

REAL ESTATE CONTRACT

Corridor H/Sam Bass Road Right of Way—Parcel 73.74

THIS REAL ESTATE CONTRACT ("Contract") is made by BEHRENS RANCH MASTER ASSOCIATION, INC. (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 0.114 acre (4,981 Sq. Ft.) tract of land in the W. Kinkaid Survey, Abstract No. 374, Williamson County, Texas; said tract being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 73**); and

All of that certain 1.010 acre (43,977 Sq. Ft.) tract of land in the W. Kinkaid Survey, Abstract No. 374, and the W. Dugan Survey, Abstract No. 190, and the D. Curry Survey, Abstract No. 130, Williamson County, Texas; said tract being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (**Parcel 74**);

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

2.01. The Purchase Price for the Property, any improvements located upon the Property, and any damages to the remaining property of Seller, shall be the sum of THREE HUNDRED EIGHTY-THREE THOUSAND THREE HUNDRED NINE and 00/100 Dollars (\$383,309.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash or other immediately available 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.

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

**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.

ARTICLE V CLOSING

Closing Date

5.01. The Closing shall be held at the office of Texas National Title Company on or before October 15, 2021, 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", 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.

(2) The Deed shall be in the form as shown in Exhibit "C" attached hereto and incorporated herein.

(3) Provide reasonable assistance as requested to cause Title Company to 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.

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**

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:

BEHRENS RANCH MASTER ASSOCIATION, INC.

By: Vincent D. Cherrone

Address: PO Box 200145

Name: VINCENT D. CHERRONE

AUSTIN, TX 78720

Its: BOARD PRESIDENT

Date: 11-17-2021

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: Bill Gravell Jr.
Bill Gravell (Nov 24, 2021 07:09 CST)

Bill Gravell, Jr
County Judge

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

Date: Nov 24, 2021

EXHIBIT "A"

County: Williamson
Parcel No.: 73
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 4
August 26, 2021

PROPERTY DESCRIPTION FOR PARCEL 73

DESCRIPTION OF A 0.114 ACRE (4,981 SQ. FT.) PARCEL OF LAND LOCATED IN THE W. KINCAID SURVEY, ABSTRACT 374, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 77, BLOCK E, BEHRENS RANCH PHASE B, SECTION III, A SUBDIVISION OF RECORD IN CABINET V, SLIDE 38, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO BEHRENS RANCH MASTER ASSOCIATION, INC., RECORDED MAY 5, 2003 IN DOCUMENT NO. 2003041515, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.114 ACRE (4,981 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 stamped "WINROSE AUSTIN" found 1,318.34 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 369+88.15 on the existing south right-of-way line of Behrens Parkway, a 65 foot wide right-of-way, per plat Cabinet BB, Slide 196, P.R.W.C.TX. and the west line of a called 7.391 acre tract of land, described in a deed to Brushy Creek Municipal Utility District, recorded in Document No. 2007030028, O.P.R.W.C.TX., for the northeast corner of Lot 36, Block A, Walsh Ranch, Section One, a subdivision of record in Cabinet BB, Slide 196, P.R.W.C.TX., described in a deed to Jermaine Adamson joined by his wife Jessica Adamson, recorded in Document No. 2013082487, O.P.R.W.C.TX;

THENCE S 20°34'08" E, with the west line of said 7.391 acre tract, a distance of 1,315.58 feet to an 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 77.77 feet left of Sam Bass Road E.C.S. 374+26.06 on the proposed north right-of-way line of Sam Bass Road, same being on the common line of said 7.391 acre tract and of Lot 24, Block A, Walsh Ranch, Section III, a subdivision of record in Cabinet BB, Slide 201, P.R.W.C.TX., described in a deed to Walsh Ranch Municipal Utility District, recorded in Document No. 2007082099, O.P.R.W.C.TX;

THENCE N 77°57'18" E, departing the common line of said 7.391 acre tract and said Lot 24, with the proposed north right-of-way line of said Sam Bass Road, over and across said 7.391 acre tract, a distance of 100.95 feet to an 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 96.90 feet left of Sam Bass Road E.C.S. 375+25.18 on the east line of said 7.391 acre tract, for the northwest corner of said Lot 77 (Behrens Ranch, Section III);

THENCE S 20°33'43" E, continuing with the proposed north right-of-way line of said Sam Bass Road and the common line of said 7.391 acre tract and said Lot 77 (Behrens Ranch, Section III), a distance of 3.90 feet to an 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates N=10,168,102.61 E=3,116,983.71) set 93.22 feet left of Sam Bass Road E.C.S. 375+26.48, for the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 88°46'34" E, departing the common line of said 7.391 acre tract and said Lot 77 (Behrens Ranch, Section III), continuing with the proposed north right-of-way line of said Sam Bass Road, over and across said Lot 77 (Behrens Ranch, Section III), a distance of 175.44 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 96.63 feet left of Sam Bass Road E.C.S. 376+98.20 on the common line of said Lot 77 (Behrens Ranch, Section III) and Lot 77, Block E Behrens Ranch Phase B, Section I, a subdivision of record in Cabinet T, Slide 238, P.R.W.C.TX., described in a deed to Behrens Ranch Master Association, Inc., recorded in Document No. 2001087247, O.P.R.W.C.TX., for the northeast corner of the parcel described herein;

EXHIBIT "A"

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| L1 | S32°00'15"W | 37.15' |
| (L1) | (S33°17'37"W) | (41.90') |
| L2 | N20°33'43"W | 33.15' |
| (L2) | (N19°16'04"W) | (37.05') |

P.O.C.
"WINROSE AUSTIN"
369+88.15
1318.34' LT

BEHRENS PARKWAY
65' R.O.W PER PLAT
CABINET BB,
SLIDE 196
P.R.W.C. TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI St+o 379+10.13
N = 10,168,016.95
E = 3,117,369.12
Δ = 10°30'32.19" (RT)
D = 01°25'56.62"
L = 733.66'
T = 367.86'
R = 4,000.00'
PC St+o 375+42.27
PT St+o 382+75.93

W. KINCAID SURVEY
ABSTRACT 374

LOT 33

LOT 32

BEHRENS RANCH MASTER
ASSOCIATION, INC.
RECORDED: MAY 5, 2003
DOC. NO. 2003041515
O.P.R.W.C. TX.

LOT 45

LOT 77, BLOCK E
BEHRENS RANCH PHASE B,
SECTION III
CABINET V, SLIDE 38
P.R.W.C. TX.

LOT 77, BLOCK E
BEHRENS RANCH, PHASE B
SECTION I
CABINET T, SLIDE 238
P.R.W.C. TX.

BRUSHY CREEK MUNICIPAL
UTILITY DISTRICT
7.391 AC.
DOC. NO. 2007030028
O.P.R.W.C. TX.

(N20°33'21"W 3,201.01')
S20°34'08"E
1,315.58'

374+26.06
77.77' LT

NTT°57'18"E 100.95'
PROPOSED R.O.W.

P.O.B.
N=10,168,102.61
E=3,116,983.71
375+26.48
93.22' LT

PROPOSED R.O.W.

SEE
DETAIL "A"

N88°46'34"E 175.44'
(73) (0.114 AC.)
25' P.U.E.

(S89°59'20"W 144.11')

EXISTING R.O.W.

CONCRETE
SIDEWALK

DOC. NO. 2007030028
O.P.R.W.C. TX.

C.R. 175 (SAM BASS RD)

377+00

SAM BASS ROAD
ENGINEER'S CENTERLINE

N88°52'25"E 888.24'

375+00

(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOUND)

FILE: \\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\73\PLAT\01P-73.dgn

PAGE 3 OF 5
REF. FIELD NOTE NO. 46010

EXISTING *0.130 AC. ACQUIRE 0.114 AC. REMAINING 0.016 AC. LEFT



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



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
BEHRENS RANCH MASTER
ASSOCIATION, INC
PARCEL 73

0.114 AC. (4,981 SQ. FT.)

THIS SURVEY HEREON WAS PREPARED IN CONUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1952127, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE NOVEMBER 19, 2020, AND ISSUED DATE DECEMBER 2, 2020.

1. RESTRICTIVE COVENANTS: CABINET V, SLIDE 38, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT NO. 2000026404, 2000026406, 2000077444, 2002011351, 2003017436, 2003118661, 2004099507, 2005046934, 2005047245, 2005055048, 2006068454, 20090005179, 2010517123, 2011066198, 2011082521, 2012082405, 2014042810, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

B. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2000077444, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
(SUBJECT TO, IF APPLICABLE)

C. AS STATED ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF, LOT 77, BLOCK E IS FOR LANDSCAPING, FENCING AND PUBLIC UTILITY EASEMENT AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. FENCING SHALL BE LOCATED ON THE PROPERTY LINE.

D. EASEMENT:
RECORDED: VOLUME 281, PAGE 580, DEED RECORDS, WILLIAMSON COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: ELECTRIC DISTRIBUTION LINES AND APPURTENANCES
(UNABLE TO PLOT, MAY AFFECT)

E. EASEMENT:
RECORDED: VOLUME 282, PAGE 398, DEED RECORDS, WILLIAMSON COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: ELECTRIC DISTRIBUTION LINES AND APPURTENANCES
(UNABLE TO PLOT, MAY AFFECT)

F. EASEMENT:
RECORDED: VOLUME 353, PAGE 45, DEED RECORDS, WILLIAMSON COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: ELECTRIC DISTRIBUTION LINES AND APPURTENANCES
(DOES NOT AFFECT)

G. EASTMENT:
RECORDED: VOLUME 427, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS
TO: LONE STAR GAS CO
PURPOSE: RIGHT OF WAY AND PIPELINE
(UNABLE TO PLOT, MAY AFFECT)

H. EASEMENT
RECORDED: VOLUME 430, PAGE 597, DEED RECORDS, WILLIAMSON COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: ELECTRIC DISTRIBUTION LINES AND APPURTENANCES
(DOES NOT AFFECT)

1. EASEMENT:
RECORDED: VOLUME 447, PAGE 418, DEED RECORDS, WILLIAMSON COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: ELECTRIC DISTRIBUTION LINES AND APPURTENANCES
(DOES NOT AFFECT)

J. EASTMENT:
RECORDED: VOLUME 466, PAGE 130, DEED RECORDS, WILLIAMSON COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: ELECTRIC DISTRIBUTION LINES AND APPURTENANCES
(DOES NOT AFFECT)

K. EASEMENT:
RECORDED: VOLUME 480, PAGE 293, DEED RECORDS, WILLIAMSON COUNTY, TEXAS
TO: BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT
PURPOSE: INUNDATION AND RIGHT OF WAY
(BLANKET EASEMENT, MAY AFFECT)

L. EASEMENT:
RECORDED: VOLUME 828, PAGE 551, DEED RECORDS, WILLAMSON COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: ELECTRIC DISTRIBUTION LINES AND APPURTENANCES
(DOES NOT AFFECT)

M. EASEMENT:
RECORDED: VOLUME 1619, PAGE 330, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
AND AS FURTHER AFFECTED BY THE PARTIAL RELEASE RECORDED IN DOCUMENT NO.
9538208 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: ELECTRIC DISTRIBUTION LINES AND APPURTENANCES
(DOES NOT AFFECT)

N. EASEMENT: VOLUME 1656, PAGE 867, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
RECORDED: AND AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF:
TO: CITY OF ROUND ROCK, TEXAS
PURPOSE: PUBLIC UTILITY (AFFECTING LOT 77, BLOCK E ONLY)
(AFFECTS AS SHOWN ON PLAT)

O. EASEMENT: DOCUMENT NO. (S) 9635554 AND 9635555, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.
TO: TEXAS UTILITIES ELECTRIC COMPANY
PURPOSE: ELECTRIC SUPPLY/COMMUNICATION LINES
(DOES NOT AFFECT)

P. LIEN FOR NINTENANCE CHARGES AND/OR ASSESSMENTS AS PROVIDED FOR IN INSTRUMENT(S) RECORDED IN DOCUMENT NO. (S) 2000026404 AND 201082521, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID LIEN FOR CHARGES AND ASSESSMENTS IS SUBORDINATE TO TAX LIENS AND ALL SUMS SECURED BY A FIRST LIEN MORTGAGE OF RECORD, TO THE EXTENT SUCH LIEN SECURES SUMS BORROWED FOR THE ACQUISITION OR IMPROVEMENT OF THE LOT IN QUESTION, AS SET OUT THEREIN.

Q. TRANSFER FEE/INITIAL ASSESSMENTS AS SET OUT IN DOCUMENT NOS. 20000266404, 2011082521 AND 2016012916, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

5. TERMS, CONDITIONS AND STIPULATIONS, INCLUDING BUT NOT LIMITED TO ASSESSMENTS/FEES, OF/IN CONNECTION WITH BEHRENS RANCH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS/SERVICE PLAN: BEING EVIDENCED BY ORDINANCE NO. G-01-02-08-849, RECORDED IN DOCUMENT NO. 2001010453, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND AS FURTHER AUTHORIZED/MODIFIED BY DOCUMENT NO. 2009022680, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

T. TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS
AND OTHER MATTERS:
RECORDED DOCUMENT NOS. 2000026406 AND 2002013351, OFFICIAL PUBLIC RECORDS,
WILLIAMSON COUNTY, TEXAS.
DOCUMENT: BYLAWS

U. NOTICE REGARDING: MANAGEMENT CERTIFICATE (MOST RECENT)
RECORDED: DOCUMENT NO. 2016012916, OFFICIAL PUBLIC RECORDS, WILLIAMSON
COUNTY, TEXAS.

Y. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

W. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID.

| EXISTING | *0.130 AC. | ACQUIRE | 0.114 AC. | REMAINING | 0.016 AC. LEFT |
|--|------------|---------|-----------|-----------|----------------|
| FILE: \\saminc\cous\PROJECTS\1017038216\100\Survey\03Exh1b15\73PLAT\01\VP-73.dgn | | | | | |



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
BEHRENS RANCH MASTER
ASSOCIATION, INC
PARCEL 73
0.114 AC. (4,981 SQ. FT.)

EXHIBIT "A"

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
- △ 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.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- - - DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAV88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. 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.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 1952127, EFFECTIVE DATE NOVEMBER 19, 2020, AND ISSUED DATE DECEMBER 2, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE, SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

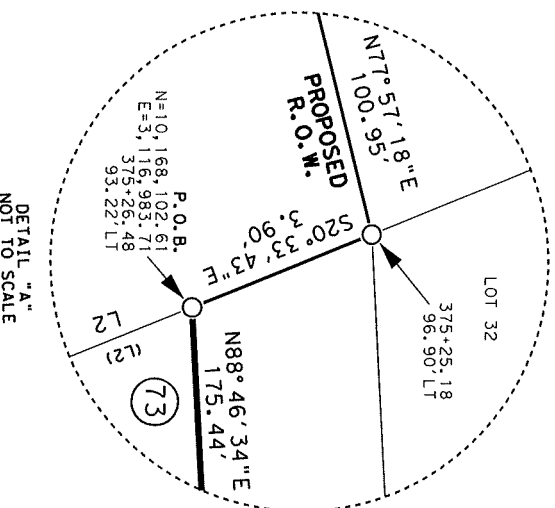
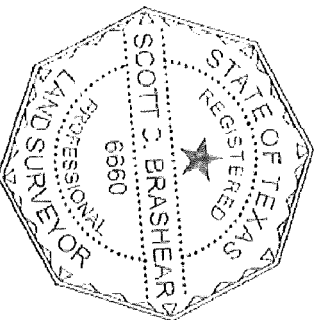
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]

8/26/21

DATE

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



[A] JERMAINE ADAMSON JOINED BY HIS WIFE JESSICA ADAMSON DOC. NO. 2013082487 O.P.R.W.C.TX.

[B] WALSH RANCH MUNICIPAL UTILITY DISTRICT DOC. NO. 2007082099 O.P.R.W.C.TX.

FILE: \\saminc\ous\PROJECTS\1017038216\100\Survey\03\exhibits\73\PLAT\01\p-73.dgn REF. FIELD NOTE NO. 46010

EXISTING *0.130 AC. ACQUIRE 0.114 AC. REMAINING 0.016 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
BEHRENS RANCH MASTER
ASSOCIATION, INC
PARCEL 73
0.114 AC. (4,981 SQ. FT.)

EXHIBIT "B"

County: Williamson
Parcel No.: 74
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 1 of 7
August 26, 2021

PROPERTY DESCRIPTION FOR PARCEL 74

DESCRIPTION OF A 1.010 ACRE (43,977 SQ. FT.) PARCEL OF LAND LOCATED IN THE W. KINCAID SURVEY, ABSTRACT 374, WILLIAMSON COUNTY, TEXAS, THE W. DUGAN SURVEY, ABSTRACT 190, WILLIAMSON COUNTY, TEXAS, AND THE D. CURRY SURVEY, ABSTRACT 130, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 77, BLOCK E, BEHRENS RANCH, PHASE B, SECTION I, A SUBDIVISION OF RECORD IN CABINET T, SLIDE 238, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), DESCRIBED IN A DEED TO BEHRENS RANCH MASTER ASSOCIATION, INC., RECORDED NOVEMBER 27, 2001 IN DOCUMENT NO. 2001087247, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 1.010 ACRE (43,977 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 stamped "WINROSE AUSTIN" found 1,318.34 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 369+88.15 on the existing south right-of-way line of Behrens Parkway, a 65 foot wide right-of-way, per plat Cabinet BB, Slide 196, P.R.W.C.TX. and the west line of a called 7.391 acre tract of land, described in a deed to Brushy Creek Municipal Utility District, recorded in Document No. 2007030028, O.P.R.W.C.TX., for the northeast corner of Lot 36, Block A, Walsh Ranch, Section One, a subdivision of record in Cabinet BB, Slide 196, P.R.W.C.TX., described in a deed to Jermaine Adamson joined by his wife Jessica Adamson, recorded in Document No. 2013082487, O.P.R.W.C.TX;

THENCE S 20°34'08" E, with the west line of said 7.391 acre tract, a distance of 1,315.58 feet to an 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 77.77 feet left of Sam Bass Road E.C.S. 374+26.06 on the proposed north right-of-way line of Sam Bass Road, same being on the common line of said 7.391 acre tract and of Lot 24, Block A, Walsh Ranch, Section III, a subdivision of record in Cabinet BB, Slide 201, P.R.W.C.TX., described in a deed to Walsh Ranch Municipal Utility District, recorded in Document No. 2007082099, O.P.R.W.C.TX;

THENCE N 77°57'18" E, departing the common line of said 7.391 acre tract and said Lot 24, with the proposed north right-of-way line of said Sam Bass Road, over and across said 7.391 acre tract, a distance of 100.95 feet to an 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 96.90 feet left of Sam Bass Road E.C.S. 375+25.18 on the east line of said 7.391 acre tract, for the northwest corner of Lot 77, Block E, Behrens Ranch Phase B, Section III, a subdivision of record in Cabinet V, Slide 38, P.R.W.C.TX., described in a deed to Behrens Ranch Master Association, Inc., recorded in Document No. 2003041515, O.P.R.W.C.TX.;

THENCE S 20°33'43" E, continuing with the proposed north right-of-way line of said Sam Bass Road and the common line of said 7.391 acre tract and said Lot 77 (Behrens Ranch, Section III), a distance of 3.90 feet to an 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 93.22 feet left of Sam Bass Road E.C.S. 375+26.48;

THENCE N 88°46'34" E, departing the common line of said 7.391 acre tract and said Lot 77 (Behrens Ranch, Section III), continuing with the proposed north right-of-way line of said Sam Bass Road, over and across said Lot 77 (Behrens Ranch, Section III), a distance of 175.44 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,168,106.35, E=3,117,159.12) set 96.63 feet left of Sam Bass Road E.C.S. 376+98.20 on the common line of said Lot 77 (Behrens Ranch, Section III) and said Lot 77 (Behrens Ranch, Section I), for the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

EXHIBIT "B"

County: Williamson
Parcel No.: 74
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

Page 2 of 7
August 26, 2021

THENCE departing the common line of said Lot 77 (Behrens Ranch, Section III) and said Lot 77 (Behrens Ranch, Section I), continuing with the proposed north right-of-way line of said Sam Bass Road, the following fourteen (14) courses and distances numbered 1-14:

- 1) N 88°46'34" E, a distance of 21.09 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 97.54 feet left of Sam Bass Road E.C.S. 377+18.77,
- 2) S 89°30'48" E, a distance of 109.68 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 100.76 feet left of Sam Bass Road E.C.S. 378+25.76,
- 3) S 83°11'19" E, a distance of 146.19 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 93.47 feet left of Sam Bass Road E.C.S. 379+68.31,
- 4) N 80°42'11" E, a distance of 20.44 feet to a **5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 98.56 feet left of Sam Bass Road E.C.S. 379+87.65,
- 5) S 81°58'08" E, a distance of 108.38 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 94.74 feet left of Sam Bass Road E.C.S. 380+93.41,
- 6) S 08°01'52" W, a distance of 7.68 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 87.07 feet left of Sam Bass Road E.C.S. 380+93.25,
- 7) S 80°35'55" E, a distance of 20.66 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 86.17 feet left of Sam Bass Road E.C.S. 381+13.45,
- 8) N 09°24'05" E, a distance of 7.67 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 93.83 feet left of Sam Bass Road E.C.S. 381+13.76,
- 9) S 80°38'06" E, a distance of 404.48 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 90.59 feet left of Sam Bass Road E.C.S. 385+14.48,
- 10) S 80°43'45" E, a distance of 322.22 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 91.21 feet left of Sam Bass Road E.C.S. 388+36.70,
- 11) S 79°40'23" E, a distance of 52.06 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 90.97 feet left of Sam Bass Road E.C.S. 388+86.50,
- 12) S 77°12'51" E, a distance of 80.96 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 89.81 feet left of Sam Bass Road E.C.S. 389+63.80, said point being the beginning of a curve to the left,

EXHIBIT "B"

County: Williamson
Parcel No.: 74
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

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August 26, 2021

- 13) With said curve to the left, an arc distance of 36.23 feet, through a central angle of $165^{\circ}01'07''$, having a radius of 12.58 feet, and a chord that bears $S 75^{\circ}37'36'' E$, a distance of 24.95 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 89.42 feet left of Sam Bass Road E.C.S. 389+87.63, and
- 14) $S 75^{\circ}36'40'' E$, a distance of 153.43 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 93.82 feet left of Sam Bass Road E.C.S. 391+34.01 on the existing west right-of-way line of Wyoming Springs Drive, a 100 foot wide right-of-way, per plat Cabinet T, Slide 238, P.R.W.C.TX., for the northeast corner of the parcel described herein;

THENCE departing the proposed north right-of-way line of said Sam Bass Road, with the existing west right-of-way line of said Wyoming Springs Drive, the following two (2) courses and distances numbered 15-16:

- 15) $S 15^{\circ}48'49'' W$, a distance of 7.72 feet to a calculated point, for the most easterly southeast corner of said Lot 77 (Behrens Ranch, Section I) and the parcel described herein, said point being the beginning of a curve to the right, and
- 16) With said curve to the right, an arc distance of 40.01 feet, through a central angle of $91^{\circ}46'30''$, having a radius of 24.98 feet, and a chord that bears $S 61^{\circ}39'41'' W$, a distance of 35.87 feet to a calculated point on the existing north right-of-way line of Sam Bass Road, a variable width right-of-way, no recorded information found, for the most southerly southeast corner of said Lot 77 (Behrens Ranch, Section I) and the parcel described herein, said point being the beginning of a curve to the left;

THENCE departing the existing west right-of-way line of said Wyoming Springs Drive, with the existing north right-of-way line of said Sam Bass Road, the following four (4) courses and distances numbered 17-20:

- 17) With said curve to the left, an arc distance of 280.08 feet, through a central angle of $08^{\circ}12'18''$, having a radius of 1,955.82 feet, and a chord that bears $N 76^{\circ}33'52'' W$, a distance of 279.84 feet to a calculated point,
- 18) $N 80^{\circ}40'01'' W$, a distance of 773.52 feet to a calculated point, said point being the beginning of a curve to the left,
- 19) With said curve to the left, an arc distance of 367.60 feet, through a central angle of $10^{\circ}34'14''$, having a radius of 1,992.52 feet, and a chord that bears $N 86^{\circ}00'55'' W$, a distance of 367.08 feet to a calculated point, and
- 20) $S 88^{\circ}41'58'' W$, a distance of 28.40 feet to a calculated point, for the southeast corner of said Lot 77 (Behrens Ranch, Section III), same being the southwest corner of said Lot 77 (Behrens Ranch, Section I) and the parcel described herein;

EXHIBIT "B"

County: Williamson

Parcel No.: 74

Highway: C.R. 175 (Sam Bass Road)

Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

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August 26, 2021

21) **THENCE** N 32°00'15" E, departing the existing north right-of-way line of said Sam Bass Road, with the common line of said Lot 77 (Behrens Ranch, Section III) and said Lot 77 (Behrens Ranch, Section I), a distance of 37.15 feet to the **POINT OF BEGINNING**, and containing 1.010 acres (43,977 sq. ft.) of land, more or less

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

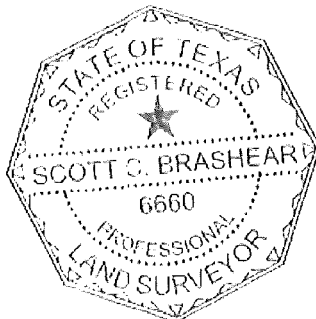
**Unable to set at time of survey, 5/8" iron rod with an aluminum cap stamped "Williamson County" may be set upon completion of the road construction project under the supervision of a registered professional land surveyor.


THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



 8/26/21

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

"B"

CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
|------|---------------|-------------|-----------|-----------|------------------|
| C4 | 10° 34' 14" L | 1,992.52' | 367.60' | 367.08' | N86° 00' 55" W |
| (C4) | (10° 41' 33") | (1,969.86') | (367.61') | (367.08') | (N84° 43' 33" W) |

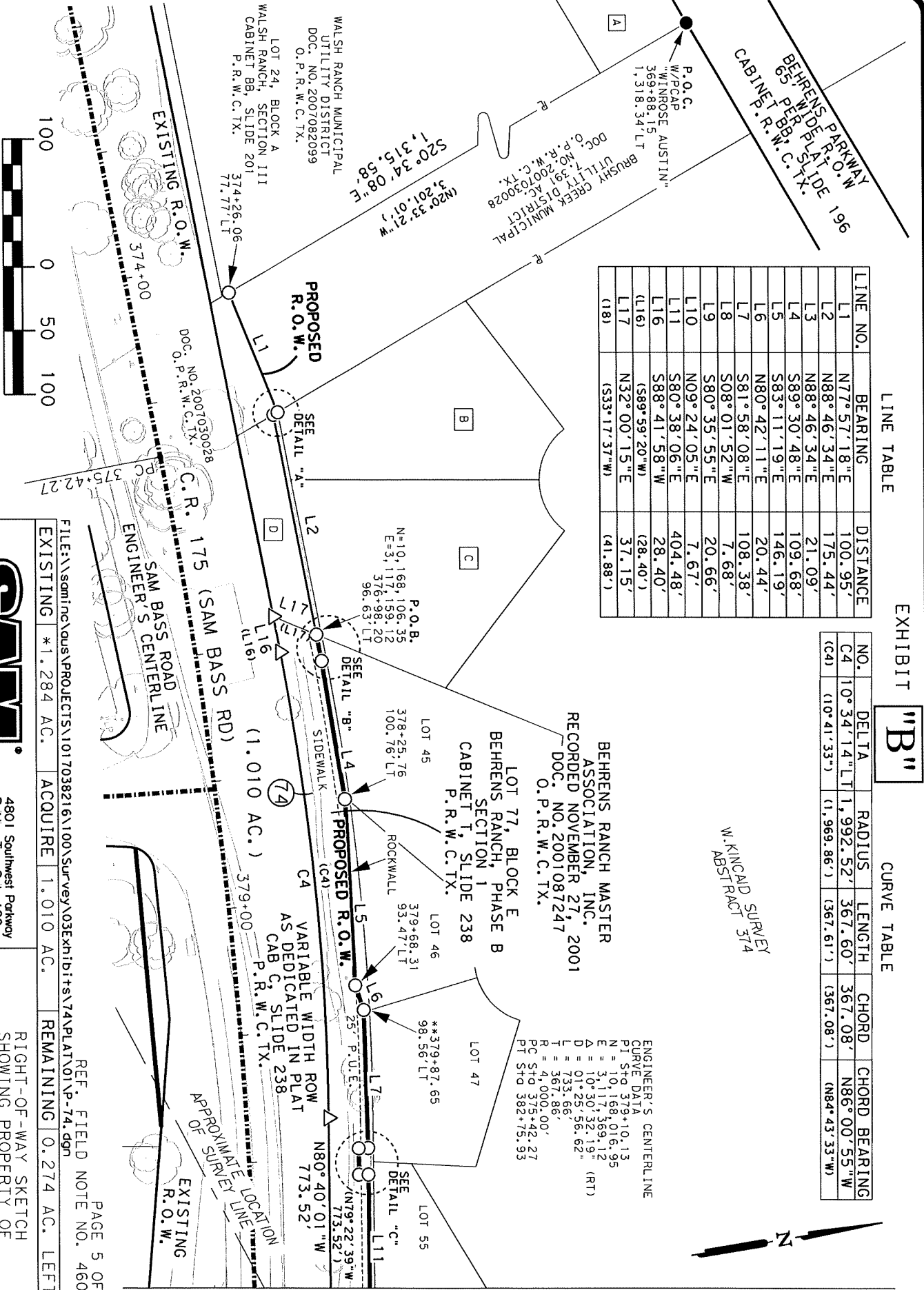
LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-----------------|----------|
| L1 | N77° 57' 18"E | 100.95' |
| L2 | N88° 46' 34"E | 175.44' |
| L3 | N88° 46' 34"E | 21.09' |
| L4 | S89° 30' 48"E | 109.68' |
| L5 | S83° 11' 19"E | 146.19' |
| L6 | N80° 42' 11"E | 20.44' |
| L7 | S81° 58' 08"E | 108.38' |
| L8 | S08° 01' 52"W | 7.68' |
| L9 | S80° 35' 55"E | 20.66' |
| L10 | N09° 24' 05"E | 7.67' |
| L11 | S80° 38' 06"E | 404.48' |
| L16 | S88° 41' 58"W | 28.40' |
| (L16) | (S89° 59' 20"W) | (28.40') |
| L17 | N32° 00' 15"E | 37.15' |
| (18) | (S33° 17' 37"W) | (41.88') |

W. KINCAID SURVEY
ABSTRACT 374

BEHRENS RANCH MASTER
ASSOCIATION, INC.
RECORDED NOVEMBER 27, 2001
DOC. NO. 2001087247
O.P.R.W.C. TX.

```
ENGINEER'S CENTERLINE
CURVE DATA
PI S to 379+10.13
N = 10, 168, 016.95
E = 3, 117, 369.12
Δ = 10° 30' 32.19" (RT)
D = 01° 25' 56.62"
L = 733.66'
T = 367.86'
R = 4, 000.00'
PC S to 375+42.27
PT S to 382+75.93
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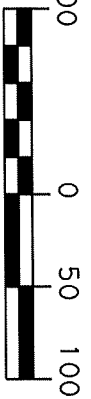


MATCH SHEET 6 OF 8

| EXISTING | *1.284 AC. | ACQUIRE | 1.010 AC. | REMAINING | 0.274 AC. LEFT |
|---|------------|---------|-----------|-----------|----------------|
| FILE: \\sami\cnaus\PROJECTS\1017038216\100\Survey\03Exhib\ts\74\PLAT\01\VP-74.dgn | | | | | |

PAGE 5 OF 8
REF. FIELD NOTE NO. 46019

GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Farm Restoration No. 10064-300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BEHRENS RANCH MASTER
ASSOCIATION, INC.
PARCEL 74
1.010 AC. (43,977 SQ. FT.)

CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
|------|-----------------|------------|-----------|-----------|------------------|
| C1 | 165° 01' 07" LT | 12.58' | 36.23' | 24.95' | S75° 37' 36" E |
| C2 | 91° 46' 30" RT | 24.98' | 40.01' | 35.87' | S61° 39' 41" W |
| C2 | (91° 41' 42") | (25.00') | (40.01') | (35.87') | (N62° 57' 03" E) |
| C3 | 08° 12' 18" LT | 1,955.82' | 280.08' | 279.84' | N76° 33' 52" W |
| (C3) | (08° 08' 47") | (1969.86') | (280.08') | (279.84') | (N75° 16' 30" W) |

EXHIBIT "B"

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|------------------|-----------|
| L12 | S79° 40' 23" E | 52.06' |
| L13 | S77° 12' 51" E | 80.96' |
| L14 | S75° 36' 40" E | 153.43' |
| L15 | S15° 48' 49" W | 7.72' |
| (L15) | (S17° 06' 11" W) | (389.36') |

ENGINEER'S CENTERLINE
CURVE DATA
PI Stg 390+29.36
N = 10,167,834.15
E = 3,118,475.41
Δ = 11° 22' 30.86" (RT)
D = 03° 00' 00.00"
L = 379.17'
T = 190.21'
R = 1,909.86'
PC Stg 388+39.15
PT Stg 392+18.32

W. KINCAID SURVEY
ABSTRACT 374

BEHRENS RANCH MASTER
ASSOCIATION, INC.
RECORDED NOVEMBER 27, 2001
DOC. NO. 2001087247
O. P. R. W. C. TX.

LOT 77, BLOCK E
BEHRENS RANCH, PHASE B
SECTION 1
CABINET T, SLIDE 238
P. R. W. C. TX.

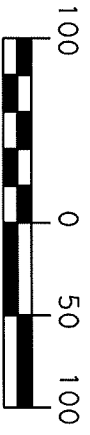
APPROXIMATE LOCATION
OF SURVEY LINE
W. DUGAN SURVEY
ABSTRACT 190

D. CURRY SURVEY
ABSTRACT 130

WYOMING SPRINGS DRIVE
100' WIDE R.O.W.
PER PLAT
CABINET T, SLIDE 238
P. R. W. C. TX.

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EXISTING R.O.W.
C.R. 175 (SAM BASS RD) (1.010 AC.)
PROPOSED
R.O.W.
S80° 43' 45" E
322.22'
25' P.U.E.
EXISTING R.O.W.
VARIABLE WIDTH ROW
NO RECORDED
INFORMATION FOUND.



FILE: \\sami\c\us\PROJECTS\1017038216\100\Survey\03\exhibits\74\PLAT\01\p-74_2.dgn
EXISTING *1.284 AC. ACQUIRE 1.010 AC. REMAINING 0.274 AC. LEFT
REF. FIELD NOTE NO. 46019
PAGE 6 OF 8



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
BEHRENS RANCH MASTER
ASSOCIATION, INC.
PARCEL 74
1.010 AC. (43,977 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 1952129, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE DECEMBER 19, 2020, AND ISSUED DATE JANUARY 2, 2020.

1. RESTRICTIVE COVENANTS: CABINET I, SLIDE 238, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT NO. 2000026404, 2000026406, 2000017444, 2002013351, 2003017436, 20030118661, 2005046934, 2005041243, 2005055048, 2008068454, 2009005179, 2009023680, 2011051723, 2011082521, 2012082405, 2014042810, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10A. EASEMENT AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: PURPOSE: PUBLIC UTILITY LOCATION: 10' ALONG THE STREET SIDE PROPERTY LINES (DOES NOT AFFECT)

B. MAINTENANCE CHARGES AND/OR ASSESSMENTS AND LINE SECURING SAME AS PROVIDED FOR IN INSTRUMENT(S) RECORDED IN DOCUMENT NOS. 2000026404, 2000026406, 2002013351, 2003017436, 20030118661 AND 2011082521, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID CHARGES AND ASSESSMENTS ARE SUBORDINATE TO FIRST LIEN MORTGAGE OF RECORD AS SET OUT THEREIN.

C. NOTICE REGARDING: REVIEW FEE RECORDED: DOCUMENT NO. 2000026404, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

D. BUILDING SETBACK LINES AS SET FORTH ON THE RECORDED PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF (SUBJECT TO, IF APPLICABLE)

E. BUILDING SETBACK LINES AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2000017444, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO, IF APPLICABLE)

F. EASEMENT: RECORDED: VOLUME 427, PAGE 231, DEED RECORDS, WILLIAMSON COUNTY, TEXAS PURPOSE: GAS (BLANKET EASEMENT, MAY AFFECT)

G. EASEMENT: RECORDED: VOLUME 480, PAGE 293, DEED RECORDS, WILLIAMSON COUNTY, TEXAS PURPOSE: WATER FLOWAGE/INUNDATION (UNABLE TO PLOT, MAY AFFECT)

H. EASEMENT: RECORDED: VOLUME 1619, PAGE 330, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS PURPOSE: WASTEWATER (DOES NOT AFFECT)

I. EASEMENT: RECORDED: VOLUME 1656, PAGE 867, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS PURPOSE: PUBLIC UTILITY (AFFECTS AS SHOWN ON PLAT)

J. EASEMENT: RECORDED: VOLUME 1762, PAGE 428, AND VOLUME 1762, PAGE 437, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS PURPOSE: SANITARY SEWER (DOES NOT AFFECT)

K. EASEMENT: RECORDED: DOCUMENT NO.(S) 9635554, 9635555, AND 9850382, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS PURPOSE: COMMUNICATION LINES (DOES NOT AFFECT)

L. TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT RECORDED: DOCUMENT NO. 2001003875, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. TYPE: LICENSE

M. NOTICE REGARDING: WATER POLLUTION ABATEMENT PLAN RECORDED: DOCUMENT NO. 1999985264, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

N. NOTICE REGARDING: MANAGEMENT CERTIFICATE RECORDED: DOCUMENT NOS. 2005024631, 2008051887, 2009059934, 2010051664, 2013096095, ND MOST RECENTLY IN 2016012916, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

O. NOTICE REGARDING: TRANSFER FEES RECORDED: DOCUMENT NOS. 2011082521 AND 2016012916, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

P. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

Q. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID. (SUBJECT TO, IF APPLICABLE)

R. DELETED

S. DELETED

FILE: \\sami\inc\us\PROJECTS\1017038216\100\Survey\035\hdb\ts\74\PLAT\01\p-74_2.dgn

PAGE 7 OF 8
REF. FIELD NOTE NO. 46019

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| EXISTING | *1.284 AC. | ACQUIRE | 1.010 AC. | REMAINING | 0.274 AC. | LEFT |
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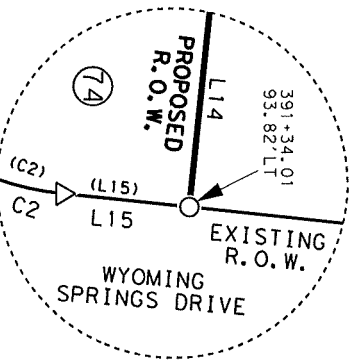
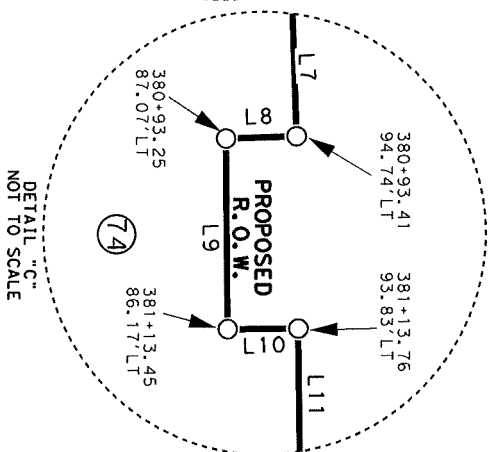
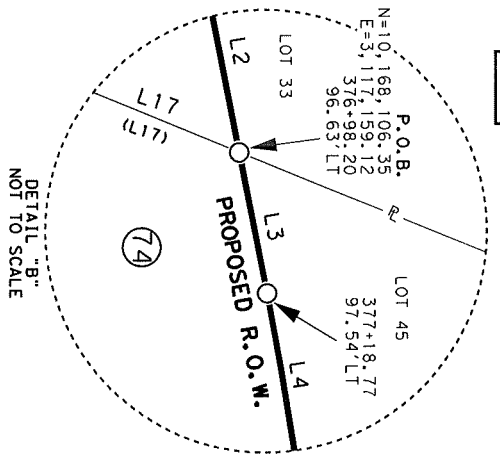
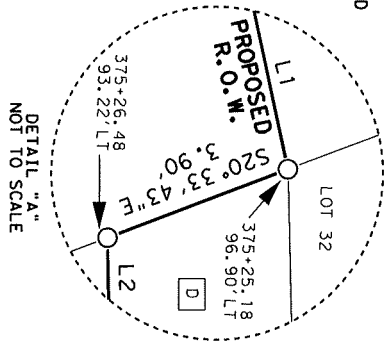


4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BEHRENS RANCH MASTER
ASSOCIATION, INC.
PARCEL 74
1.010 AC. (43,977 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
- 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.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)



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 1.00012. 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, CG NO. 1952129, EFFECTIVE DATE DECEMBER 19, 2019, AND ISSUED DATE, JANUARY 2, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRLESE, SCHEMATIC RECEIVED BY SAM, LLC, IN APRIL, 2019.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- AREA CALCULATED BY SAM, LLC.
- UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

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.

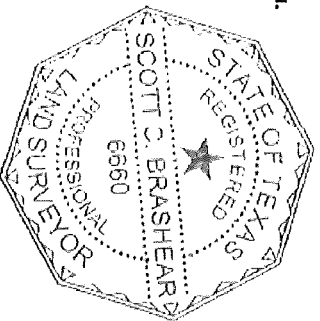
Scott C. Brashear

DATE

8/26/21

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

EXHIBIT "B"



JERMAINE ADAMSON JOINED
BY HIS WIFE
JESSICA ADAMSON
DOC. NO. 2013082487
O.P.R.W.C.TX.

LOT 36, BLOCK A
WALSH RANCH SECTION ONE
CABINET BB, SLIDE 196
P.R.W.C.TX.

JASON E. FLIPPO AND
JUNG M. FLIPPO
HUSBAND AND WIFE
DOC. NO. 2007089991
O.P.R.W.C.TX.

LOT 32, BLOCK E
BEHRENS RANCH PHASE B,
SECTION III
CABINET V, SLIDE 38
P.R.W.C.TX.

JENNIFER UXER AND
MATTHEW TORONEY
DOC. NO. 2015066449
O.P.R.W.C.TX.

LOT 33, BLOCK E
BEHRENS RANCH PHASE B,
SECTION III
CABINET V, SLIDE 38
P.R.W.C.TX.

BEHRENS RANCH MASTER
ASSOCIATION, INC.
DOC. NO. 2003041515
O.P.R.W.C.TX.

LOT 77, BLOCK E
BEHRENS RANCH PHASE B,
SECTION III
CABINET V, SLIDE 38
P.R.W.C.TX.

RAVI ORUGUNTY AND
PRASANNA P. GOBAL
DOC. NO. 2014015755
O.P.R.W.C.TX.

LOT 72, BLOCK E
BEHRENS RANCH PHASE B,
SECTION I
CABINET T, SLIDE 238
P.R.W.C.TX.

COLIN L. JUREN AND
AMANDA C. JUREN
DOC. NO. 2013027357
O.P.R.W.C.TX.

LOT 76, BLOCK E
BEHRENS RANCH PHASE B,
SECTION I
CABINET T, SLIDE 238
P.R.W.C.TX.

FILE: \\saminc\cous\PROJECTS\1017038216\100\Survey\03Exhibits\74\PLAT\01\p-74_2.dgn

EXISTING *1.284 AC. ACQUIRE 1.010 AC. REMAINING 0.274 AC. LEFT

PAGE 8 OF 8
REF. FIELD NOTE NO. 46019



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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
BEHRENS RANCH MASTER
ASSOCIATION, INC.
PARCEL 74
1.010 AC. (43,977 SQ. FT.)

DEED

Sam Bass/Corridor H 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 MEN BY THESE PRESENTS:

That BEHRENS RANCH MASTER ASSOCIATION, INC., 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 the certain tracts or parcels of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

All of that certain 0.114 acre (4,981 Sq. Ft.) tract of land in the W. Kinkaid Survey, Abstract No. 374, Williamson County, Texas; said tract being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 73**); and

All of that certain 1.010 acre (43,977 Sq. Ft.) tract of land in the W. Kinkaid Survey, Abstract No. 374, and the W. Dugan Survey, Abstract No. 190, and the D. Curry Survey, Abstract No. 130, Williamson County, Texas; said tract being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (**Parcel 74**);

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, 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 Corridor H.

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 by, through or under Grantor, but not otherwise.

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:

BEHRENS RANCH MASTER ASSOCIATION, INC.

By: Vincent Chernone

Name: VINCENT D. CHERNONE

Title: PRESIDENT

ACKNOWLEDGMENT

THE STATE OF TEXAS

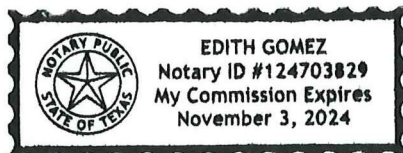
§

COUNTY OF Williamson

§

§

This instrument was acknowledged before me on this the 17 day of the month of November, 2021, by Vincent Chernone (Name), President (Title) and authorized agent of **BEHRENS RANCH MASTER ASSOCIATION, INC.**, known by 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 of and on behalf of said entity and in the capacity and for the purposes and consideration therein expressed.



Edith Gomez
Signature

Edith Gomez
Printed Name

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:

