

Parcel

REAL ESTATE CONTRACT

State Highway 130/Chandler Road Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by QT SOUTH LLC (referred to in this Contract as "Seller") and WILLIAMSON COUNTY, TEXAS (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land, (the "Property") described as follows:

Being a 2.942 acre (128,154 square foot) tract of land out of the George Keith Survey, Abstract No. 370, in Williamson County, Texas and a portion of a called 34.500 acre tract of land as described in Document No. 2019028638 of the Official Public Records of Williamson County, Texas; said parcel of land being more particularly described by plat in Exhibit "A" attached hereto and made a part hereof.

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements situated on and attached to the Property described in Exhibit "A" not otherwise agreed herein to be retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the Property, any improvements on the Property, and any damage to or cost to cure for the remaining property of Seller shall be the sum of FOUR HUNDRED EIGHTY-SIX THOUSAND NINE HUNDRED EIGHTY-FIVE and 20/100 Dollars (\$486,985.20).

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.

3.03. Purchaser acknowledges and agrees that Seller shall have the right for storm water to discharge onto, over, and upon the Property, including the use of and access to any existing drainage system as is currently designed and approved by Williamson County. Any modification of the existing drainage system shall be subject to reasonable approval by Williamson County. The location of any future drainage system on the Property shall be subject to reasonable approval by Williamson County. The provisions of this Section 3.03 shall survive Closing and not merge with the Deed.

**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 September 16, 2022, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to all of the Property described in Exhibit "A", and deliver a duly executed and acknowledged Drainage Easement conveying such interest to Williamson County, Texas, both free and clear of any and all monetary liens and restrictions, except for the following:

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

(2) 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.

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:

QT SOUTH, LLC

By: Michael Z. Ward
Printed Name: Michael Z. Ward
Title: Real Estate Manager

Address: 2007 Sam Bass Road, Suite 100
Round Rock, Texas 78681

Date: 7/24/22

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: Bill Gravell Jr.
Bill Gravell (Aug 16, 2022 14:26 CDT)
Bill Gravell, Jr
County Judge

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

Date: Aug 16, 2022



Exhibit "A"

2021081312 PLAT Total Pages: 3



PLAT MAP RECORDING SHEET

DEDICATOR(s):

QT SOUTH LLC

SUBDIVISION NAME: QT 4178 PHASE 2

PROPERTY IS DESCRIBED AS: 11.473 ACRE GEORGE KEITH SURVEY
ABSTRACT NO 370

SUBMITTED BY: CITY OF ROUND ROCK

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021081312

PLAT Fee: \$166.00
06/01/2021 01:38 PM BMCKENZIE



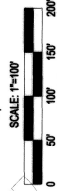
Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

QT 4178 PHASE 2

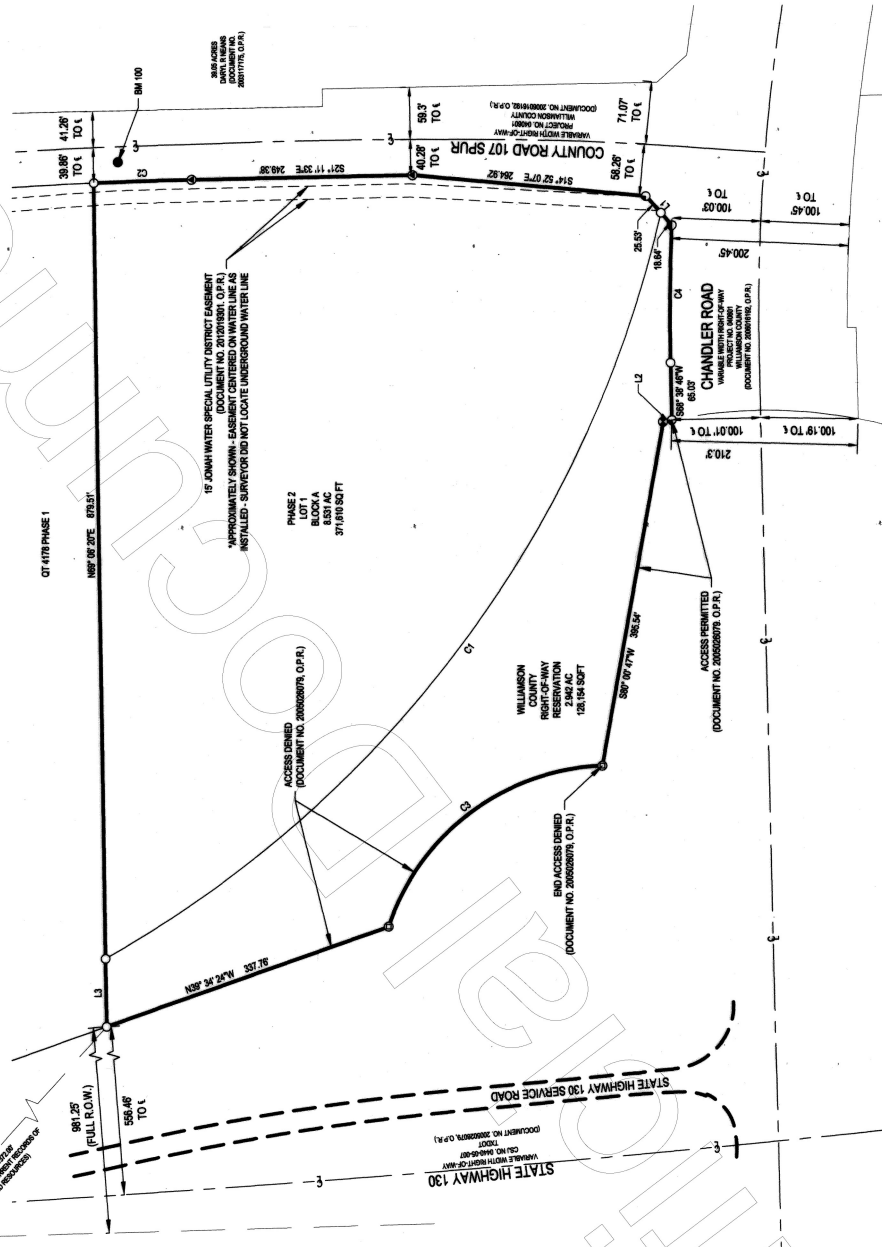
**ENGINEERING
& SURVEYING**

P.O. BOX 54
8 SPURCHER ROAD SUITE 100
ROBINSIDE, TEXAS 75066
OFFICE: (512) 240-0600 FAX: (512) 240-0999
TEXAS REGISTERED ENGINEERING FIRM # 044512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



G-EOTD 12A
NAVD 88

[illegible]

	PROPOSED PROPERTY LINE	ADJACENT PROPERTY LINE	EASEMENT	BUILDING SETBACK	CENTER LINE
SET 1/2" ROD WITH A YELLOW POWDER COAT SURVEY PLASTIC CAP	_____	_____	_____	_____	_____
P.C. STAMPED 1/2" ROD IN W/ ORANGE	_____	_____	_____	_____	_____
P.C. STAMPED AL AND 433	_____	_____	_____	_____	_____
FOUND 1/2" ROD IN W/ YELLOW	_____	_____	_____	_____	_____
P.C. STAMPED R/S 433	_____	_____	_____	_____	_____
FOUND 3/8" ROD ROD	_____	_____	_____	_____	_____
FOUND 1/2" ROD ROD	_____	_____	_____	_____	_____
FOUND 3/8" ROD ROD W/ ALUMINUM	_____	_____	_____	_____	_____

D.P.R.	PAGE	R.O.W.	D.P.R.
PG.	RIGHT-OF-WAY	VOL.	VOLUME
B.S.L.	BUILDING SETBACK LINE	CB	COUNTY BLOCK
WILLIAMSON COUNTY DEED & PLAT RECORDS		WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS	

OWNERS:	GT SOUTH LLC MATTHEW D. MILLER, PRESIDENT 10000 W. 10TH AVE. TULSA, OKLAHOMA 74134
ACROSSAGE	8.51 AC.
PATENT SURVEY:	GEORGE KETH SURVEY, ABSTRACT #70
SUBMITTAL DATE:	NOVEMBER 17, 2020
DATE OF PLANNING AND ZONING COMMISSION REVIEW:	DECEMBER 16, 2020
ENGINEER:	JOSHUA L. PRESSLER, P.E. REG. NO. 114569 MATTHEW COOK, P.E. REG. NO. 114569 8 SPENCER LANE, SUITE 100 TULSA, OKLAHOMA 74116 PHONE: 582-244-6600 FAX: 582-244-6600 FIRM REG. NO. 7-0061/2
SURVEYOR:	KYLE L. PRESSLER, R.P.L.S. #6528 8 SPENCER LANE, SUITE 100 TULSA, OKLAHOMA 74116 PHONE: 582-244-6600 TELE REG. NO. 0028
BEARING BASE:	TEXAS STATE PLATE COORDINATE SYSTEM

NUMBER OF BLOCK:	1
NUMBER OF LOTS:	1 (6.531 ACRES)
LINEAR FEET OF NEW STREETS:	0 FEET
CONNECTIVITY INDEX:	NA
ACREAGE BY LOT TYPE:	0.531 ACRES DEVELOPMENT
NUMBER OF LOTS BY TYPE:	1 LOT DEVELOPMENT

