

**RELEASE OF RIGHT-OF-ENTRY AGREEMENT**

Date: June 15, 2021

Releasor/: WILLIAMSON COUNTY, TEXAS

Releasor's Mailing Address (including county):

Williamson County  
710 Main Street, Suite 101  
Georgetown, Texas 78626  
Williamson County

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (with any improvements):**

All that certain 4.034-acre tract described in further detail by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes ("Property").

For valuable consideration, the receipt of which is hereby acknowledged, Releasor Williamson County does abandon, release, and discharge all of its right, title, and interest in and to the Property pursuant to a Right-of-Entry Agreement for Transportation Purposes as recorded in Doc.# 2001005316, Official Records of Williamson County, Texas. Neither Releasor nor its administrators, successors, or assigns shall have, claim, or demand any right or title in and to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

*[signature page follows]*

EXECUTED on this the 15<sup>th</sup> day of June, 2021.

**RELEASOR:**

WILLIAMSON COUNTY, TEXAS

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

**Acknowledgment**

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 15<sup>th</sup> day of June, 2021 by Bill Gravell Jr., in the capacity and for the purposes and consideration recited herein.



Andrea L. Schiele  
Notary Public, State of Texas

After recording return to:

Sheets & Crossfield, P.C.  
309 East Main St.  
Round Rock, Texas 78664

## STATE OF TEXAS

2



COUNTY OF WILLIAMSON

§

1. For the consideration paid by the County which is set forth in Paragraph 2. below, the receipt and sufficiency of which is acknowledged, Grantor(s) grant, bargain, sell and convey to the County the right-of-entry on, over, under and through the Property for the purpose of constructing a drainage improvement for a portion of State Highway No. 45. This Agreement will extend to the County, its contractors, assigns and/or owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future. This grant will allow the construction, relocation, replacement, repair, improvement, operation and maintenance of these utilities on the Property.
2. In full consideration for this right-of-entry, the County will tender to the Grantor(s) the sum of One Hundred Dollars (\$100.00). The Grantor(s) agrees that this sum represents adequate and full compensation for the right-of-entry on, over, under and through the Property. The County will be entitled to a right-of-entry of the Property upon tender of payment.
3. This Agreement is made with the understanding that the Parties contemplate entering into a Real Estate Contract whereby the County agrees to purchase and the Grantor agree to sell the Property for an agreed upon purchase price.
4. The purpose of this Agreement is to allow the County to proceed with its construction project without delay.
5. Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waive all right of ingress and egress to the surface for the purpose of exploring, developing, mining or drilling. Nothing in this reservation will affect the title and rights of the County to take and use all other minerals and materials thereon, and thereunder. The extraction of oil, gas and minerals may not affect the geological stability of the surface.
6. The undersigned Grantee agrees to pay all taxes, including prorated taxes for the current year, and special assessments due after the time the County takes possession of the Property.
7. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal, representatives, successors and assigns of the parties.

8. It is agreed the County will record this document.

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the County and its assigns forever, for the purposes and subject to the limitations set forth above.

In witness whereof, this instrument is executed on this the \_\_\_\_ day of \_\_\_\_\_, 2000.

EXHIBIT \_\_\_\_\_ Page 1 of 6 Pages

County: Williamson  
Highway: State Highway 45  
Limits: From West of US 183 to FM 685  
CSJ:

## Property Description for Parcel 70E

Being all that certain 4.034 acre (175,721 square feet) tract of land situated in the Jacob M. Harrell Survey, A-284, Williamson County, Texas and being out of and a part of a called 523.74 acre tract, referred to as Tract 2(A), conveyed to Robinson Ranch (47.414%) per deed recorded in Volume 2512, Page 349 of the Official Records of Williamson County, Texas (O.R.W.C.T.); Robinson 1992 Land Limited Partnership (1.16%) per deed recorded in Volume 2512, Page 394 O.R.W.C.T.; Robinson Land Limited Partnership (32.68%) per deed recorded in Volume 2512, Page 408 O.R.W.C.T.; Robinson 1992 Land Limited Partnership (18.746%) per deed recorded in Volume 2512, Page 425 O.R.W.C.T. Said 4.034 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD 83, Central Zone and adjusted to surface using a surface adjustment factor of 1.00012:

**BEGINNING** at a Texas Department of Transportation (TxDOT) brass disk in concrete (X= 3,128,365.80, Y=10,147,995.15) set at the intersection of the existing westerly right-of-way line of County Road 172 (120 feet wide) described in dedication deed to Williamson County, Texas recorded in Volume 1130, Page 547 O.R.W.C.T. and the proposed southerly right-of-way line of State Highway 45 (SH 45) at 615.75 feet right of and perpendicular to SH 45 Baseline Station 489+97.39, said point being the most easterly southeast corner of the herein described tract;

**THENCE**, crossing said 523.74 acre tract and along the proposed southerly right-of-way line of SH 45, the following six courses:

- ✓1. North 16°50'56" West, a distance of 111.88 feet to a TxDOT brass disk in concrete set for an angle point;
- ✓2. North 12°23'54" West, a distance of 180.70 feet to a TxDOT brass disk in concrete set for an angle point;
- ✓3. North 57°23'53" West, a distance of 97.58 feet to a TxDOT brass disk in concrete set for an angle point;
- ✓4. South 77°36'07" West, a distance of 280.90 feet to a TxDOT brass disk in concrete set for an angle point;
- ✓5. South 82°56'26" West, a distance of 585.75 feet to a TxDOT brass disk in concrete set for an angle point;

EXHIBIT \_\_\_\_\_ Page 2 of 6 Pages

- ✓ 6. South 77°36'07" West, a distance of 305.89 feet to a ½-inch iron rod with TxDOT aluminum cap set at 200.00 feet right of and perpendicular to SH 45 Baseline Station 477+49.71 for the most westerly southwest corner of the herein described tract;

THENCE, departing said proposed southerly right-of-way line of SH 45 and crossing said 523.74 acre tract, the following five courses:

- ✓ 7. North 12°23'53" West, a distance of 75.00 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point;
- ✓ 8. North 77°36'07" East, a distance of 90.00 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point;
- ✓ 9. South 12°23'53" East, a distance of 25.00 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point;
- ✓ 10. North 77°36'07" East, a distance of 971.02 feet to a ½-inch iron rod with TxDOT aluminum cap set for an angle point;
- ✓ 11. North 12°36'06" West, a distance of 362.00 feet to a ½-inch iron rod with TxDOT aluminum cap set at 212.00 feet left of and perpendicular to SH 45 Baseline Station 488+09.45 in the proposed northerly right-of-way line of SH 45;

THENCE, along the proposed northerly right-of-way line of SH 45, the following four courses:

- ✓ 12. North 77°36'07" East, a distance of 120.69 feet to a TxDOT brass disk in concrete set for an angle point;
- ✓ 13. North 34°02'26" East, a distance of 82.54 feet to a TxDOT brass disk in concrete set for an angle point and the beginning of a non-tangent curve to the right;
14. An arc distance of 127.20 feet along said curve to the right, with a Radius of 3,080.47 feet, a Delta Angle of 02°21'57", and a Chord Bearing and Distance of North 09°35'18" West, 127.19 feet to a TxDOT brass disk in concrete set for the end of said curve;
- ✓ 15. North 01°08'44" West, a distance of 106.83 feet to a TxDOT brass disk in concrete set in the existing westerly right-of-way line of said County Road 172 and the easterly line of said 523.74 acre tract, at 500.70 feet left of and perpendicular to SH 45 Baseline Station 490+17.03, being in the arc of a non-tangent curve to the left and being the northeast corner of the herein described tract;

EXHIBIT Page 3 of 6 Pages

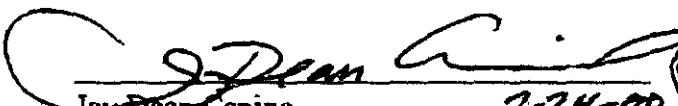
THENCE, along the existing westerly right-of-way line of said County Road 172 and the easterly line of said 523.74 acre tract, the following three courses:

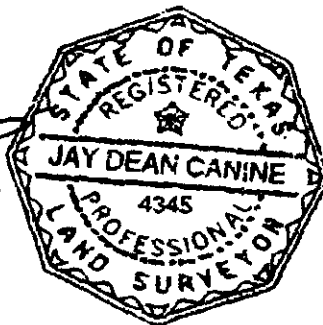
- ✓ 16. An arc distance of 419.36 feet along said curve to the left, with a Radius of 3,720.44 feet, a Delta Angle of  $06^{\circ}27'29''$ , and a Chord Bearing and Distance of South  $09^{\circ}22'21''$  East, 419.13 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for the end of said curve;
- ✓ 17. South  $12^{\circ}36'06''$  East ( $S10^{\circ}49'30''$  E), a distance of 694.42 feet to a 1/2-inch iron rod with TxDOT aluminum cap set for the beginning of a tangent curve to the left;
- ✓ 18. An arc distance of 3.48 feet along said curve to the left, with a Radius of 2,060.00 feet, a Delta Angle of  $00^{\circ}05'48''$ , and a Chord Bearing and Distance of South  $12^{\circ}39'28''$  East, 3.48 feet to the **POINT OF BEGINNING** and containing a computed area of 4.034 acres (175,721 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is per a design schematic provided by Turner Collie and Braden, Inc.

  
Jay Dean Canine  
Registered Professional Land Surveyor  
Texas Registration Number 4345

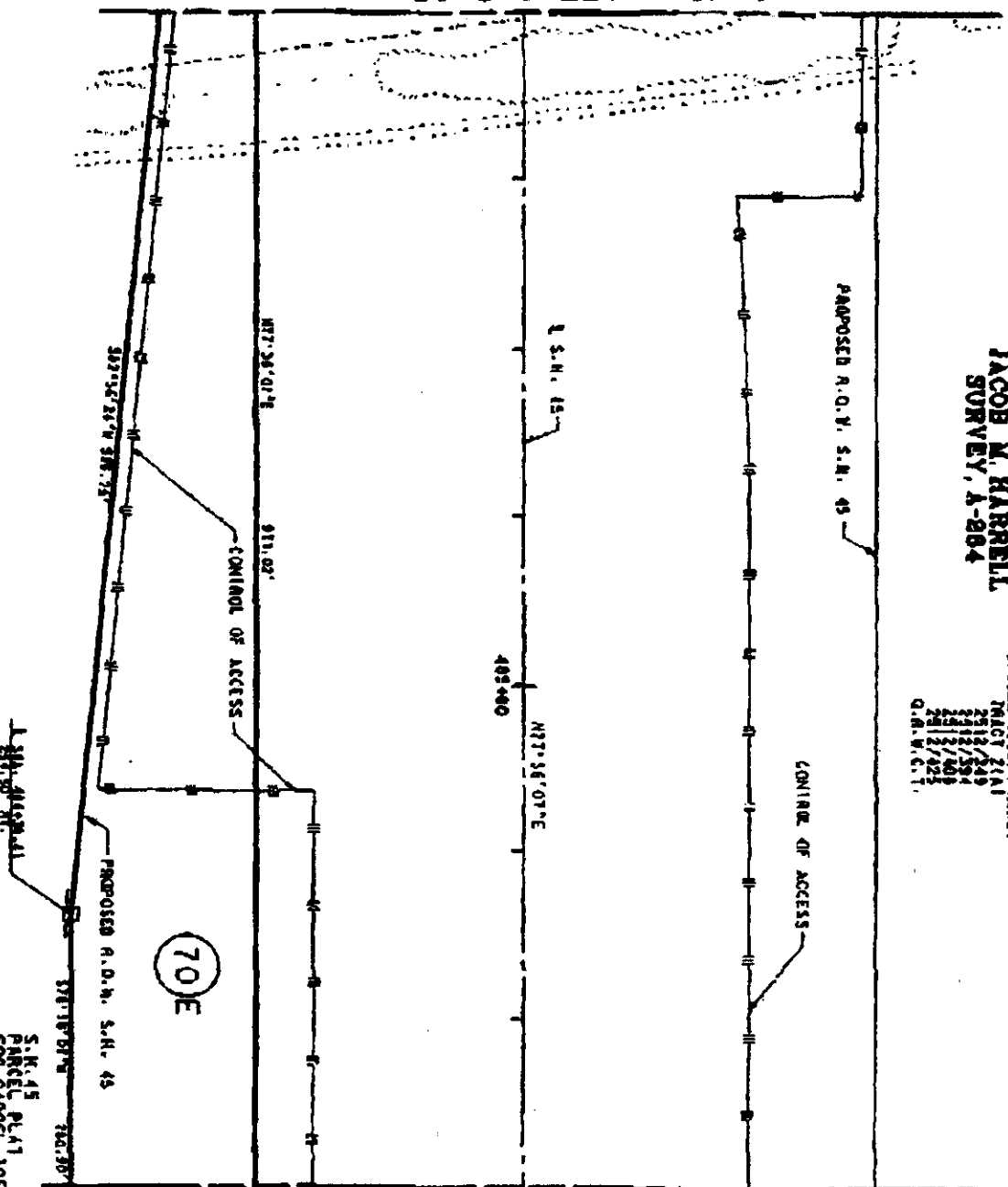


SURVCON INC.  
5316 Highway 290, Suite 480  
Austin, Texas 78735  
(512) 899-8282  
July 14, 2000

RUBINSON RANCH, E 1/4  
 CALLED 573.74 ACRES  
 IMCT 2/AI  
 2512/249  
 2512/2594  
 2512/2409  
 2512/2425  
 D.M.V.C.T.

MATCH LINE SHEET 6 OF 6

All or parts of the text on this page was not clearly legible for satisfactory recordation.



- - FOUND "2261 ORASS DICE IN POWER PLANT
- - SET TIGHT BRASS DICE IN CONCRETE
- - SET "1/2" IRON ROD 8/10018 ALUM. CAP
- - FOUND "1/2" IRON ROD WHOLELY DISINTEGRATED
- ⊗ - FOUND "2" x "2" CONCRETE REINFORCEMENT
- ⊕ - CALCULATE POINT
- ⊖ - PROPERTY CLUE
- Δ - BASILISK
- ⊗ - WITH IT'S PRO.

ADJOINING RANCH. E1 AL  
CALLED 523.14 ACRES

DATE: 2/24/94  
BY: J. H. C. T.

S.R. 45  
PARCEL PLAT  
FOR PARCEL 10E  
COUNTY WILLIAMSON  
GRANTOR: ROBINSON RANCH, ET AL

**SURACON INC.**  
**PROFESSIONAL SURVEYORS**  
5316 HWY. 290 WEST, SUITE 480

AUSTIN, TEXAS 78701

TELEPHONE (512) 899-6282, FAX (512) 899-9390

**EMAIL: [quest@questvdon.com](mailto:quest@questvdon.com)**

**SCALE: 1" = 100'**

**JOB # 417-658**

DATE: JUNE 20 1964

**SH 45**

**DRUNK BY! JJC**

**CHECKED BY: WJM**

500 

MIKE HELLSGUTH  
LTDOT CST/CON SV

10/18/00 WED 11:48 FAX 5127335384  
10/13/00 13:57 512 416 2536

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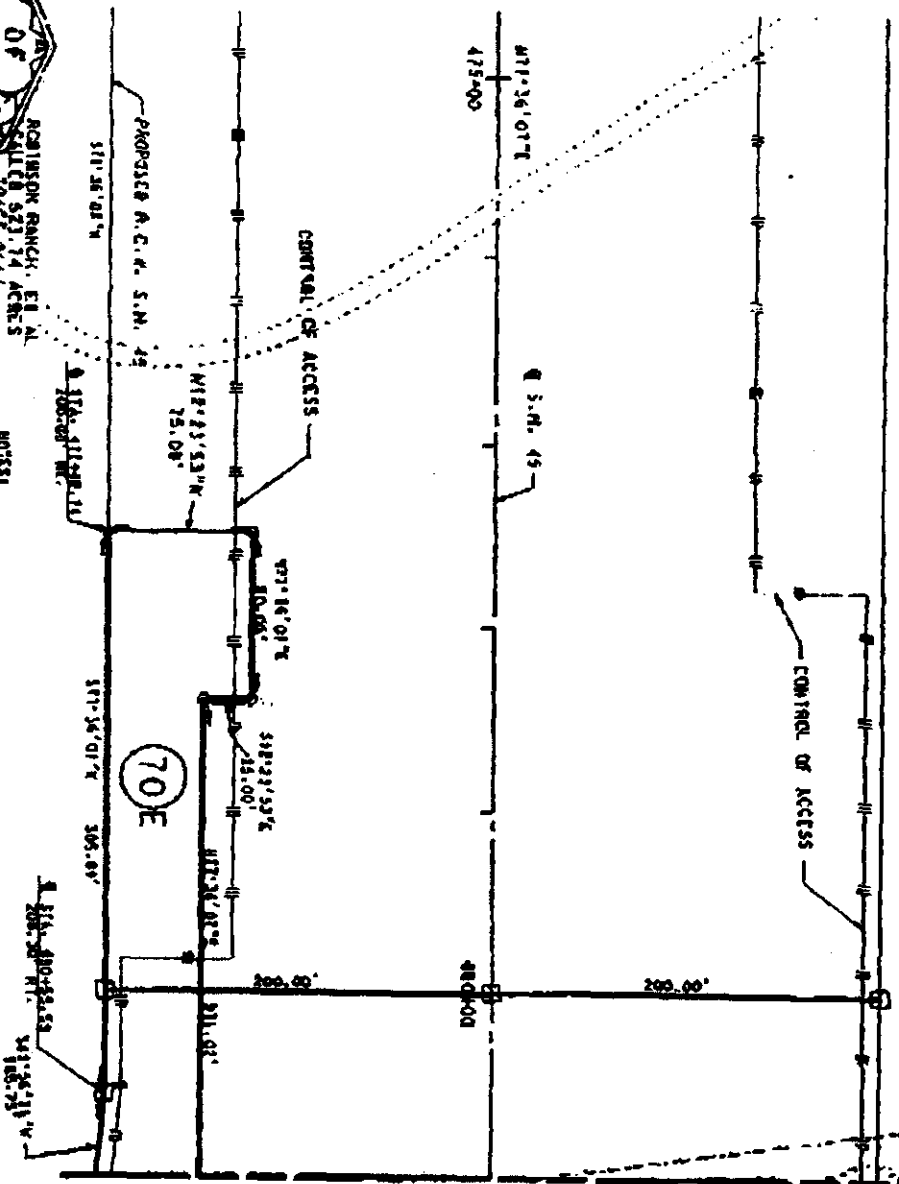
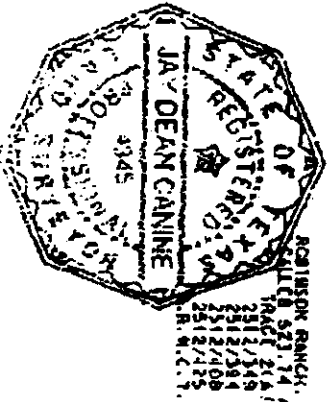


# RECORDERS MEMORANDUM

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ROBINSON RANCH, ET AL  
CALLED 523.74 ACRES  
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2312/998  
2312/999  
2312/1000

JACOB M. HARBELL  
SURVEY, A-284



MATCH LINE SHEET 5 OF 6

- FOUND TYPICAL SANDS WITH IN CONCRETE
- SET TYPICAL SANDS WITH IN CONCRETE
- SET 1/2" IRON ROD WITH TYPICAL ALUM. CAP
- FOUND 1/2" IRON ROD WITH TYPICAL ALUM. CAP
- △ FOUND 1/2" x 4" CONCRETE BOWWART
- △ CALCULATED POINT
- △ PROPERTY LINE
- △ BOUNDARY LINE
- △ UTILITY POLE

ACREAGE  
SUMMARY  
(SEE PL. 1)

MOUSE	PARCEL	ACREAGE	REMARKS
113.121			

5. H-40  
PARCEL PLAT  
FOR PARCEL 70E  
COUNTY WILLIAMSON  
GANTT/ROBINSON RANCH, ET AL



**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
5316 HWY. 290 WEST, SUITE 480  
AUSTIN, TEXAS 78701  
TELEPHONE (512) 859-8282 FAX (512) 859-9390  
EMAIL: QUEST@SURVCON.COM

SCALE: 1" = 100'  
DATE: JUNE 2000  
DRAWN BY: JJC  
CHECKED BY: KJM

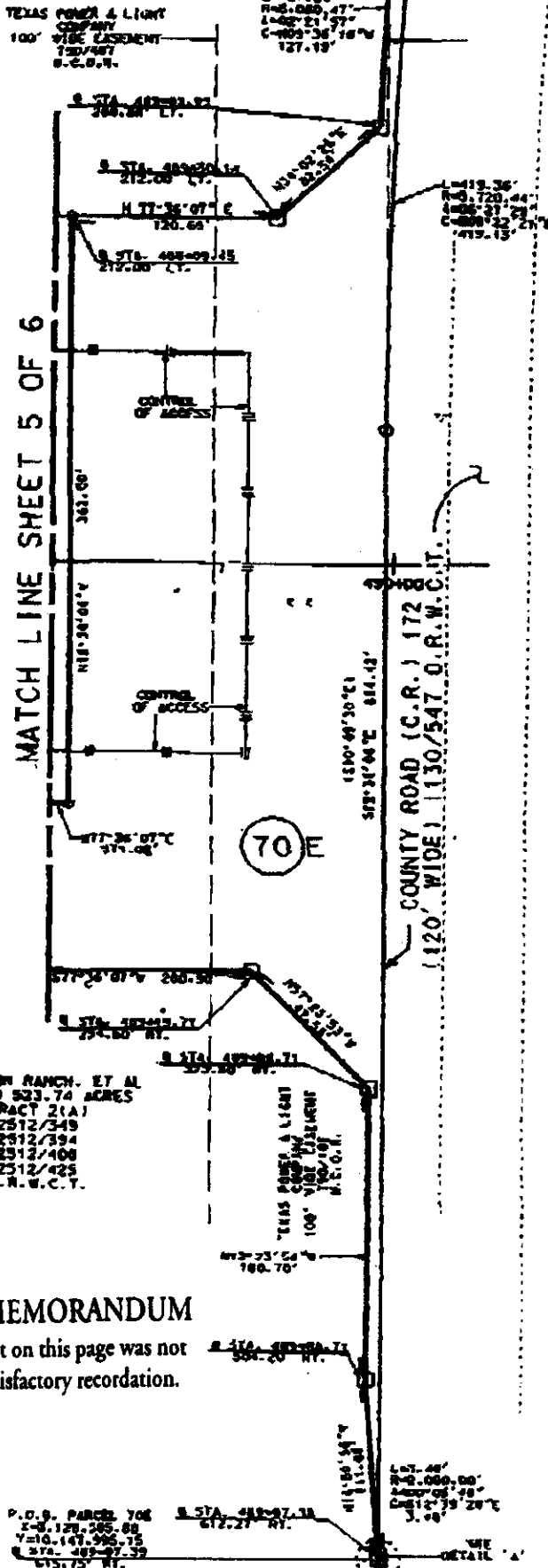
JOB #: 417-658  
F.B. #1 SR 45  
CAD FILE: P-70E-47-1  
SHEET 4 OF 6

DATE: 7-24-00  
JACOB M. HARBELL  
SURVEY, A-284

JACOB M. HARRELL  
SURVEY A-284

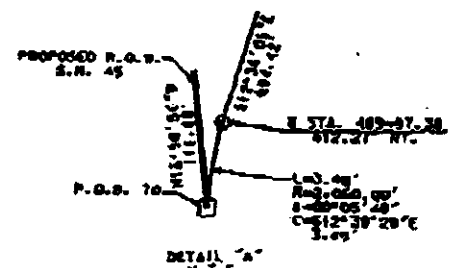
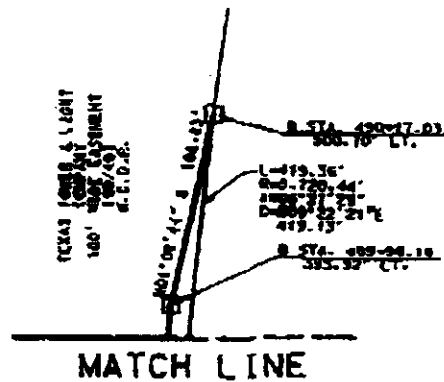
MATCH LINE

ROBINSON RANCH, ET AL  
CALLED 523.74 ACRES  
TRACT 21A  
2512/349  
2512/394  
2512/408  
2512/425  
O.R.W.C.T.



**SURVEY LEGEND**

- - FOUND TYPOT MASS DISK IN CONCRETE
- - SET TYPOT MASS DISK IN CONCRETE
- - SET 1/2" IRON ROD WITHOUT ALUM. CAP
- - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ - FOUND 1" x 1" CONCRETE MONUMENT
- △ - CALCULATED POINT
- E - PROPERTY LINE
- B - BASELINE
- ⊙ - UTILITY POLE



S.H. 45  
PARCEL PLAT  
FOR PARCEL 70E  
COUNTY: WILLIAMSON  
GRANTOR: ROBINSON RANCH, ET AL

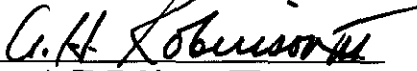
<b>SURVCON INC.</b> <b>PROFESSIONAL SURVEYORS</b> 5316 HWY. 290 WEST, SUITE 400 AUSTIN, TEXAS 78701 TELEPHONE (512) 899-8282, FAX (512) 899-9390 EMAIL: austin@survcon.com	
SCALE: 1" = 100'	JOB #: 417-658
DATE: JUNE 2000	F.B. #: SH 45
DRAWN BY: JJC	CAD FILE: par70E-sh1-3
CHECKED BY: WJM	SHEET 6 OF 6

**RECORDERS MEMORANDUM**

All or parts of the text on this page was not clearly legible for satisfactory recordation.

**GRANTORS:**

ROBINSON LAND LIMITED PARTNERSHIP,  
a Texas limited partnership  
By: Robinson Associates, a Texas General  
Partnership, General Partner


By: 

**A. H. Robinson, III**  
General Partner

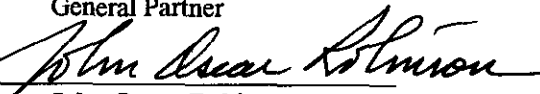
By: 

**John Oscar Robinson**  
General Partner

ROBINSON 1992 LAND LIMITED PARTNERSHIP,  
a Texas limited partnership  
By: Robinson Associates, a Texas General  
Partnership, General Partner


By: 

**A. H. Robinson, III**  
General Partner

By: 

**John Oscar Robinson**  
General Partner

ROBINSON RANCH, a Texas general partnership

By: 

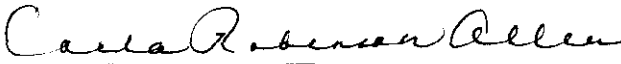
**A. H. Robinson, III**, as Co-Independent Executor of the Estate of Charlotte Dies Robinson, Deceased, as Trustee of the A. H. Robinson, III Exempt Lifetime Trust U/W of A. H. Robinson, Jr., and as Trustee of the A. H. Robinson, III Non-Exempt Lifetime Trust U/W of A.H. Robinson, Jr.

Its: General Partner

By: 

**Flora Robinson Cosper**, as Co-Independent Executor of the Estate of Charlotte Dies Robinson, Deceased, as Trustee of the Flora Robinson Cosper Exempt Lifetime Trust U/W A.H. Robinson, Jr., and as Trustee of the Flora Robinson Cosper Non-Exempt Lifetime Trust U/W of A.H. Robinson, Jr.

Its: General Partner


By: 

**Carla Robinson Allen**, as Trustee of the Carla Robinson Allen Exempt Lifetime Trust U/W of A.H. Robinson, Jr. and as Trustee of the Carla Robinson Allen Non-Exempt Lifetime Trust U/W of A.H. Robinson, Jr.

Its: General Partner

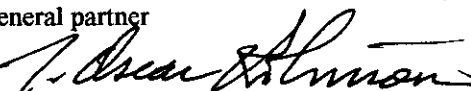
By: **Chase Manhattan Bank**, as Trustee of the Thomas Scott Robinson Exempt Lifetime Trust U/W A. H. Robinson, Jr., and as Trustee of the Thomas Scott Robinson Non-Exempt Lifetime Trust U/W A. H. Robinson, Jr.

As Assignee of a partnership interest in the Robinson Ranch, a Texas general partnership, and signing as Assignee for the sole purpose of stating no objection to the transaction herein.

By:   
Printed Name: Thomas Clark  
Title: V.P.

By: **GER 1999 Limited Partnership**, a Texas limited partnership

By: **G. E. Robinson, LLC**, a Texas limited liability company,  
Its general partner

By:   
J. Oscar Robinson

Accepted and agreed to by the County this 9th day of January,  
2001.

County of Williamson, Texas

By: John C. Doerfler  
JOHN DOERFLER, County Judge

STATE OF TEXAS

3

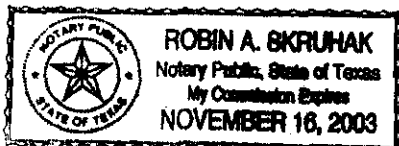
3

COUNTY OF TRAVIS

3

BEFORE ME, the undersigned authority, on this day personally **A.H. Robinson, III, Robinson Land Limited Partnership, a Texas limited partnership**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed as the **General Partner** for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15<sup>th</sup> day of December, A.D. 2000.



Robin A. Skruhak  
Notary Public in and for the State of Texas

STATE OF TEXAS

3

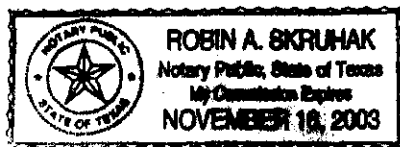
3

COUNTY OF TRAVIS

3

BEFORE ME, the undersigned authority, on this day personally **John Oscar Robinson, Robinson Land Limited Partnership, a Texas limited partnership**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed as the **General Partner** for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20<sup>th</sup> day of December, A.D. 2000.



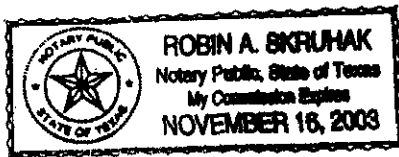
Robin A. Skruhak  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF TRAVIS

3  
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3

BEFORE ME, the undersigned authority, on this day personally **A. H. Robinson, III, Robinson 1992 Land Limited Partnership** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed as the **General Partner** for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15<sup>th</sup> day of December, A.D. 2000.



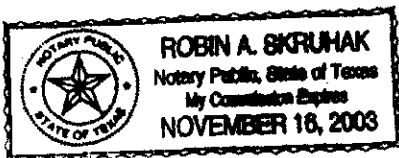
Robin A. Skruhak  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF TRAVIS

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3

BEFORE ME, the undersigned authority, on this day personally **John Oscar Robinson, Robinson 1992 Land Limited Partnership** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed as the **General Partner** for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20<sup>th</sup> day of December, A.D. 2000.



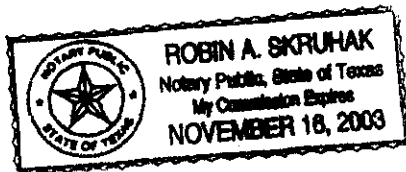
Robin A. Skruhak  
Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally **A.H. Robinson, III, Robinson Ranch, a Texas general partnership**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed as the **General Partner** for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15<sup>th</sup> day of December, A.D. 2000.



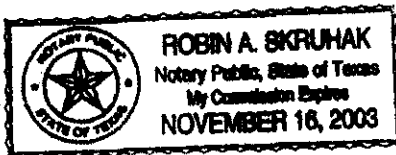
Robin A. Skrubak  
Notary Public in and for the State of Texas

STATE OF TEXAS

**COUNTY OF TRAVIS**

BEFORE ME, the undersigned authority, on this day personally **Flora Robinson Cospers, Robinson Ranch, a Texas general partnership**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed as the **General Partner** for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29<sup>th</sup> day of December, A.D. 2000.



Robin A. Skubrah  
Notary Public in and for the State of Texas



STATE OF TEXAS

3

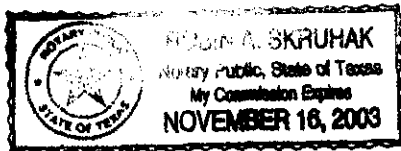
COUNTY OF TRAVIS

3

3

BEFORE ME, the undersigned authority, on this day personally **Carla Robinson Allen, Robinson Ranch, a Texas general partnership**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed as the **General Partner** for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29<sup>th</sup> day of December, A.D. 2000.



Robin A. Skruhak  
Notary Public in and for the State of Texas

STATE OF TEXAS

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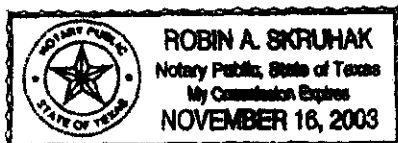
COUNTY OF TRAVIS

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3

BEFORE ME, the undersigned authority, on this day personally **Chase Manhattan Bank, for Robinson Ranch, a Texas general partnership**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed as the Trustee for Thomas Scott Robinson for the purposes and consideration therein expressed and in the capacity therein stated, and that he was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22<sup>nd</sup> day of December, A.D. 2000.



Robin A. Skruhak  
Notary Public in and for the State of Texas



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Nancy E. Rister*

01-24-2001 10:05 AM 2001005316

JACKIE \$41.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

*Hand in Box 2nd floor  
PCT #1 Mike Heiligenstein*