCAP

C.R. 138
(VARIABLE WIDTH R.O.W.)

CORRIDOR A1
ENGINEER'S CENTERLINE

EXISTING ROW

WILLIAMSON COUNTY
DOC. NO. 2010029638
O. P. R. W. C. TX.

50 0 25 50

GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\6\PLAT\00\P-6.dgn

EXISTING *0.717 AC. ACQUIRE 0.296 AC. REMAINING 0.421 AC. LEFT



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JENNIE ELIZABETH DILWORTH
AND EDWARD OWEN DILWORTH
PARCEL 6
TAX ID 393537
0.296 AC. (12,880 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℓ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.H.W.C.TX. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- 1 --- DISTANCE NOT TO SCALE
- 1 --- DEED LINE (COMMON OWNERSHIP)

EXHIBIT "A"

- [D]**
BOBBY WOLF
DOC. NO. 2001003332
O.P.R.W.C.TX.
- LOT 2, BLOCK A
LAKESIDE ESTATES, PHASE 1-A
CABINET R, SLIDE 394
P.R.W.C.TX.
CORRECTED BY DOC. NO. 2000022891
O.R.W.C.TX.
- [B]**
MARIA A. LOZORIA
DOC. NO. 2012038984
O.P.R.W.C.TX.
- LOT 2, BLOCK B
LAKESIDE ESTATES PHASE 1-A
CABINET R, SLIDE 394
P.R.W.C.TX.
CORRECTED BY DOC. NO. 2000022891
P.R.W.C.TX.
- [C]**
BILL CLAY BOYD
DOC. NO. 2019067272
O.P.R.W.C.TX.
- LOT 1, BLOCK B
LAKESIDE ESTATES, PHASE 1-A
CABINET R, SLIDE 394
P.R.W.C.TX.
CORRECTED BY DOC. NO. 2000022891
O.R.W.C.TX.
- [A]**
ROBERT STEVEN
& LISA CLAIRE STRAUGHN
DOC. NO. 2007059826
O.P.R.W.C.TX.
- LOT 3, BLOCK B
LAKESIDE ESTATES PHASE 1-A
CABINET R, SLIDE 394
P.R.W.C.TX.
CORRECTED BY DOC. NO. 2000022891
P.R.W.C.TX.

JENNIE ELIZABETH DILWORTH
AND EDWARD OWEN DILWORTH
RECORDED AUGUST 16, 2012
DOC. NO. 2012067498
O.P.R.W.C.TX.

LOT 1, BLOCK A
LAKESIDE ESTATES
PHASE 1-A
CABINET R, SLIDE 394
P.R.W.C.TX.
CORRECTED BY
DOC. NO. 2000022891
O.R.W.C.TX.

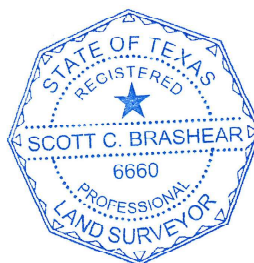
PARENT TRACT
NOT TO SCALE

6-R393537

0.296 AC

NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2001626, EFFECTIVE DATE JANUARY 9, 2020, AND ISSUED DATE JANUARY 17, 2020, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 2019.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
 - AREA CALCULATED BY SAM, LLC.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

3/20/20
DATE

FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\6\PLAT\00\P-6.dgn

EXISTING	*0.717 AC.	ACQUIRE	0.296 AC.	REMAINING	0.421 AC. LEFT
RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF JENNIE ELIZABETH DILWORTH AND EDWARD OWEN DILWORTH PARCEL 6 TAX ID 393537 0.296 AC. (12,880 SQ. FT.)					



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JENNIE ELIZABETH DILWORTH
AND EDWARD OWEN DILWORTH
PARCEL 6
TAX ID 393537
0.296 AC. (12,880 SQ. FT.)

EXHIBIT "B"

Parcel 6

DEED
Corridor SE Loop

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 MEN BY THESE PRESENTS:

That **EDWARD OWEN DILWORTH and JENNIE ELIZABETH DILWORTH**, 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 0.296 acre (12,880 Sq. Ft.) tract of land in the N.D. Walling Survey, Abstract No. 675, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 6**)

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 the City of Round Rock 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 the Southeast Loop.

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 _____, 2021.

[signature pages follow]

GRANTOR:

Edward Owen Dilworth

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2021 by Edward Owen Dilworth, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

GRANTOR:

Jennie Elizabeth Dilworth

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2021 by Jennie Elizabeth Dilworth, in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
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: