

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-738-8740 (D) • fax 512-255-8986

adam@scrclaw.com

August 1, 2023

Via e-mail scrpoaboard@gmail.com

Scott Desbles

SCR Property Owners Association, Inc.

PO Box 371

Liberty Hill, Texas

Re: Williamson County — CR279 Improvements
Parcel 43

Dear Mr. Desbles:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a real property interest by Williamson County, Texas ("County") via correction instrument of the property owned by SCR Property Owner Association, Inc. ("Owner") as part of the County's proposed roadway improvements ("Project").

By execution of this letter, the parties agree as follows:

1. In return for Owner's delivery to County of a fully executed and acknowledged Correction Instrument and Deed with such rights to be granted in the form as set out in Exhibit "A" attached hereto and incorporated herein, County shall pay Owner the total sum of \$1,000.00 in cash or other good funds ("Purchase Price").

2. If requested by County, the Closing and completion of this transaction shall take place at Longhorn Title Company ("Title Company") within thirty (30) days after full execution of this Agreement, or at another date and time agreed to between the parties.

Upon request Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a title insurance policy, with standard printed exceptions, to County in completing this transaction. County shall be responsible for all fees and costs associated with this transaction, except that each party shall be responsible for any attorney's fees they incur. Owner shall assist County and Title Company with any curative measures or mortgage lien joinder, consent, or subordination required as a condition of the Closing.

Upon completion of (1) the full execution of this Agreement by all parties, and (2) acknowledgment by the Title Company of delivery by County of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after September 1, 2023, to enter and possess the Property prior to Closing for the purpose of completing any and all necessary construction activities associated with the proposed wastewater facility improvement construction project of County.

To the extent allowed by law County, its agents, and contractors agree to release, indemnify and otherwise hold Owner harmless from any damages or other losses to Owner or any third party resulting from any acts or omissions performed under the limited right of possession herein. The parties further agree to continue to use diligence in assisting with any title curative or lienholder consent measures required by the Contract to expeditiously complete the Closing of the purchase transaction.

3. This Agreement is being made, and the correction instrument is being delivered, in lieu of condemnation.

If this meets with your understanding, please execute this letter where indicated and return it to me, and we will have this approved and signed by the County and process this for payment and Closing as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,



Adam H. Hill
Sheets & Crossfield, PLLC

[signature pages follow]

EXHIBIT A
PROPERTY DESCRIPTION

PRELIMINARY
Date: _____
This document shall not be
recorded for any purpose.

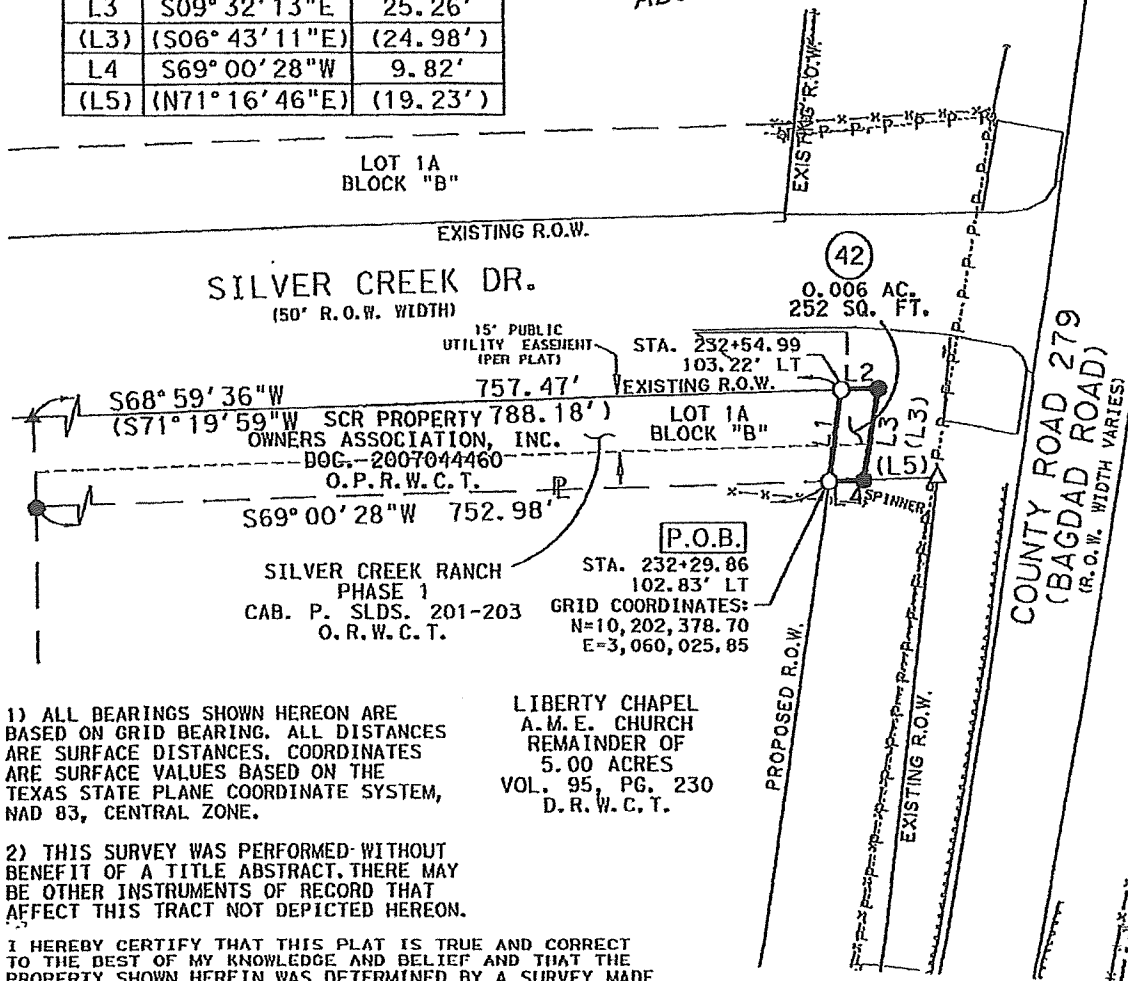
EXHIBIT " "

LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

● 1/2" IRON ROD FOUND UNLESS NOTED	() RECORD INFORMATION
⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP	— LINE BREAK
⊙ 1/2" IRON PIPE FOUND UNLESS NOTED	— DENOTES COMMON OWNERSHIP
▲ 60/D NAIL FOUND	P.O.B. POINT OF BEGINNING
Δ CALCULATED POINT	N.T.S. NOT TO SCALE
○ IRON ROD W/ ALUMINUM CAP	D.R.W.C.T. DEED RECORDS
STAMPED "WILLIAMSON COUNTY" SET	O.R.W.C.T. OFFICIAL RECORDS
(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
P PROPERTY LINE	WILLIAMSON COUNTY, TEXAS

NO.	DIRECTION	DISTANCE
L1	N11° 05' 58"W	25.13'
L2	N68° 59' 36"E	10.52'
L3	S09° 32' 13"E	25.26'
(L3)	(S06° 43' 11"E)	(24.98')
L4	S69° 00' 28"W	9.82'
(L5)	(N71° 16' 46"E)	(19.23')

JOSEPH LEE SURVEY
ABSTRACT NO. 393

1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

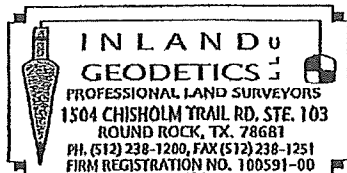
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

DATE

PRELIMINARY
This document shall not be
recorded for any purpose.

08/23/2021



PARCEL PLAT SHOWING PROPERTY OF
**SCR PROPERTY OWNERS
ASSOCIATION, INC.**

SCALE
1" = 50'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PARCEL 42
0.006 ACRES
252 Sq. Ft.

PAGE 2 OF 2

AGREED:

By: 
SCR Property Owners Association, Inc.

Its: PRESIDENT

Date: 8/4/2023

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: Bill Gravell Jr.
Bill Gravell Jr. (Aug 17, 2023 15:11 CDT)
Bill Gravell, Jr., County Judge

Date: Aug 17, 2023

DEED
County Road 279 Right of Way

THE STATE OF TEXAS

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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 THAT TRANSFERS AN INTEREST IN REAL PROPERTY 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 **SCR PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation**, 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(s) or parcel(s) of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

All of that certain 0.006-acre (252 square foot) tract of land, out of and situated in the Joseph Lee Survey, Abstract No. 393, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 43**);

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

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

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

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

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

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 _____, 2023.

[signature page follows]

GRANTOR:

SCR Property Owners Association, Inc.

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF _____

This instrument was acknowledged before me on this the ____ day of _____,
2023 by _____ 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:

County: Williamson
 Parcel: 42- SCE Property Owners Association, Inc.
 Highway: Bagdad Rd (CR 279)

EXHIBIT A
 PROPERTY DESCRIPTION

DESCRIPTION OF A 0.006 ACRE (252 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1A, BLOCK "B", SILVER CREEK RANCH PHASE 1, A SUBDIVISION OF RECORD IN CABINET P, SLIDES 201-203 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CITED IN DEED WITHOUT WARRANTY TO SCR PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN DOCUMENT NO. 2007044460 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.006 ACRE (252 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 102.83 feet left of Bagdad Road Baseline Station 232+29.86 in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW) (Grid Coordinates determined as N=10,202,378.70 E=3,060,025.85), being the northerly boundary line of the remainder of that called 5.00 acre tract of land described in a Deed to Liberty Chapel A.M.E. Church recorded in Volume 95, Page 230 of the Deed Records of Williamson County, Texas, same being the southerly boundary line of said Lot 1A, for the southwesterly corner and POINT OF BEGINNING of the herein described parcel and from which a 1/2" iron rod found being the northwesterly corner of the remainder of said 5.00 acre tract, same being the southwesterly corner of said Lot 1A bears S 69°00'28" W at a distance of 752.98 feet;

- 1) THENCE, departing the remainder of said 5.00 acre tract, with said proposed westerly ROW line, through the interior of said Lot 1A, N 11°05'58" W for a distance of 25.13 feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 103.22 feet left of Bagdad Road Baseline Station 232+54.99, in the existing southerly ROW line of Silver Creek Drive, (50' ROW width), being the northerly boundary line of said Lot 1A, for the northwesterly corner of the herein described parcel and from which a 60D Nail found, being the northwesterly corner of said Lot 1A, same being the southerly existing ROW line of said Silver Creek Drive bears S 68°59'36" W at a distance of 757.47 feet;
- 2) THENCE, departing said proposed ROW line, with the northerly boundary line of said Lot 1A, same being said existing southerly ROW line, N 68°59'36" E for a distance of 10.52 feet to a 1/2" iron rod found, being the northeasterly corner of said Lot 1A, also being the existing westerly ROW line of Bagdad Road County Road (C.R.) 279 (variable width ROW), for the northeasterly corner of the herein described parcel;
- 3) THENCE, departing said Silver Creek Drive, with the easterly boundary line of said Lot 1A, same being said westerly ROW line of C.R. 279, S 09°32'13" E for a distance of 25.26 feet to a 1/2" iron rod found, being an ell corner in said westerly ROW line, same being the northerly boundary line of the remainder of said 5.00 acre tract, for the southeasterly corner of said Lot 1A, and of the herein described parcel;
- 4) THENCE, departing said existing ROW line, with the common boundary line of the remainder of said 5.00 acre tract and said Lot 1A, S 69°00'28" W for a distance of 9.82 feet to the POINT OF BEGINNING, containing 0.006 acres (252 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That I, M. Stephen Truesdale, 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 direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
 Registered Professional Land Surveyor No. 4933
 Licensed State Land Surveyor
 Inland Geodetics, LLC
 Firm Registration No: 100591-00
 1504 Chisholm Trail Road, Suite 103
 Round Rock, TX 78001

PRELIMINARY
 Date _____
 This document shall not be
 recorded for any purpose.

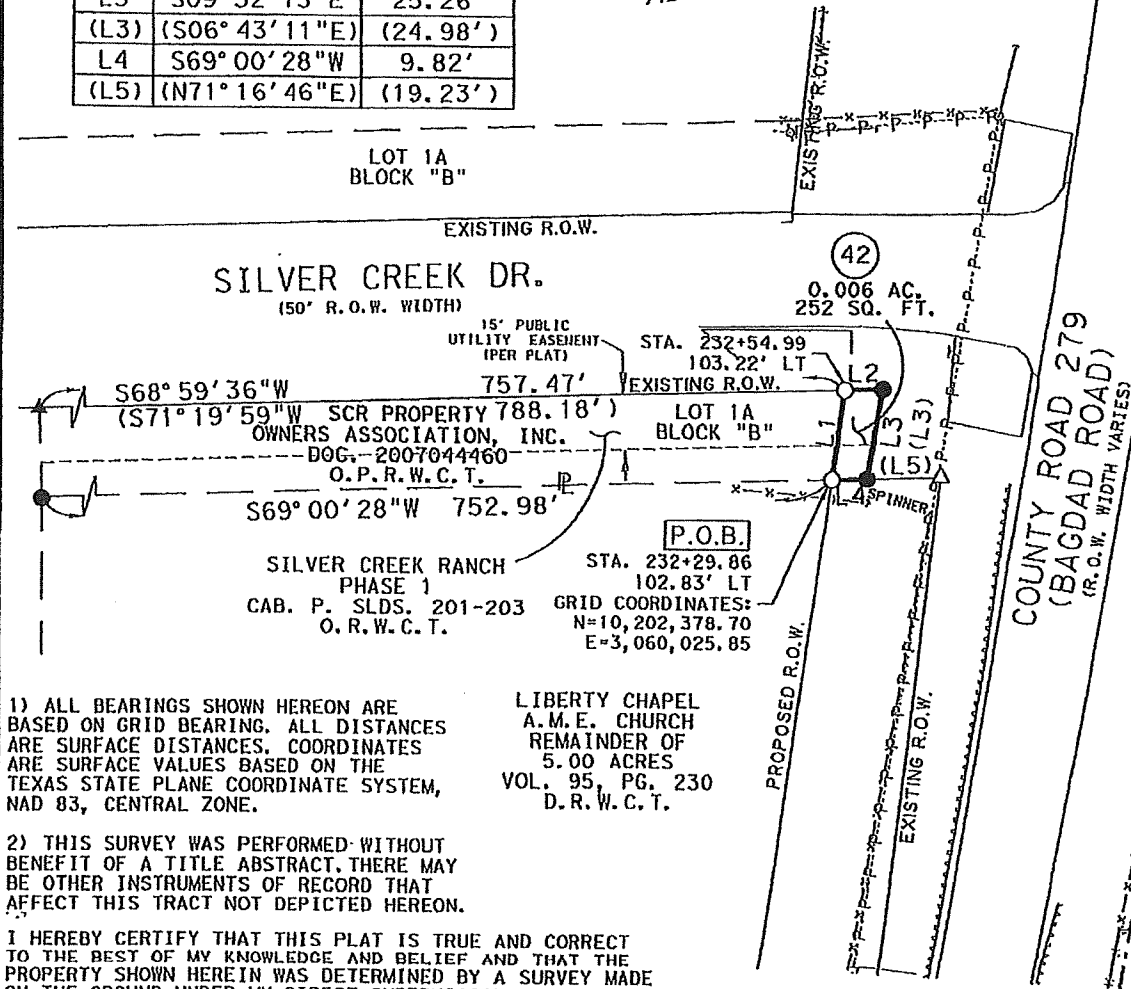
LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

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⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP	— LINE BREAK
⊙ 1/2" IRON PIPE FOUND UNLESS NOTED	— DENOTES COMMON OWNERSHIP
▲ 60/D NAIL FOUND	P.O.B. POINT OF BEGINNING
△ CALCULATED POINT	N.T.S. NOT TO SCALE
○ IRON ROD W/ ALUMINUM CAP	D.R.W.C.T. DEED RECORDS
STAMPED "WILLIAMSON COUNTY" SET	O.R.W.C.T. WILLIAMSON COUNTY, TEXAS
(UNLESS NOTED OTHERWISE)	WILLIAMSON COUNTY, TEXAS
R PROPERTY LINE	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
	WILLIAMSON COUNTY, TEXAS

NO.	DIRECTION	DISTANCE
L1	N11° 05' 58" W	25.13'
L2	N68° 59' 36" E	10.52'
L3	S09° 32' 13" E	25.26'
(L3)	(S06° 43' 11" E)	(24.98')
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JOSEPH LEE SURVEY
ABSTRACT NO. 393



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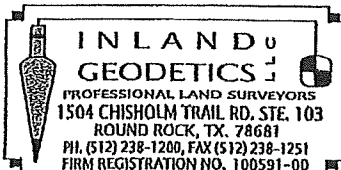
PRELIMINARY

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M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

DATE

08/23/2021



PARCEL PLAT SHOWING PROPERTY OF

SCR PROPERTY OWNERS
ASSOCIATION, INC.

SCALE
1" = 50'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PARCEL 42
0.006 ACRES
252 Sq. Ft.

PAGE 2 OF 2

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

SCR Property Owner Association, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ► Nonprofit Corporation

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

PO Box 371

6 City, state, and ZIP code

Liberty Hill, TX 78642-0371

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

2 7 - 0 8 7 4 7 9 0

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ►

8/4/2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.