

## **REAL ESTATE CONTRACT**

County Road 404 Realignment

THIS REAL ESTATE CONTRACT ("Contract") is made by **NANCY RYDELL HOLUBEC, INDIVIDUALLY AND AS TRUSTEE OF THE HENRY H. HOLUBEC FAMILY TRUST**, as created under the Last Will and Testament of Henry H. Holubec, Jr., deceased, Probate Cause No. 16,731-PC, Brazos County, Texas, and **EDYTHER J. HOLUBEC** (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:

All of that certain 18.811-acre (819,407 sq. ft.) tract of land out of the Watkins Nobles Survey, Section No. 30, Abstract No. 484 Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" to be attached.

**(Parcel 18 Part 1)**; and

All of that certain 1.065-acre (46,411 sq. ft.) tract of land out of the Watkins Nobles Survey, Section No. 30, Abstract No. 484 Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "B" to be attached **(Parcel 18 Part 2)** ;

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 described in Exhibits "A-B", any improvements upon the Property, and any damage to or curative costs for the remaining property of Seller, shall be the sum of **THREE MILLION TWO HUNDRED NINETY THOUSAND ONE HUNDRED EIGHT** and 00/100 Dollars (\$3,290,108.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash or other good funds at the Closing.

**ARTICLE III  
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

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

Miscellaneous Conditions

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

**ARTICLE IV  
REPRESENTATIONS AND WARRANTIES  
OF SELLER**

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 January 31, 2023, 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 "C" 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, Purchaser, its agents and contractors shall be permitted to enter and possess the Property prior to Closing for the limited purpose of electric utility relocation and construction activities associated with the proposed County Road 404 realignment 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 or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

**SELLER:**

Nancy Rydell Holubec  
Nancy Rydell Holubec (Jan 9, 2023 09:53 CST)

Nancy Rydell Holubec, Individually and as Trustee  
of the Henry H. Holubec Family Trust, as created under the  
Last Will and Testament of Henry H. Holubec, Jr., deceased,  
Probate Cause No. 16,731-PC, Brazos County, Texas

Address: 6867 Meadowcreek Dr.

Dallas, Texas 75254

Jan 9, 2023  
Date: \_\_\_\_\_

**SELLER:**

Edythe J. Holubec  
Edythe J. Holubec (Jan 6, 2023 18:26 CST)

Edythe J. Holubec


Address: P. O. Box 552

Taylor, Texas. 76574

Jan 6, 2023  
Date: \_\_\_\_\_

**PURCHASER:**

WILLIAMSON COUNTY, TEXAS

By:   
Bill Gravell (Jan 18, 2023 09:07 CST)  
\_\_\_\_\_  
Bill Gravell, Jr.  
County Judge

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

Date: Jan 18, 2023



EXHIBIT "A"

County: Williamson  
Tax ID: R019448  
Highway: C.R. 404  
Limits: From: F.M. 3349  
To: C.R. 404

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**PROPERTY DESCRIPTION FOR PARCEL R019448**

DESCRIPTION OF A 18.811 ACRE (819,407 SQ. FT.) PARCEL OF LAND LOCATED IN THE WATKINS NOBLES SURVEY, SECTION NO. 30, ABSTRACT NO. 484, AND THE H.T. & B.R.R.C.O. SURVEY, SECTION NO. 1, ABSTRACT NO. 318, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 85.681 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HENRY H. HOLUBEC, JR. AND WIFE, NANCY RYDELL HOLUBEC (50% INTEREST) AND JAMES F. HOLUBEC (50% INTEREST DECEASED), RECORDED AUGUST 1, 1984 IN VOLUME 1051, PAGE 818, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.) WITH EDYTHE J. HOLUBEC (50% INTEREST) AS INDEPENDENT EXECUTOR OF ESTATE OF JAMES F. HOLUBEC, AS CITED SEPTEMBER 21, 2005 IN DOCUMENT NUMBER 2005075261, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 18.811 ACRE (819,407 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 concrete monument found 782.30 feet left of County Road (C.R.) 404 Engineer's Centerline Station (E.C.S.) 258+35.11 on the east line of a called 18.165 acre tract of land, described in a deed to Joel B. Carpenter, recorded in Document No. 2012073128, O.P.R.W.C.TX., for the northwest corner of said 85.681 acre tract;

**THENCE** S 07°39'17" W, with the common line of said 85.681 acre tract and said 18.165 acre tract, a distance of 623.14 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" on the proposed north right-of-way line of C.R. 404, for the northeast corner of a remainder of a called 1.137 acre tract of land, described in a deed to Henry H. Holubec and wife, Nancy Rydell Holubec (50% interest) and James F. Holubec (50% interest deceased), recorded in Volume 1051, Page 818, D.R.W.C.TX. with Edythe J. Holubec (50% interest) as independent executor of estate of James F. Holubec as cited in Document No. 2005075261, O.P.R.W.C.TX., same being the southeast corner of said 18.165 acre tract;

**THENCE** S 07°20'59" W, with the common line of said remainder of a called 1.137 acre tract and said 85.681 acre tract, passing at a distance of 20.00 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY", for the southeast corner of said remainder of a called 1.137 acre tract, same being the northeast corner of a remainder of a called 121.12 acre tract, described in a deed to 3349 Land Group LLC, recorded in Document No. 2007027439, O.P.R.W.C.TX., and continuing with the common line of said remainder of a called 121.12 acre tract and said 85.681 acre tract, a total distance of 55.34 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,169,610.93, E=3,195,507.22) set 118.33 feet left of C.R. 404 E.C.S. 259+51.81, said point being a beginning of a curve to the right, same being the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

**THENCE** departing the common line of said 85.681 acre tract and said remainder of a called 121.12 acre tract, with the proposed north right-of-way line of C.R. 404, over and across said 85.681 acre tract, the following seven (7) courses and distances numbered 1-7:

- 1) With said curve to the right, an arc distance of 618.11 feet, through a delta of 15°59'20", having a radius of 2,215.00 feet, and a chord which bears S 61°39'10" E, a distance of 616.11 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 133.34 feet left of C.R. 404 E.C.S. 265+33.48,

EXHIBIT "A"

County: Williamson  
Tax ID: R019448  
Highway: C.R. 404  
Limits: From: F.M. 3349  
To: C.R. 404

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- 2) S 53°39'30" E, a distance of 561.44 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 151.17 feet left of C.R. 404 E.C.S. 270+97.37,
- 3) N 34°57'51" E, a distance of 169.08 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 320.14 feet left of C.R. 404 E.C.S. 270+90.21, said point being the beginning of a curve to the left,
- 4) With said curve to the left, an arc distance of 345.21 feet, through a delta of 11°39'44", having a radius of 1,696.00 feet, and a chord which bears S 59°51'12" E, a distance of 344.61 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 327.38 feet left of C.R. 404 E.C.S. 275+01.62,
- 5) S 25°19'45" W, a distance of 169.02 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 158.35 feet left of C.R. 404 E.C.S. 275+02.10, said point being the beginning of a curve to the left,
- 6) With said curve to the left, an arc distance of 540.78 feet, through a delta of 16°36'49", having a radius of 1,865.00 feet, and a chord which bears S 73°53'57" E, a distance of 538.88 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 167.66 feet left of C.R. 404 E.C.S. 280+90.56, and
- 7) S 82°12'22" E, a distance of 298.87 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 171.94 feet left of C.R. 404 E.C.S. 283+89.63 on the existing west right-of-way line of County Road (C.R.) 404, a variable width right-of-way, no record information found, for the northeast corner of the parcel described herein;
- 8) **THENCE** S 07°25'18" W, departing the proposed north right-of-way line of C.R. 404, with the existing west right-of-way line of C.R. 404, a distance of 240.11 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.11 feet right of C.R. 404 E.C.S. 283+94.62 on the proposed south right-of-way line of C.R. 404, for the northeast corner of a called 14.994 acre tract of land, described in a deed to Ernest L. Meadows, recorded in Document No. 2016090360, O.P.R.W.C.TX, same being the southeast corner of said 85.681 acre tract and the parcel described herein;
- 9) **THENCE** N 82°50'57" W, departing the existing west right-of-way line of said C.R. 404, with the proposed south right-of-way line of said C.R. 404, same being the common line of said 85.681 acre tract and said 14.994 acre tract, a distance of 955.84 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 191.95 feet right of C.R. 404 E.C.S. 274+86.97, said point being the beginning of a curve to the right;
- THENCE** departing the common line of said 85.681 acre tract and said 14.994 acre tract, continuing with the proposed south right-of-way line of C.R. 404, over and across said 85.681 acre tract, the following three (3) courses and distances numbered 10-12:
- 10) With said curve to the right, an arc distance of 438.32 feet, through a delta of 11°20'17", having a radius of 2,215.00 feet, and a chord which bears N 59°19'38" W, a distance of 437.60 feet, to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 199.00 feet right of C.R. 404 E.C.S. 270+87.55,

## EXHIBIT "A"

County: Williamson  
Tax ID: R019448  
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- 11) N 53°39'30" W, a distance of 546.61 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 216.48 feet right of C.R. 404 E.C.S. 265+44.43, said point being the beginning of a curve to the left, and
  - 12) With said curve to the left, an arc distance of 439.18 feet, through a delta of 13°29'33", having a radius of 1,865.00 feet, and a chord which bears N 60°24'16" W, a distance of 438.17 feet, to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 229.67 feet right of C.R. 404 E.C.S. 260+51.08 on the common line of said remainder of a called 121.12 acre tract and said 85.681 acre tract, for the southwest corner of the parcel described herein;
- THENCE** N 07°20'59" E, departing the proposed south right-of-way line of C.R. 404, with the common line of said remainder of a called 121.12 acre tract and said 85.681 acre tract, a distance of 361.03 feet, to the **POINT BEGINNING**, and containing 18.811 acres (819.407 sq. ft.) of land.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinates shown hereon are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

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

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



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

# LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- TYPED TYPE II BRONZE DISK IN CONCRETE FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND UNLESS NOTED
- 80D NAIL FOUND
- MAGNAIL FOUND
- SPINDLE FOUND
- RAILROAD TIE
- △ CALCULATED POINT
- ℙ 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
- Z--- DISTANCE NOT TO SCALE
- Z--- DEED LINE (COMMON OWNERSHIP)

## NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAN TITLE INSURANCE COMPANY, OF NO. 612201207, EFFECTIVE DATE SEPTEMBER 2, 2022, AND ISSUED DATE SEPTEMBER 13, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN. SCHEMATIC RECEIVED BY SAM, LLC. IN JUNE, 2022.
3. CR 404 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM RPS GROUP
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

\* AREA CALCULATED BY SAM, LLC.

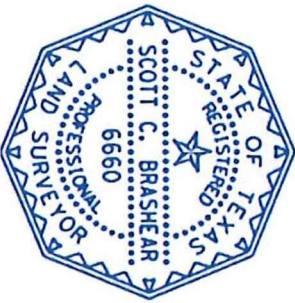
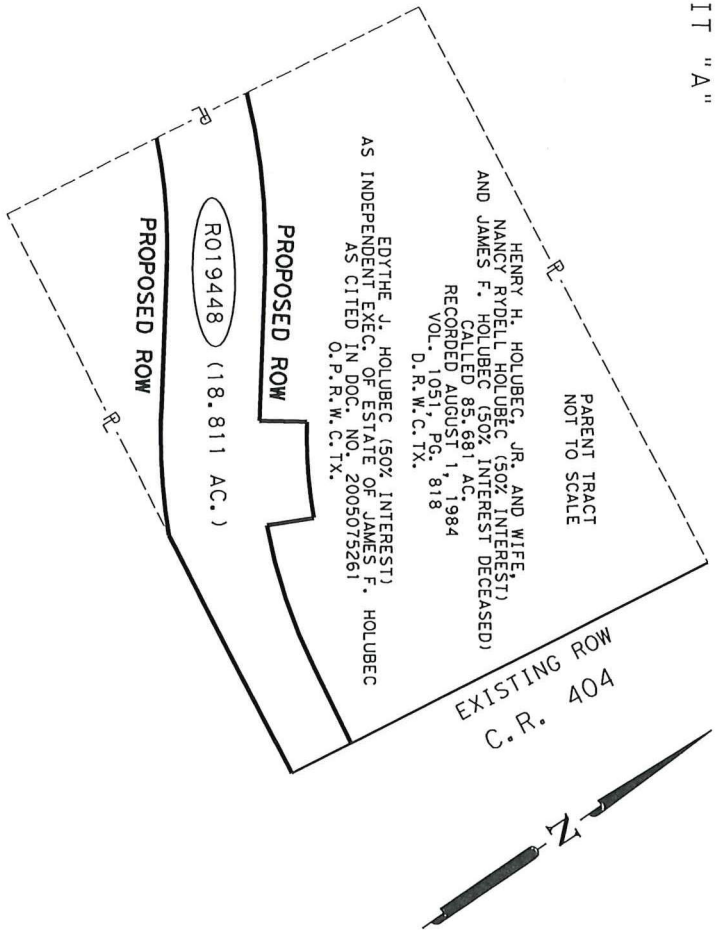
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

DATE

10/5/2022

# EXHIBIT "A"



HENRY H. HOLUBEC, JR. AND WIFE  
NANCY RYDELL HOLUBEC (50% INTEREST)  
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
REMAINDER OF A CALLED 1.137 AC.  
VOL. 1051, PG. 818  
D.R.W.C.TX.

EDYTHE J. HOLUBEC (50% INTEREST)  
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
AS CITED IN DOC. NO. 2005075261  
O.P.R.W.C.TX.

EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC.	LEFT
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RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF  
HENRY H. HOLUBEC, JR. AND WIFE NANCY  
RYDELL HOLUBEC AND JAMES F. HOLUBEC  
(DECEASED)

EDYTHE J. HOLUBEC AS INDEPENDENT  
EXECUTOR

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

**SAM**

TAX ID: R019448  
18.811 AC. (819,407 SQ. FT.)

# EXHIBIT "A"

## SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 612201201, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 2, 2022, AND ISSUED DATE SEPTEMBER 13, 2022.

10. THE FOLLOWING MATTERS, AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

A. AN OIL, GAS AND MINERAL LEASE DATED OCTOBER 13, 1938, BY AND BETWEEN CE RYDELL AND HULDA RYDELL AS LESSOR, AND TOM GORTON AS LESSEE, RECORDED IN VOLUME 294, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALL RIGHTS INCIDENT THERETO. TITLE TO SAID LEASE HAS NOT BEEN EXAMINED SUBSEQUENT TO THE DATE OF ITS EXECUTION.

B. RIGHT OF WAY EASEMENT DATED AUGUST 20, 1974, TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 597, PAGE 996, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

C. EASEMENT DATED FEBRUARY 6, 1981, TO JAMES V MOTSINGER AND CHARLOTTE E MOTSINGER, RECORDED IN VOLUME 832, PAGE 326, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

D. ANY EASEMENTS PRESENTLY IN USE BY THE CITY OF TAYLOR AND ANY PIPES OR PIPE LINES IN PLACE UNDER THE TRACT DESCRIBED HEREIN. (SUBJECT IF APPLICABLE)

E. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH FALLS WITHIN THE BOUNDARIES OF A STREET OR ALLEY. (SUBJECT IF APPLICABLE)

F. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS. (NOT A SURVEY MATTER)

G. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, 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 MINERALS THAT ARE NOT LISTED. (SUBJECT IF APPLICABLE)

H. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT IF APPLICABLE)

I. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)

J. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY)

FILE: \\sacminc\AUS\PROJECTS\1021060291\100\SURVEY\03EXHIBITS\B-R019448 Holubec\R019448 Holubec\_Plot

PAGE 5 OF 8

REF. FIELD NOTE NO. 49078

EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC.	LEFT

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF HENRY H. HOLUBEC, JR. AND WIFE NANCY RYDELL HOLUBEC AND JAMES F. HOLUBEC (DECEASED)

EDYTHE J. HOLUBEC AS INDEPENDENT EXECUTOR

4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
FOX: (512) 326-3029  
Texas Firm Registration No. 10064200

**SAM**

Texas Firm Registration No. 10064200

TAX ID: R019448  
18.811 AC. (819,407 SQ. FT.)



# EXHIBIT "A"

JOEL B. CARPENTER  
CALLED 18.165 AC.  
DOC. NO. 2012073128  
O.P.R.W.C.TX.

SECTION NO. 30. WATKINS NOBLES NO. 484  
ABSTRACT

HENRY H. HOLUBEC, JR. AND WIFE,  
NANCY RYDELL HOLUBEC (50% INTEREST)  
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
CALLED 85.681 AC.  
RECORDED AUGUST 1, 1984  
VOL. 1051, PG. 818  
D.R.W.C.TX.

ENGINEER'S CENTERLINE  
CURVE DATA  
PI Stg 260.15.07  
N = 10, 169, 416.51  
E = 3, 195, 523.06  
Δ = 30° 40' 48.51" (RT)  
D = 2° 51' 01.93"  
L = 1,076.27'  
T = 551.37'  
R = 2,010.00'  
PC Stg 254+63.70  
PT Stg 265+39.97

EDYTHE J. HOLUBEC (50% INTEREST)  
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
AS CITED IN DOC. NO. 2005075261  
O.P.R.W.C.TX.

PROPOSED ROW

265+33.48  
133.34' LT

S53° 39' 30" E 561.44'

R019448 (18.811 AC.)

P.O.B.  
N=10, 169, 610.93  
E=3, 195, 507.22  
259+51.81  
118.33' LT

C.R. 404  
ENGINEER'S CENTERLINE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S07° 39' 17" W	623.14'
(L1)	(N10° 05' 50" E)	624.17'
L2	N07° 20' 59" E	55.34'
(L2)	(N10° 01' 05" E)	1,024.66'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	15° 59' 20" RT	2,215.00'	618.11'	616.11'	S61° 39' 10" E
C5	13° 29' 33" LT	1,865.00'	439.18'	438.17'	N60° 24' 16" W

PROPOSED ROW

265+44.43  
216.48' RT

N53° 39' 30" W 546.61'

260+51.08  
229.67' RT

3349 LAND GROUP LLC  
REMAINDER OF A  
CALLED 121.12 AC.  
DOC. NO. 2001027439  
O.P.R.W.C.TX.



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

FILE: \\samin\c\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\P-R019448 Holubec\R019448 Holubec.Plot

PAGE 6 OF 8  
REF. FIELD NOTE NO. 49078

MATCH LINE SHEET 7 OF 8

**SAM**

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

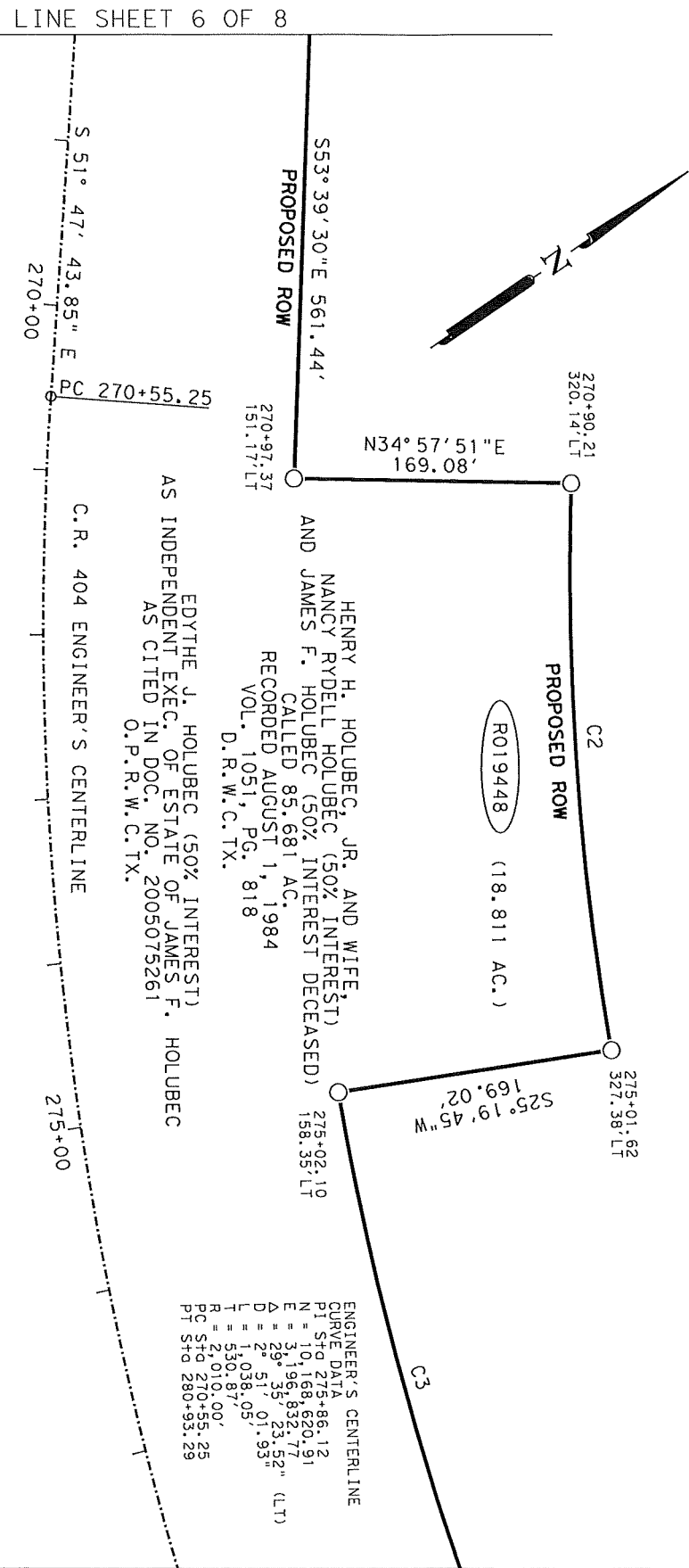
EXISTING 85.510 AC. ACQUIRE 18.811 AC. REMAINING 57.611 AC. LEFT

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF  
HENRY H. HOLUBEC, JR. AND WIFE NANCY  
RYDELL HOLUBEC AND JAMES F. HOLUBEC  
(DECEASED)

EDYTHE J. HOLUBEC AS INDEPENDENT  
EXECUTOR

TAX ID: R019448  
18.811 AC. (819,407 SQ. FT.)

# EXHIBIT "A"



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	11° 39' 44" LT	1,696.00'	345.21'	344.61'	S59° 51' 12" E
C3	16° 36' 49" LT	1,865.00'	540.78'	538.88'	S73° 53' 57" E
C4	11° 20' 17" RT	2,215.00'	438.32'	437.60'	N59° 19' 38" W

FILE: \\samin\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\NP-R019448 Holubec\019448 Holubec.Plot

EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC. LEFT
----------	------------	---------	------------	-----------	-----------------



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

**SAM**

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RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF  
HENRY H. HOLUBEC, JR. AND WIFE NANCY  
RYDELL HOLUBEC AND JAMES F. HOLUBEC  
(DECEASED)  
EDYTHE J. HOLUBEC AS INDEPENDENT  
EXECUTOR  
TAX ID: R019448  
18.811 AC. (819,407 SQ. FT.)

PAGE 7 OF 8  
REF. FIELD NOTE NO. 49078

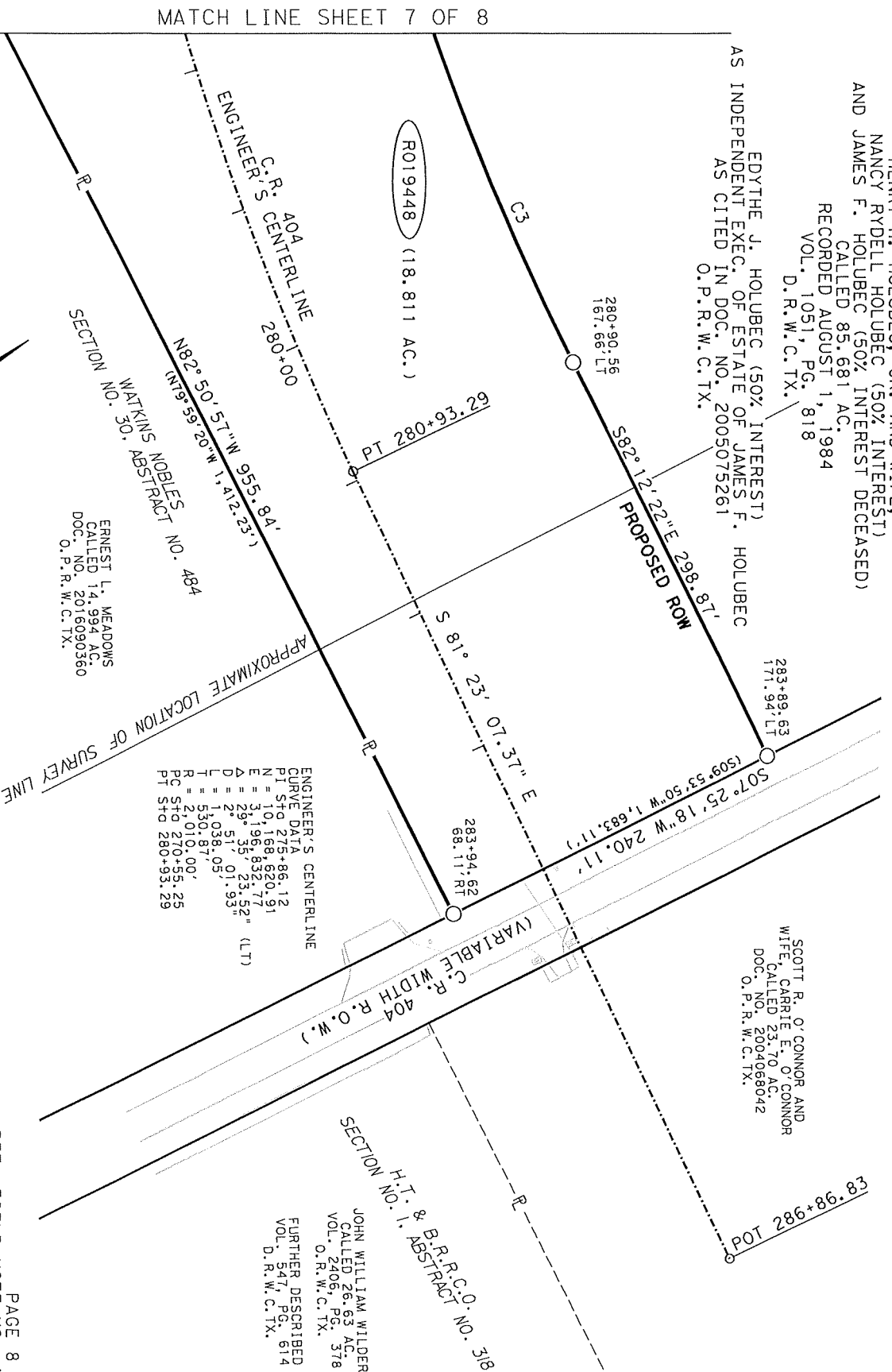
# EXHIBIT "A"

HENRY H. HOLUBEC, JR. AND WIFE,  
NANCY RYDELL HOLUBEC (50% INTEREST)  
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
CALLED 85.681 AC.  
RECORDED AUGUST 1, 1984  
VOL. 1051, PG. 818  
D.R.W.C. TX.

EDYTHE J. HOLUBEC (50% INTEREST)  
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
AS CITED IN DOC. NO. 2005075261  
O.P.R.W.C. TX.

SCOTT R. O'CONNOR AND  
WIFE, CARRIE E. O'CONNOR  
CALLED 23.70 AC.  
DOC. NO. 2004068042  
O.P.R.W.C. TX.

JOHN WILLIAM WILDER  
CALLED 26.63 AC.  
VOL. 2406, PG. 378  
O.R.W.C. TX.  
FURTHER DESCRIBED  
VOL. 547, PG. 614  
D.R.W.C. TX.



MATCH LINE SHEET 7 OF 8



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

EXISTING	85.510 AC.	ACQUIRE	18.811 AC.	REMAINING	57.611 AC. LEFT
					RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF HENRY H. HOLUBEC, JR. AND WIFE NANCY RYDELL HOLUBEC AND JAMES F. HOLUBEC (DECEASED) EDYTHE J. HOLUBEC AS INDEPENDENT EXECUTOR TAX ID: R019448 18.811 AC. (819, 407 SQ. FT.)

**SAM**

4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
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FILE: \\saminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibits\VP-R019448 Holubec\R019448 Holubec\_Plot

PAGE 8 OF 8  
REF. FIELD NOTE NO. 49078



EXHIBIT "B"

County: Williamson  
Tax ID: R019447  
Highway: C.R. 404  
Limits: From: F.M. 3349  
To: C.R. 404

Page 1 of 7  
October 5, 2022

**PROPERTY DESCRIPTION FOR PARCEL R019447**

DESCRIPTION OF A 1.065 ACRE (46,411 SQ. FT.) PARCEL OF LAND LOCATED IN THE WATKINS NOBLES SURVEY, SECTION NO. 30, ABSTRACT NO. 484, WILLIAMSON COUNTY, TEXAS BEING ALL OF THE REMAINDER OF A CALLED 1.137 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HENRY H. HOLUBEC, JR. AND WIFE, NANCY RYDELL HOLUBEC (50% INTEREST) AND JAMES F. HOLUBEC (50% INTEREST DECEASED), RECORDED JULY 19, 1984 IN VOLUME 1051, PAGE 818, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.) WITH EDYTHE J. HOLUBEC (50% INTEREST) AS INDEPENDENT EXECUTOR OF ESTATE OF JAMES F. HOLUBEC, AS CITED SEPTEMBER 21, 2005 IN DOCUMENT NO. 2005075261, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 1.065 ACRE (46,411 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 concrete monument found 734.76 feet left of County Road (C.R.) 404 Engineer's Centerline Station (E.C.S.) 259+76.73 on the east line of a called 18.165 acre tract of land, described in a deed to Joel B. Carpenter, recorded in Document No. 2012073128, O.P.R.W.C.TX., for the southwest corner of a called 105.275 acre tract of land, described as Tract 1 in a deed to RCP Taylor Rail, L.P., recorded in Document No. 2020166309, O.P.R.W.C.TX., same being the northwest corner of a called 85.681 acre tract of land described in said deed to Henry H. Holubec and wife, Nancy Rydell Holubec (50% interest) and James F. Holubec (50% interest deceased), recorded in Volume 1051, Page 818, D.R.W.C.TX. with Edythe J. Holubec (50% interest) as independent executor of estate of James F. Holubec as cited in Document No. 2005075261, O.P.R.W.C.TX.;

**THENCE** S 07°39'17" W, with the common line of said 85.681 acre tract and said 18.165 acre tract, a distance of 623.54 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,169,665.83, E=3,195,514.30) set 111.22 feet left of C.R. 404 E.C.S. 259+75.31 (1/2-inch iron rod found but replaced with 5/8-inch iron rod with Williamson County aluminum cap) on the proposed north right-of-way line of C.R. 404, for the southeast corner of said 18.165 acre tract, same being the northeast corner of said remainder of a called 1.137 acre tract and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 07°20'59" W, departing the proposed north right-of-way line of said C.R. 404, with the common line of said 85.681 acre tract and said remainder of a called 1.137 acre tract, a distance of 20.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 152.62 feet left of C.R. 404 E.C.S. 259+43.82, for the northeast corner of the remainder of a called 121.12 acre tract of land, described in a deed to 3349 Land Group, L.L.C., recorded in Document No. 2007027439, O.P.R.W.C.TX., same being the southeast corner of said remainder of a called 1.137 acre tract and of the parcel described herein;

2) **THENCE** N 82°28'22" W, departing the common line of said 85.681 acre tract and said remainder of a called 1.137 acre tract, with the common line of said remainder of a called 121.12 acre tract and said remainder of a called 1.137 acre tract, a distance of 2,320.60 feet to a calculated point on the existing east right-of-way line of Farm to Market (F.M.) 3349, a variable width right-of-way, as conveyed to Williamson County in Document No. 2021097796, O.P.R.W.C.TX., and in Document No. 2021148167, O.P.R.W.C.TX., for the northwest corner of said remainder of a called 121.12 acre tract, same being the southwest corner of said remainder of a called 1.137 acre tract and the parcel described herein;

## EXHIBIT "B"

County: Williamson  
Tax ID: R019447  
Highway: C.R. 404  
Limits: From: F.M. 3349  
To: C.R. 404

Page 2 of 7  
October 5, 2022

3) **THENCE** N 07°39'59" E, departing the common line of said remainder of a called 121.12 acre tract and said remainder of a called 1.137 acre tract, with the existing east right-of-way line of said F.M. 3349 and the west line of said remainder of a called 1.137 acre tract, a distance of 20.00 feet to a 1/2-inch iron rod with an aluminum R.O.W. cap found 134.32 feet left of C.R. 404 E.C.S. 236+54.16, for the southwest corner of the remainder of a called 2.496 acre tract of land described in a deed to Brian N. Brown, and recorded in Document No. 2015065368, O.P.R.W.C.TX., same being the northwest corner of said remainder of a called 1.137 acre tract and the parcel described herein;

4) **THENCE** S 82°28'22" E, departing the east right-of-way line of said F.M. 3349, with the north line of said remainder of a called 1.137 acre tract, passing at a distance of 548.06 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 131.87 feet left of C.R. 404 E.C.S. 242+10.45 on the proposed north right-of-way line of said C.R. 404, continuing with the proposed north right-of-way line of said C.R. 404, same being the north line of said remainder of a called 1.137 acre tract, passing at a distance of 1,859.46 feet a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 111.81 feet left of C.R. 404 E.C.S. 255+11.64, departing the proposed north right-of-way line of said C.R. 404, continuing with the north line of said remainder of a called 1.137 acre tract, and continuing for a total distance of 2,320.48 feet to the **POINT OF BEGINNING**, and containing 1.065 acres (46,411 sq. ft.) of land.

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

Bearing Basis:

All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinates shown hereon are in surface and may be converted by dividing by the same factor. Project units are in 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



Sent C. R. 10/5/2022

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

# LEGEND

# EXHIBIT "B"

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◊ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◉ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND (UNLESS NOTED)
- ◐ 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
- DEED LINE (COMMON OWNERSHIP)
- DISTANCE NOT TO SCALE

## 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 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TEXAS TITLE INSURANCE COMPANY OF NO. 617201207, EFFECTIVE DATE SEPTEMBER 26, 2022, AND ISSUED DATE SEPTEMBER 13, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. CR 404 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM RPS GROUP SCHEMATIC RECEIVED BY SAM, LLC. IN JUNE, 2022.
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.

*Scott C. Brashear*

10/5/2022

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

DATE

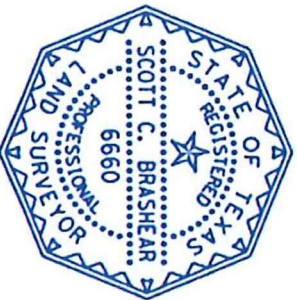
R019447 (1.065 AC.)

PROPOSED ROW

HENRY H. HOLUBEC, JR. AND WIFE,  
NANCY RYDELL HOLUBEC (50% INTEREST)  
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
REMAINDER OF A CALLED 1.137 AC.  
VOL. 1051, PG. 818  
D.R.W.C.TX.

EDYTHE J. HOLUBEC (50% INTEREST)  
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
AS CITED IN DOC. NO. 2005075261  
O.P.R.W.C.TX.

PARENT TRACT  
NOT TO SCALE



HENRY H. HOLUBEC, JR. AND WIFE,  
NANCY RYDELL HOLUBEC (50% INTEREST)  
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
REMAINDER OF A CALLED 1.137 AC.  
VOL. 1051, PG. 818  
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O.P.R.W.C.TX.

FILE: \\sdcinc\us\PROJECTS\1021060291\100\Survey\03Exhibit\sp-R019447 Holubec\R019447 Holubec.plt  
EXISTING \*1.065 AC. ACQUIRE 1.065 AC. REMAINING 0.000 AC. LEFT

PAGE 3 OF 7  
REF. FIELD NOTE NO. 49077  
R019447 Holubec

**SAM**

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Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF  
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RYDELL HOLUBEC AND JAMES F. HOLUBEC  
(DECEASED)  
EDYTHE J. HOLUBEC AS INDEPENDENT  
EXECUTOR  
TAX ID: R019447  
1.065 AC. (46,411 SQ. FT.)

# EXHIBIT "B"

## SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 012201207, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE SEPTEMBER 2, 2022, AND ISSUED DATE SEPTEMBER 13, 2022.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

- A. AN OIL, GAS AND MINERAL LEASE DATED OCTOBER 13, 1938, BY AND BETWEEN CE RYDELL AND HILDA RYDELL AS LESSOR, AND TOM GORTON AS LESSEE, RECORDED IN VOLUME 294, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALL RIGHTS INCIDENT THERETO. TITLE TO SAID LEASE HAS NOT BEEN EXAMINED SUBSEQUENT TO THE DATE OF ITS EXECUTION.
- B. RIGHT OF WAY EASEMENT DATED AUGUST 20, 1974, TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 597, PAGE 996, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
- C. EASEMENT DATED FEBRUARY 6, 1981, TO JAMES V MOTSINGER AND CHARLOTTE E MOTSINGER, RECORDED IN VOLUME 832, PAGE 326, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)
- D. ANY EASEMENTS PRESENTLY IN USE BY THE CITY OF TAYLOR AND ANY PIPES OR PIPE LINES IN PLACE UNDER THE TRACT DESCRIBED HEREIN. (SUBJECT IF APPLICABLE)
- E. ANY PORTION OF THE HEREIN DESCRIBED PROPERTY WHICH FALLS WITHIN THE BOUNDARIES OF A STREET OR ALLEY. (SUBJECT IF APPLICABLE)
- F. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS. (NOT A SURVEY MATTER)
- G. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, 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 MINERALS THAT ARE NOT LISTED. (SUBJECT IF APPLICABLE)
- H. ALL VISIBLE AND APPARENT EASEMENTS AND ALL UNDERGROUND EASEMENTS, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (OWNER'S TITLE POLICY ONLY) (SUBJECT IF APPLICABLE)
- I. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY ONLY)
- J. "ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND." (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY)

FILE: \\scominc\us\PROJECTS\1021060291\100\Survey\03Exhibit\SP-R019447 Holubec\R019447 Holubec\_Plot  
 REF. FIELD NOTE NO. 49077  
 TAX ID: R019447

EXISTING \*1.065 AC. ACQUIRE 1.065 AC. REMAINING 0.000 AC. LEFT



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 (DECEASED)  
 EDYTHE J. HOLUBEC AS INDEPENDENT  
 EXECUTOR  
 1.065 AC. (46, 411 SQ. FT.)



# EXHIBIT "B"

WATKINS NOBLES NO. 484  
SECTION NO. 30. ABSTRACT

P.O.C.  
CONCRETE  
MONUMENT  
FOUND  
259+76.73  
734.76' LT

HENRY H. HOLUBEC, JR. AND WIFE  
NANCY RYDELL HOLUBEC (50% INTEREST)  
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
REMAINDER OF A CALLED 1.137 AC.  
VOL. 1051, PG. 818  
D.R.W.C. TX.

JOEL B. CARPENTER  
CALLED 18.165 AC.  
DOC. NO. 2012013128  
O.P.R.W.C. TX.

EDYTHE J. HOLUBEC (50% INTEREST)  
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
AS CITED IN DOC. NO. 2005075261  
O.P.R.W.C. TX.

(1/2-INCH IRON ROD FOUND BUT  
REPLACED WITH 5/8-INCH IRON ROD WITH  
WILLIAMSON COUNTY ALUMINUM CAP)

P.O.B.  
N=10,169,665.83  
E=3,195,514.30  
259+75.31  
111.22' LT

507° 39' 17" W 623.54'  
(N10° 05' 50" E 624.17')

1,311.40'  
PROPOSED ROW  
582° 28' 22" E 2,320.48'

255+11.64  
111.81' LT  
N82° 28' 22" W 2,320.60'

(R019447) (1.065 AC.)

582° 28' 30" E 891.00'

C.R. 404 ENGINEER'S CENTERLINE

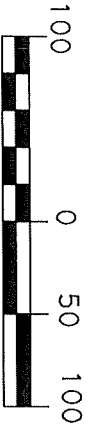
PC 254+63.70  
255+00

3349 LAND GROUP LLC  
REMAINDER OF A  
CALLED 121.12 AC.  
DOC. NO. 2007027439  
O.P.R.W.C. TX.

ENGINEER'S CENTERLINE  
CURVE DATA  
PI Stg 260+15.07  
N = 10,169,476.76  
E = 3,195,522.47  
Δ = 30° 40' 46.51" (RT)  
D = 02° 51' 01.93"  
L = 1,076.27'  
T = 551.37'  
R = 2,010.00'  
PC Stg 254+63.70  
PT Stg 265+39.97

507° 20' 59" W  
20.00'  
(S10° 01' 05" W  
20.00')

260+00



FILE: \\seminc\AUS\PROJECTS\1021060291\100\Survey\03Exhibit\SP-R019447 Holubec\R019447 Holubec.Plot  
REF. FIELD NOTE NO. 49077  
TAX ID: R019447

EXISTING	*1.065 AC.	ACQUIRE	1.065 AC.	REMAINING	0.000 AC.	LEFT
----------	------------	---------	-----------	-----------	-----------	------

RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF

HENRY H. HOLUBEC, JR. AND WIFE NANCY  
RYDELL HOLUBEC AND JAMES F. HOLUBEC  
(DECEASED)

EDYTHE J. HOLUBEC AS INDEPENDENT  
EXECUTOR

**S&W**

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

1.065 AC. (46,411 SQ. FT.)

CHARLES BARR AND  
WIFE, ROSA BARR  
REMAINDER OF  
A CALLED 15.00 AC.  
VOL. 832, PAGE 303  
D.R.W.C. TX.

GARLAND BRUCE CLARK  
AND CYNTHIA A. CLARK  
CALLED 5.289 AC.  
DOC. NO. 2003061287  
O.P.R.W.C. TX.

REINA R. ALVAREZ  
AND JESUS G. SARINANA  
CALLED 5.289 AC.  
DOC. NO. 2021070616  
O.P.R.W.C. TX.

JOEL B. CARPENTER  
CALLED 18.165 AC.  
DOC. NO. 2012073128  
O.P.R.W.C. TX.

HENRY H. HOLUBEC, JR. AND WIFE,  
NANCY RYDELL HOLUBEC (50% INTEREST)  
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
REMAINDER OF A CALLED 1.137 AC.  
VOL. 1051, PG. 818  
D.R.W.C. TX.

HOLUBEC

PROPOSED ROW

548.06'

242+10.45  
31.87'

(R019447) (1.065 AC.)

N82° 28' 22" W 2,320.60'

S82° 28' 22" E  
2,320.48'

1,311.40'

PT 242+01.26  
S86° 01' 30" E 307.07'

PT 245+72.70

245+00

PT 245+72.70

C.R. 404 ENGINEER'S CENTERLINE

S82° 28' 30" E 1,860.35'

250+00

3349 LAND GROUP LLC  
REMAINDER OF A  
CALLED 121.12 AC.  
DOC. NO. 2007027439  
O.P.R.W.C. TX.

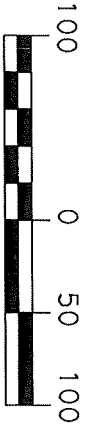
ENGINEER'S CENTERLINE  
CURVE DATA  
PT Stg 241+69.08  
N = 10,169,769.21  
E = 3,193,706.71  
Δ = 03° 33' 00" (LT)  
D = 05° 30' 52"  
L = 64.37'  
T = 32.20'  
R = 1,039.00'  
PC Stg 241+36.88  
PT Stg 242+01.26

ENGINEER'S CENTERLINE  
CURVE DATA  
PT Stg 245+40.53  
N = 10,169,743.46  
E = 3,194,077.28  
Δ = 03° 33' 00" (RT)  
D = 05° 30' 52"  
L = 64.37'  
T = 32.20'  
R = 1,039.00'  
PC Stg 245+08.33  
PT Stg 245+72.70

FILE: \\sdc\inc\AUS\PROJECTS\1021060291\100\Survey\03\Exhibit\SP-R019447 Holubec\Plot

REF. FIELD NOTE NO. 49077

EXISTING \*1.065 AC. ACQUIRE 1.065 AC. REMAINING 0.000 AC. LEFT



WILLIAMSON COUNTY, TEXAS

**SAW**

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  
HENRY H. HOLUBEC, JR. AND WIFE NANCY  
RYDELL HOLUBEC AND JAMES F. HOLUBEC  
(DECEASED)  
EDYTHE J. HOLUBEC AS INDEPENDENT  
EXECUTOR  
TAX ID: R019447  
1.065 AC. (46,411 SQ. FT.)

# EXHIBIT "B"

ENGINEER'S CENTERLINE  
CURVE DATA  
PI STA 241+69.08  
N = 10,169,769.21  
E = 3,193,706.71  
Δ = 03°33'00" (LT)  
D = 05°30'52"  
L = 64.37'  
R = 32.20'  
T = 1,039.00'  
PC STA 241+36.88  
PT STA 242+01.26

WATKINS NOBLES NO. 484  
ABSTRACT NO. 30.

SECTION  
HENRY H. HOLUBEC, JR. AND WIFE,  
NANCY RYDELL HOLUBEC (50% INTEREST)  
AND JAMES F. HOLUBEC (50% INTEREST DECEASED)  
REMAINDER OF A CALLED 1.137 AC.  
VOL. 1051, PG. 818  
D.R.W.C. TX.

EDYTHE J. HOLUBEC (50% INTEREST)  
AS INDEPENDENT EXEC. OF ESTATE OF JAMES F. HOLUBEC  
AS CITED IN DOC. NO. 2005075261  
O.P.R.W.C. TX.

F.M. 3349  
(VARIABLE WIDTH R.O.W.)

WILLIAMSON COUNTY, TEXAS  
CALLED 7.512 AC.  
DOC. NO. 2021148167  
O.P.R.W.C. TX.

DIANE, CLYDE, AND CHARLES R. BARR  
DOC. NO. 2003061286  
O.P.R.W.C. TX.  
FURTHER DESCRIBED IN  
CALLED 2.500 AC.  
VOL. 848, PAGE 697  
D.R.W.C. TX.

BRIAN N. BROWN  
REMAINDER OF A  
CALLED 2.496 AC.  
DOC. NO. 2015065368  
O.P.R.W.C. TX.

CHARLES BARR AND  
WIFE ROSA BARR  
REMAINDER OF A  
CALLED 15.00 AC.  
VOL. 852, PAGE 303  
D.R.W.C. TX.

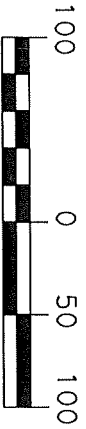
WILLIAMSON COUNTY, TEXAS  
CALLED 0.072 AC.  
DOC. NO. 2021097796  
O.P.R.W.C. TX.

3349 LAND GROUP LLC  
REMAINDER OF A  
CALLED 121.12 AC.  
DOC. NO. 2007027459  
O.P.R.W.C. TX.

(R019447) (1.065 AC.)

582°28'30"E 979.84'  
C.R. 404 ENGINEER'S CENTERLINE 240+00

PC 241+36.88



WILLIAMSON COUNTY, TEXAS

FILE: \\sadmin\AUS\PROJECTS\1021060291\100\Survey\03Exhibit\p-R019447 Holubec\p101  
EXISTING \*1.065 AC. ACQUIRE 1.065 AC. REMAINING 0.000 AC. LEFT

**S&W**

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  
HENRY H. HOLUBEC, JR. AND WIFE NANCY  
RYDELL HOLUBEC AND JAMES F. HOLUBEC  
(DECEASED)

EDYTHE J. HOLUBEC AS INDEPENDENT  
EXECUTOR

TAX ID: R019447  
1.065 AC. (46,411 SQ. FT.)

MATCH LINE SHEET 6 OF 7

# EXHIBIT "C"

Parcel 18

## DEED

County Road 404 Realignment/Future County Road 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 **NANCY RYDELL HOLUBEC, INDIVIDUALLY AND AS TRUSTEE OF THE HENRY H. HOLUBEC FAMILY TRUST**, as created under the Last Will and Testament of Henry H. Holubec, Jr., deceased, Probate Cause No. 16,731-PC, Brazos County, Texas, and **EDYTHE J. HOLUBEC**, 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"):

All of that certain 18.811-acre (819,407 sq. ft.) tract of land out of the Watkins Nobles Survey, Section No. 30, Abstract No. 484 Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" to be attached.

**(Parcel 18 Part 1);** and

All of that certain 1.065-acre (46,411 sq. ft.) tract of land out of the Watkins Nobles Survey, Section No. 30, Abstract No. 484 Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "B" to be attached **(Parcel 18 Part 2).**

**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 its successors or assigns, 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 404 Realignment/Future County Road.

**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 \_\_\_\_\_, 2022.

*[signature pages follow]*

**GRANTOR:**

\_\_\_\_\_  
Nancy Rydell Holubec, Individually and as Trustee  
of the Henry H. Holubec Family Trust, as created under the  
Last Will and Testament of Henry H. Holubec, Jr., deceased,  
Probate Cause No. 16,731-PC, Brazos County, Texas

**ACKNOWLEDGMENT**

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_,  
2022 by Nancy Rydell Holubec, in the capacity and for the purposes and consideration recited  
therein.

\_\_\_\_\_  
Notary Public, State of Texas

**GRANTOR:**

\_\_\_\_\_  
Edythe J. Holubec

**ACKNOWLEDGMENT**

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2022 by Edythe J. Holubec, in the capacity and for the purposes and consideration recited therein.

\_\_\_\_\_  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, P.L.L.C.  
309 East Main Street  
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:**