

REAL ESTATE CONTRACT

County Road 100/118 Right of Way—Parcel 3

THIS REAL ESTATE CONTRACT ("Contract") is made by **RICK D. KRUGER and wife CHERYLE R. KRUGER** (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 of land described as follows:

Being those certain two tracts of land totaling 0.556 acre (24,193 square feet) of land out of the John Dykes Survey, Abstract No. 186, in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. (**Parcel 3**);

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 described in Exhibit "A", any improvements on the Property, and any damage to and/or cost to cure the remaining property of Seller, shall be the sum of FIFTY-FOUR THOUSAND THREE HUNDRED TWENTY-FOUR and 00/100 Dollars (\$54,324.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash at the Closing.

**ARTICLE III
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

**ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER**

Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's current actual knowledge:

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

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

**ARTICLE V
CLOSING**

Closing Date

5.01. The Closing shall be held at the office of Longhorn Title Company on or before December 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 monetary liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable;
- (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
- (c) Any exceptions approved by Purchaser in writing.

The Deed shall be in the form as shown in Exhibit "B" attached hereto and incorporated herein.

(2) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted;
- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and
- (c) The exception as to the lien for taxes shall be limited to the year of Closing and shall be endorsed "Not Yet Due and Payable".
- (d) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the Purchase Price.

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 remain the continuing obligation of Seller to satisfy. Agricultural roll-back taxes, if any, which directly result from 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 party incurring same respectively.

ARTICLE VI BREACH BY SELLER

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

ARTICLE VII BREACH BY PURCHASER

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made then Seller shall receive the amount of \$500 as liquidated damages for any failure by Purchaser.

ARTICLE VIII MISCELLANEOUS

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09. In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

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

Counterparts

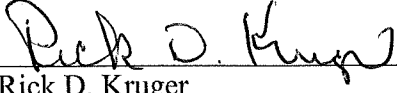
8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after February 28, 2022 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary construction activities associated with the proposed County Road 100/118 improvement construction project of Purchaser, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures required by the Contract to complete the Closing of the purchase transaction.

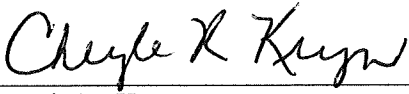
[signature page follows]

SELLER:


Rick D. Kruger

Address: 5090 CR 100
Hutto, Texas 78634

Date: 11/12/21


Cheryle R. Kruger

Date: 11/12/21

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: 
Bill Gravell (Nov 24, 2021 07:11 CST)
Bill Gravell, Jr.
County Judge

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

Nov 24, 2021
Date: _____

EXHIBIT "A"

County: Williamson
Parcel No.: 3
Highway: C.R. 118
Limits: From: C.R. 119

Page 1 of 7
August 18, 2021

To: Approximately 1,300 feet southeast of the C.R.118/C.R. 100 Intersection

PROPERTY DESCRIPTION FOR PARCEL 3

PART 1 (0.529 acre, 23,029 sq.ft.)

DESCRIPTION OF A 0.529 ACRE (23,029 SQ. FT.) PARCEL OF LAND LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.471 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO RICK D. KRUGER, RECORDED JUNE 3, 1998 IN DOCUMENT NO. 9838806, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 0.529 ACRE (23,029 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 5/8-inch iron rod with a plastic cap stamped "RJ Surveying" found 2,380.17 feet right of County Road 118 (C.R. 118) Engineer's Centerline Station (E.C.S.) 119+06.13, for the southwest corner of the remainder of a called 100.98 acre tract of land, described in a deed to Rick D. Kruger and Richard H. Kruger, recorded in Document No. 9838805, O.R.W.C.TX., same being the southwest corner of a called 44.37 acre tract of land, described in a deed to Ronald Albert Smith and wife, Janice H. Smith, recorded in Document No. 1993008365, O.R.W.C.TX., for the southeast corner of said remainder of a called 100.98 acre tract;

THENCE N 21°28'22" W, with the common line of said remainder of a called 100.98 acre tract and said 44.37 acre tract, a distance of 1,106.16 feet to a calculated point, for the most westerly northwest corner of said 44.37 acre tract, same being the southwest corner of a called 7.748 acre tract of land, described as Tract One in a deed to Ronald Smith and wife, Janice Smith, recorded in Document No. 2000018149, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.);

THENCE departing the common line of said remainder of a called 100.98 acre tract and said 44.37 acre tract, with the common line of said remainder of a called 100.98 acre tract and said 7.748 acre tract, the following two (2) courses and distances:

N 21°48'45" W, a distance of 314.08 feet to a calculated point, and

N 21°21'55" W, a distance of 919.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (1/2-inch iron rod found but replaced with 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY") (Surface Coordinates: N=10,186,904.09, E=3,167,768.11) set 78.73 feet right of C.R. 118 E.C.S 116+61.22 on the proposed south right-of-way line of C.R. 118, for the northwest corner of said 7.748 acre tract, same being the southwest corner of said 1.471 acre tract and the southwest corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** N 21°29'34" W, departing the common line of said remainder of a called 100.98 acre tract and said 7.748 acre tract, with the proposed south right-of-way line of said C.R. 118, same being the common line of said 1.471 acre tract and said remainder of a called 100.98 acre tract, passing at a distance of 11.22 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.01 feet right of C.R. 118 E.C.S 116+58.12, and continuing for a total distance of 154.20 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.01 feet left of C.R. 118 E.C.S 116+13.97 on the proposed north right-of-way line of said C.R. 118, for the northwest corner of the parcel described herein, said point being the beginning of a curve to the left;

EXHIBIT "A"

County: Williamson
Parcel No.: 3
Highway: C.R. 118
Limits: From: C.R. 119

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August 18, 2021

To: Approximately 1,300 feet southeast of the C.R.118/C.R. 100 Intersection

THENCE departing the common line of said 100.98 acre tract and said 1.471 acre tract, with the proposed north right-of-way line of said C.R. 118, over and across said 1.471 acre tract, the following two (2) courses and distances numbered 2-3:

- 2) With said curve to the left, an arc distance of 202.49 feet, through a central angle $09^{\circ}11'31''$, having a radius of 1,262.15 feet, and a chord that bears $N 82^{\circ}50'44'' E$, a distance of 202.27 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.01 feet left of C.R. 118 E.C.S 118+27.37, for an angle point of the parcel described herein, and
- 3) $N 25^{\circ}54'13'' E$, a distance of 11.15 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 76.82 feet left of C.R. 118 E.C.S 118+34.60 on the common line of said 1.471 acre tract and of a called 0.725 acre tract of land, described in a deed to Christy D. Noren and Jenny E. Noren, Co-Trustees of the John W. Noren Family Trust, recorded in Document No. 2015015381, O.P.R.W.C.TX., being further described in Document No. 1997049549, O.R.W.C.TX., for the northeast corner of the parcel described herein;

4) **THENCE** $S 01^{\circ}58'59'' W$, departing the proposed north right-of-way line of said C.R. 118, with the common line of said 0.725 acre tract and said 1.471 acre tract, a distance of 122.95 feet to a 1/2-inch iron rod found on the north line of said 7.748 acre tract, for the southwest corner of said 0.725 acre tract, same being the southeast corner of said 1.471 acre tract and of the parcel described herein, from which a 1/2-inch iron rod found, for the southeast corner of said 7.748 acre tract, same being the southwest corner of a called 10.000 acre tract of land, described in a deed to Ronald A. Smith and Janice H. Smith, husband and wife, recorded in Document No. 2000018150, O.P.R.W.C.TX., bears $N 68^{\circ}55'07'' E$, a distance of 144.96 feet to a 1/2-inch iron rod found and $S 18^{\circ}57'48'' E$, a distance of 1,243.34 feet;

5) **THENCE** $S 68^{\circ}55'07'' W$, departing the common line of said 0.725 acre tract and said 1.471 acre tract, with the common line of said 7.748 acre tract and said 1.471 acre tract, passing at a distance of 115.60 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.01 feet right of C.R. 118 E.C.S 116+97.35 on the proposed south right-of-way line of said C.R. 118 and continuing for a total distance of 155.21 feet to the **POINT OF BEGINNING**, and containing 0.529 acres (23,029 sq. ft.) of land, more or less.

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EXHIBIT "A"

County: Williamson
Parcel No.: 3
Highway: C.R. 118
Limits: From: C.R. 119

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August 18, 2021

To: Approximately 1,300 feet southeast of the C.R.118/C.R. 100 Intersection

PART 2 (0.027 acre, 1,164 sq.ft.)

DESCRIPTION OF A 0.027 ACRE (1,164 SQ. FT.) PARCEL OF LAND LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.471 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO RICK D. KRUGER, RECORDED JUNE 3, 1998 IN DOCUMENT NO. 9838806, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 0.027 ACRE (1,164 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 found 211.71 feet left of County Road 118 (C.R. 118) Engineer's Centerline Station (E.C.S.) 118+76.79 on the existing north right-of-way line of C.R. 100, a variable width right-of-way, no record information found, for the southwest corner of the remainder of a called 142.38 acre tract of land, described in a deed to Christy D. Noren and Jenny E. Noren, Co-Trustees of the John W. Noren Family Trust, recorded in Document No. 2015015381, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), being further described in Document No. 1996067073, O.R.W.C.TX., same being the southeast corner of a called 2.78 acre tract of land, described in a deed to Daniel Robert Madueno, and Deborah R. Taylor, husband and wife, recorded in Document No. 2012092102, O.P.R.W.C.TX., from which a 3/4-inch iron pipe found for the northeast corner of said 2.78 acre tract, same being an interior ell corner of said remainder of a called 142.38 acre tract bears N 20°59'53" W, a distance of 610.08 feet;

THENCE S 03°57'10" W, departing the existing north right-of-way line of said C.R. 100, over and across said C.R. 100, a distance of 44.69 feet to a 1/2-inch iron rod found on the existing south right-of-way line of said C.R. 100, for the northwest corner of a called 0.725 acre tract of land, described in a deed to Christy D. Noren and Jenny E. Noren, Co-Trustees of the John W. Noren Family Trust, recorded in Document No. 2015015381, O.P.R.W.C.TX., being further described in Document No. 1997049549, O.R.W.C.TX.;

THENCE S 01°58'59" W, with the existing south right-of-way line of said C.R. 100, a distance of 7.60 feet to a calculated point (Surface Coordinates: N=10,187,170.48, E=3,167,920.22) 161.75 feet left of C.R. 118 E.C.S 118+58.84, for the northeast corner of said 1.471 acre tract, same being the northeast corner and **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 01°58'59" W, departing the existing south right-of-way line of said C.R. 100, with the common line of said 1.471 acre tract and said 0.725 acre tract, a distance of 38.88 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 124.16 feet left of C.R. 118 E.C.S 118+47.68 on the proposed north right-of-way line of C.R. 118, for the southeast corner of the parcel described herein, said point being the beginning of a curve to the left;

2) **THENCE** departing the common line of said 0.725 and said 1.471 acre tract, with the proposed north right-of-way line of said C.R. 118 and said curve to the left, over and across said 1.471 acre tract, an arc distance of 118.66 feet, through a central angle 32°50'20", having a radius of 207.03 feet, and a chord that bears N 51°22'08" W, a distance of 117.04 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 213.05 feet left of C.R. 118 E.C.S 117+60.40 on the existing south right-of-way line of said C.R. 100, for the northwest corner of the parcel described herein;

EXHIBIT "A"

County: Williamson
Parcel No.: 3
Highway: C.R. 118
Limits: From: C.R. 119

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August 18, 2021

To: Approximately 1,300 feet southeast of the C.R.118/C.R. 100 Intersection

3) **THENCE** S 69°45'36" E, departing the proposed north right-of-way line of said C.R. 118, with the existing south right-of-way line of said C.R. 100, a distance of 98.88 feet to the **POINT OF BEGINNING**, and containing 0.027 acres (1,164 sq. ft.) of land, more or less.

PART 1	(0.529 acre, 23,029 sq.ft.)
PART 2	(0.027 acre, 1,164 sq.ft.)
TOTAL	0.556 acre, 24,193 sq.ft.

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 1.0001218190. Units: U.S. Survey Feet.

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



 8/12/21

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

LINE TABLE EXHIBIT "A"

LINE NO.	BEARING	DISTANCE
L1	N21°28'22"W	1,106.16'
(L1)	(S19°15'22"E)	(1,033.80')
L2	N21°48'45"W	314.08'
(L2)	(S19°27'56"E)	(1,233.30')
L3	N21°21'55"W	919.28'
L4	N25°54'13"E	11.15'

PROPOSED ROW

RICK D. KRUGER
RECORDED JUNE 3, 1998
CALLED 1.471 AC.
DOC. NO. 9838806
O.R.W.C.TX.

ENGINEER'S CENTERLINE

(3 PART 1
(0.529 AC.)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	09°11'31" (LT)	1,262.15'	202.49'	202.27'	N82°50'44"E

RONALD ALBERT SMITH AND
WIFE, JANICE H. SMITH
CALLED 44.37 AC.
DOC. NO. 1993008365
O.R.W.C.TX.

P.O.C.
5/8" W/PCAP STAMPED
119-06-113
2380.17 RT

PAGE 5 OF 7
REF. FIELD NOTE NO. 48873

FILE: \\saminco\AUS\PROJECTS\1019052774E\100\Survey\03Exhibits\3-P-3-PART1.dgn

EXISTING	1.471 AC.	ACQUIRE	0.556 AC.	REMAINING	0.915 AC. LEFT
				REMAINING	0.000 AC. RIGHT

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

SAM

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
RICK D. KRUGER
PARCEL 3
0.556 AC. (24,193 SQ. FT.)

(VARIABLE C.R. 100
NO RECORD WIDTH R.O.W.
EXISTING INFORMATION FOUND)
EXISTING ROW

JOHN DYKES SURVEY
ABSTRACT NO. 186

CHRISTY D. NOREN AND
JENNY E. NOREN, CO-TRUSTEES
OF THE JOHN W. NOREN FAMILY TRUST
CALLED 0.725 AC.
DOC. NO. 2015015381
O.P.R.W.C.TX.
FURTHER DESCRIBED IN
DOC. NO. 1997049549
O.R.W.C.TX.

ENGINEER'S CENTERLINE
CURVE DATA
PI S+0 117+97.01
N = 10,186,904.09
E = 3,167,768.11
Δ = 22°23'26.86" (LT)
D = 4°18'26.74"
L = 519.82'
T = 263.27'
R = 1,330.16'
PC S+0 115+33.74
PT S+0 120+53.76

RONALD A. SMITH AND
JANICE H. SMITH,
HUSBAND AND WIFE,
CALLED 10.000 AC.
DOC. NO. 2000018150
O.P.R.W.C.TX.

RONALD SMITH AND
WIFE, JANICE SMITH
CALLED 7.748 AC.
TRACT ONE
DOC. NO. 2000018149
O.P.R.W.C.TX.

RICK D. KRUGER AND
RICHARD H. KRUGER
REMAINDER OF A
CALLED 100.98 AC.
DOC. NO. 9838805
O.R.W.C.TX.

P.O.B.
N=10,186,904.09
E=3,167,768.11
116+61.22
78.73 RT
(1/2" IR FOUND BUT REPLACED
WITH 5/8" IR WITH
"WILLIAMSON COUNTY"
ALUM CAP)

P.O.R.

SEE
DETAIL "B"

SEE
DETAIL "A"

(0.529 AC.)

(0.529 AC.)

(0.529 AC.)

(0.529 AC.)

EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	32° 50' 20" (LT)	207.03'	118.66'	117.04'	N51° 22' 08" W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L5	N20° 59' 53" W	610.08'
(L5)	(N18° 25' W)	(609.86')
L6	S03° 57' 10" W	44.69'
L7	S01° 58' 59" W	7.60'
L8	S01° 58' 59" W	38.88'
L9	S69° 45' 36" E	98.88'
(L9)	(S67° 42' 50" E)	(242.22')

DANIEL, ROBERT MADUENO
AND DEBORAH R. TAYLOR,
HUSBAND AND WIFE
CALLED 2.78 AC.
DOC. NO. 2012092102
O.P.R.W.C. TX.

P.O.R.
3/4"

ENGINEER'S CENTERLINE
CURVE DATA
PI ST 117+97.01
N = 10.186, 974.33
E = 3.167, 997.68
Δ = 32° 50' 20" (LT)
D = 211.77', 26.74"
L = 519.82', 26.74"
T = 263.32', 26.74"
R = 113.30', 26.74"
PC ST 115+33.74
PT ST 120+53.56

JOHN DYKES SURVEY
ABSTRACT NO. 186

CHRISTY D. NOREN AND
JENNY E. NOREN, CO-TRUSTEES
OF THE JOHN W. NOREN FAMILY TRUST
CALLED 142.38 AC.
DOC. NO. 2015015381
O.P.R.W.C. TX.

FURTHER DESCRIBED IN
DOC. NO. 1996067073
O.R.W.C. TX.

RICK D. KRUGER
RECORDED JUNE 3, 1998
CALLED 1.471 AC.
DOC. NO. 9838806
O.R.W.C. TX.

RICK D. KRUGER AND
RICHARD H. KRUGER
REMAINDER OF A
CALLED 100.98 AC.
DOC. NO. 9838805
O.P.R.W.C. TX.

(504° 06' 29" W 210.69')

118+47.68
124.16' LT

P.O.B.
N = 10.187, 170.48
E = 3.167, 920.22
118+58.84
161.75' LT

(VARIABLE C.R. 100
NO RECORD INFORMATION
EXISTING ROW
EXISTING ROW
EXISTING ROW)

CHRISTY D. NOREN AND
JENNY E. NOREN, CO-TRUSTEES
OF THE JOHN W. NOREN FAMILY TRUST
CALLED 0.725 AC.
DOC. NO. 2015015381
O.P.R.W.C. TX.
FURTHER DESCRIBED IN
DOC. NO. 1997049549
O.R.W.C. TX.

C.R. 118
ENGINEER'S CENTERLINE
117+00

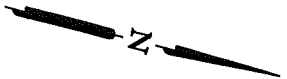
119+00

PT 120+53.56

FILE: \\saminc\AUS\PROJECTS\1019052774E\100\Survey\03Exhibit\SP-3\PART2.dgn

PAGE 6 OF 7
REF. FIELD NOTE NO. 48873

EXISTING	1.471 AC.	ACQUIRE	0.556 AC.	REMAINING	0.915 AC. LEFT
EXISTING	1.471 AC.	ACQUIRE	0.556 AC.	REMAINING	0.000 AC. RIGHT



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

SAM

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
RICK D. KRUGER
PARCEL 3
0.556 AC. (24,193 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)
- TYPE 1 CONCRETE MONUMENT FOUND
- ⊙ TxDOT TYPE 11 BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ⊙ 80D NAIL FOUND
- ⊙ MAGNAIL FOUND
- ⊙ SPINDLE FOUND
- ⊙ RAILROAD TIE
- ⊙ 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)
- PROPOSED TEMPORARY EASEMENT LINE

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVOD88 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0001218190. 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 WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. C.R. 118 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM WILLIAMSON COUNTY ROAD AND BRIDGE. SCHEMATIC RECEIVED BY SAM, LLC. IN JUNE, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

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.

* AREA CALCULATED BY SAM, LLC.

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

DATE

8/12/21

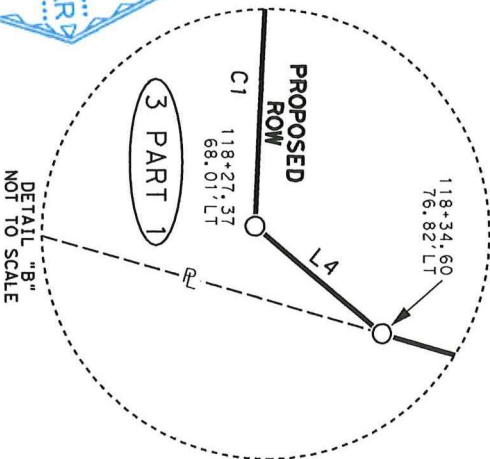
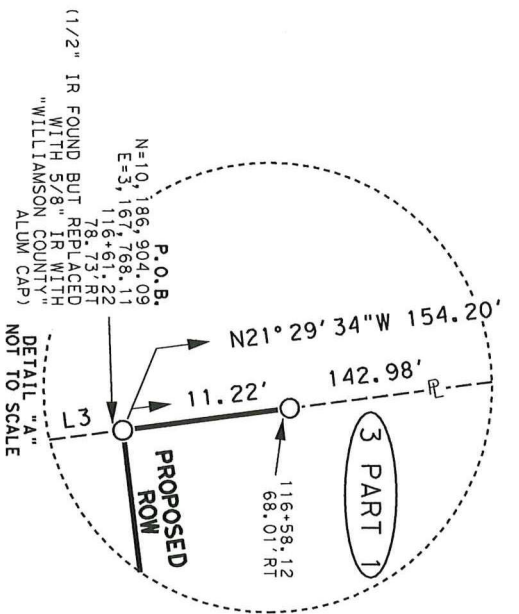
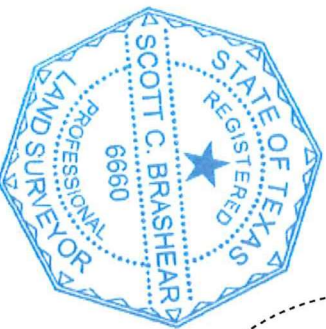
EXHIBIT "A"

RICK D. KRUGER
RECORDED JUNE 3, 1998
CALLED 1.471 AC.
DOC. NO. 9838806
O.R.W.C.TX.

3 PART 1
(0.529 AC.)

3 PART 2
(0.027 AC.)

PARENT TRACT
NOT TO SCALE



EXISTING	1.471 AC.	ACQUIRE	0.556 AC.	REMAINING	0.915 AC. LEFT
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FILE: \\saminc\AUS\PROJECTS\1019052774E\100\Survey\03ExhibitA-P-3-PART1.dgn

PAGE 7 OF 7
REF. FIELD NOTE NO. 48873

SAM

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
RICK D. KRUGER
PARCEL 3
0.556 AC. (24,193 SQ. FT.)

DEED
County Road 100/118 Right of Way

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

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

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That the **RICK D. KRUGER and wife CHERYLE R. KRUGER**, 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 (the "Property"):

Being those certain two tracts of land totaling 0.556 acre (24,193 square feet) of land out of the John Dykes Survey, Abstract No. 186, in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. (**Parcel 3**)

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property described in said Exhibit "A" to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of CR 100/118.

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 on following page]

GRANTOR:

Rick D. Kruger

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the _____ day of _____,
2021 by Rick D. Kruger in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

GRANTOR:

Cheryle R. Kruger

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the _____ day of _____, 2021 by Cheryle R. Kruger 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: