

REAL ESTATE CONTRACT

Chandler Road/Corridor B

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **WILLIAMSON CAMERON HOLDINGS, LP** (referred to in this Contract as "Seller", whether one or more) and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I PURCHASE AND SALE

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

All of that certain 0.350 acre (15,224 square foot) tract of land, out of and situated in the George Keith Survey, Abstract No. 370, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein;

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 and fixtures situated on and attached to the Property described herein not otherwise 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 interests described in Exhibit "A", any improvements on the Property, and any cost of cure or damage to the remaining property of Seller shall be the sum of NINETY-FIVE THOUSAND and 00/100 Dollars (\$95,000.00).

Payment of Purchase Price

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

**ARTICLE III
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

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

Miscellaneous Conditions

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

**ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER**

4.01. 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 knowledge:

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

4.02. The Property 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 October 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 the right of way Property described in Exhibit "A", conveying such interest in and to the portion of the Property 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) The Deed shall be in the form as shown in Exhibit "B" attached hereto and incorporated herein.

(3) 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 permanent interests being conveyed in 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".
- (4) 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 and Additional Compensation, if any.

Prorations

5.04. General real estate taxes for the then current year relating to the portion of the Property conveyed in fee shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing but shall otherwise remain the obligation of Seller to satisfy. 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. Agricultural roll-back taxes, if any, which directly result from this Contract and conveyance shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each respectively.

ARTICLE VI BREACH BY SELLER

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

ARTICLE VII BREACH BY PURCHASER

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

ARTICLE VIII MISCELLANEOUS

Notice

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

Texas Law to Apply

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

Parties Bound

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

Legal Construction

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

Prior Agreements Superseded

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

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

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

Memorandum of Contract

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

Compliance

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

Effective Date

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

Counterparts

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

Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after October 31, 2023 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed roadway and/or utility improvement construction project of Purchaser on the Property or other obligations of this Contract, 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:

WILLIAMSON CAMERON HOLDINGS, LP

By: Shubhra Sharma

Address: 5453 Rustic Manor Dr

Name: SHUBHRA SHARMA

Brownsville, TX 78526

Title: Partner

Date: 10/18/23

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: Bill Gravell, Jr.
Bill Gravell, Jr. (Nov 2, 2023 11:21 CDT)
Bill Gravell, Jr.
County Judge

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

Date: Nov 2, 2023

EXHIBIT "A"

County: Williamson
Project: Chandler Corridor Segment 1, From SH 130 to FM 1660
Tax ID: R020666
Parcel: Williamson Cameron Holdings, LP, 0.350 acre tract

METES AND BOUNDS DESCRIPTION

FOR A 0.350 ACRE (15,224 SQ. FT.) TRACT OF LAND SITUATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 42.252 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON CAMERON HOLDINGS, LP, RECORDED IN DOCUMENT NO. 2007096998 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.350 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF AUGUST 2022, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found (Grid Coordinates: N=10188440.21, E=3165722.74) monumenting an angle point on the south boundary line of said 42.252 acre Williamson Cameron Holdings, LP tract, same being an angle point on the north boundary line of the called 14.50 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2006018077 of the Official Public Records of Williamson County, Texas, same being on the north right-of-way line of Chandler Road (variable width right-of-way), being 187.21 feet Left of Chandler Road Engineer's Baseline Station 303+00.09, from which a 1/2" iron rod found bears with a curve to the left an arc length of 223.94 feet, said curve having a radius of 2313.00 feet, a delta angle of 5°32'50" and a chord which bears N 80°39'52" E for a distance of 223.85 feet;

THENCE, S 06°37'02" E with said south boundary line of the 42.252 acre Williamson Cameron Holdings, LP tract, said north boundary line of the 14.50 acre Williamson County, Texas tract and said north right-of-way line of Chandler Road, for a distance of 19.64 feet to a PK nail set (Grid Coordinates N=10188420.70, E=3165725.00), being 167.57 feet left of Chandler Road Engineer's Baseline Station 303+00.09, for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, with said south boundary line of the 42.252 acre Williamson Cameron Holdings, LP tract, said north boundary line of the 14.50 acre Williamson County, Texas tract and said north right-of-way line of Chandler Road, the following four (4) courses and distances:

1. **S 06°37'02" E** for a distance of **0.36 feet** to a calculated point being 167.21 feet left of Chandler Road Engineer's Baseline Station 303+00.09, for the southeast corner hereof;
2. With a curve to the right an arc length of **466.60 feet**, said curve having a radius of **2333.00 feet**, a delta angle of **11°27'33"** and a chord which bears **S 89°06'45" W** for a distance of **465.82 feet** to a calculated point being 167.19 feet left of Chandler Road Engineer's Baseline Station 298+00.05, for the end of this curve hereof;

County: Williamson
Project: Chandler Corridor Segment 1, From SH 130 to FM 1660
Tax ID: R020666
Parcel: Williamson Cameron Holdings, LP, 0.350 acre tract

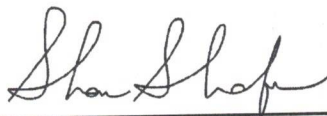
3. **S 04°50'31" W** for a distance of **10.00 feet** to a calculated point being 157.19 feet left of Chandler Road Engineer's Baseline Station 298+00.05;
4. With a curve to the right an arc length of **633.47 feet**, said curve having a radius of **2343.00 feet**, a delta angle of **15°29'27"** and a chord which bears **N 77°24'45" W** for a distance of **631.54 feet** to a 5/8" iron rod set with cap marked "Williamson County" being 157.16 feet left of Chandler Road Engineer's Baseline Station 291+24.08, for the west corner hereof, from which a PK nail set on the end of said curve to the right, being 157.16 feet left of Chandler Road Engineer's Baseline Station 290+39.34, bears **N 68°41'46" W** for a distance of 79.41 feet;

THENCE, through the interior of said 42.252 acre Williamson Cameron Holdings, LP tract with a curve to the left an arc length of **1094.50 feet**, said curve having a radius of **3325.00 feet**, a delta angle of **18°51'37"** and a chord which bears **S 83°40'18" E** for a distance of **1089.57 feet** to the **POINT OF BEGINNING** hereof and containing 0.350 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor or 1.00012.

A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NUMBER 10006900



November 22, 2022

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



Z:\WCRB\2020 WA-6 CHANDLER CORRIDOR SH130 TO CR 101\FINAL LAND TITLE SURVEYS
ROW\CHANDLER CORRIDOR WILLIAMSON CAMERON ROW PARCEL M&B 20221122.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.350 ACRE (15,224 SQ. FT.) TRACT OF LAND SITUATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 42,252 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON CAMERON HOLDINGS, LP, RECORDED IN DOCUMENT NO. 2007096998 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROPERTY ADDRESS: CR 100, HUTT, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020666

SCALE: 1" = 200'

JOHN DYKES SURVEY
ABSTRACT NO. 186

GEORGE KEITH SURVEY
ABSTRACT NO. 370

WILLIAMSON CAMERON HOLDINGS, LP
CALLED 42,252 AC.
DOC. NO. 2007096998

WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD)
PROPERTY ID: R020666

SUBJECT TRACT
0.350 AC.

WILLIAMSON COUNTY, TEXAS
CALLED 14.50 AC.
DOC. NO. 2006018077

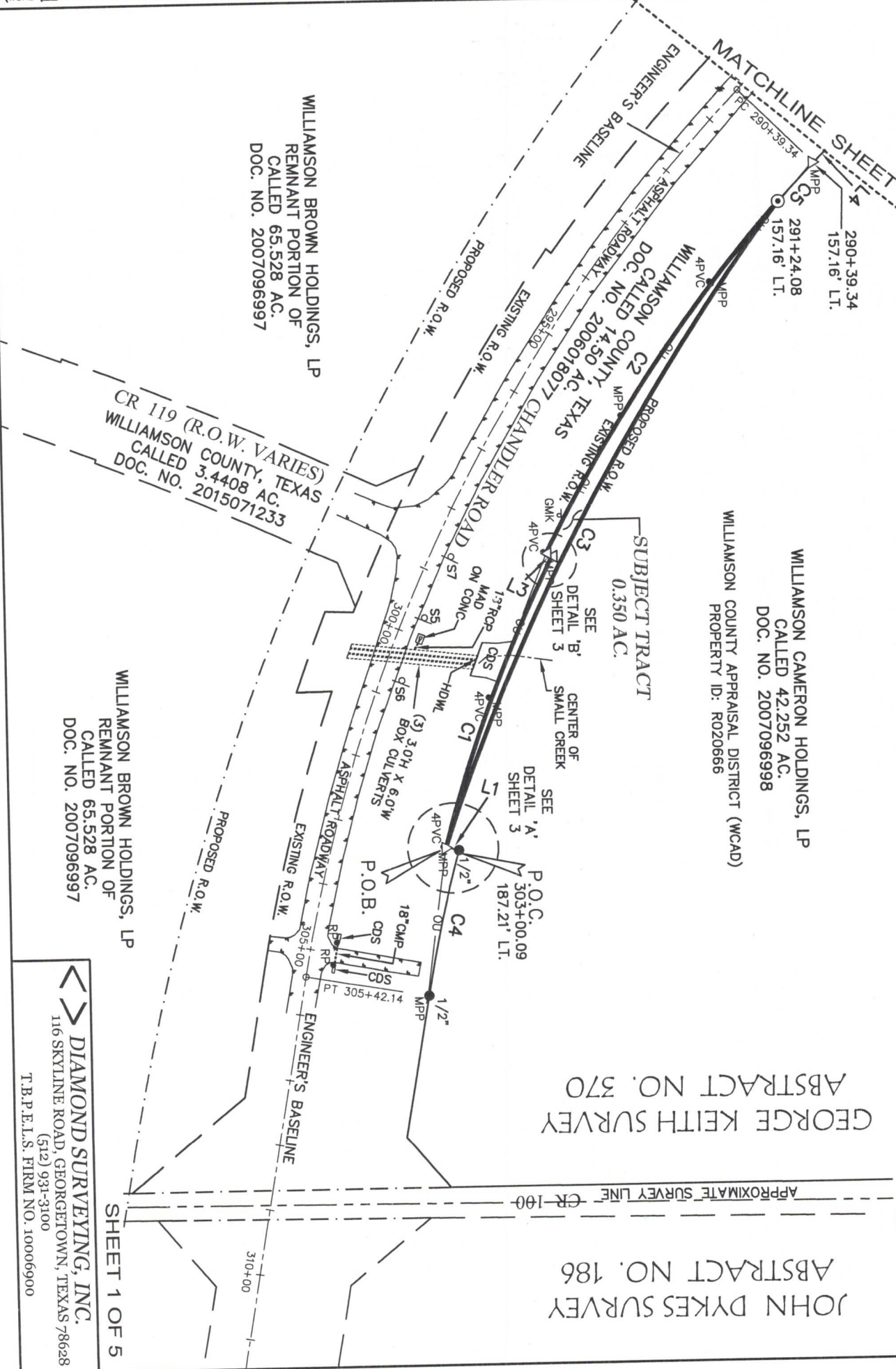
WILLIAMSON BROWN HOLDINGS, LP
REMANANT PORTION OF
CALLED 65,528 AC.
DOC. NO. 2007096997

CR 119 (R.O.W. VARIES)
WILLIAMSON COUNTY, TEXAS
CALLED 3,4408 AC.
DOC. NO. 2015071233

WILLIAMSON BROWN HOLDINGS, LP
REMANANT PORTION OF
CALLED 65,528 AC.
DOC. NO. 2007096997

SHEET 1 OF 5

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.350 ACRE (15,224 SQ. FT.) TRACT OF LAND SITUATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 42,252 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON CAMERON HOLDINGS, LP, RECORDED IN DOCUMENT NO. 2007096998 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
PROPERTY ADDRESS: CR 100, HUTT, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020666

KERMIT W. HARVEL, TRUSTEE
OF THE HARVEL BYPASS TRUST
NORTHERLY
REMNANT PORTION OF
CALLED 148.5 ACRES
DOC. NO. 2019109871

SCALE: 1" = 200'

WILLIAMSON COUNTY, TEXAS
CALLED 6.62 ACRES
DOC. NO. 2006036164
EXISTING R.O.W.
280+00

PROPOSED R.O.W.

281+13.47
157.10' LT.

WILLIAMSON CAMERON HOLDINGS, LP
CALLED 42,252 AC.
DOC. NO. 2007096998
WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD)
PROPERTY ID: R020666

WILLIAMSON COUNTY, TEXAS
CALLED 14.50 AC.
ENGINEER'S BASELINE
EXISTING R.O.W.
285+00

KERMIT W. HARVEL, TRUSTEE
OF THE HARVEL BYPASS TRUST
SOUTHERLY
REMNANT PORTION OF
CALLED 148.5 ACRES
DOC. NO. 2019109871

PROPOSED R.O.W.

CHANDLER ROAD
MATCHLINE SHEET 1

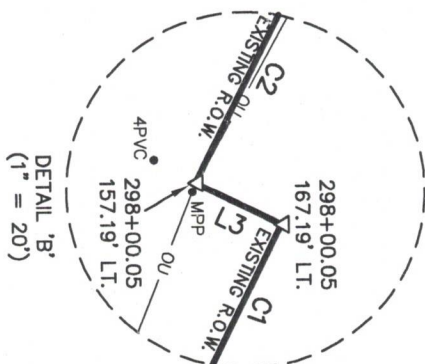
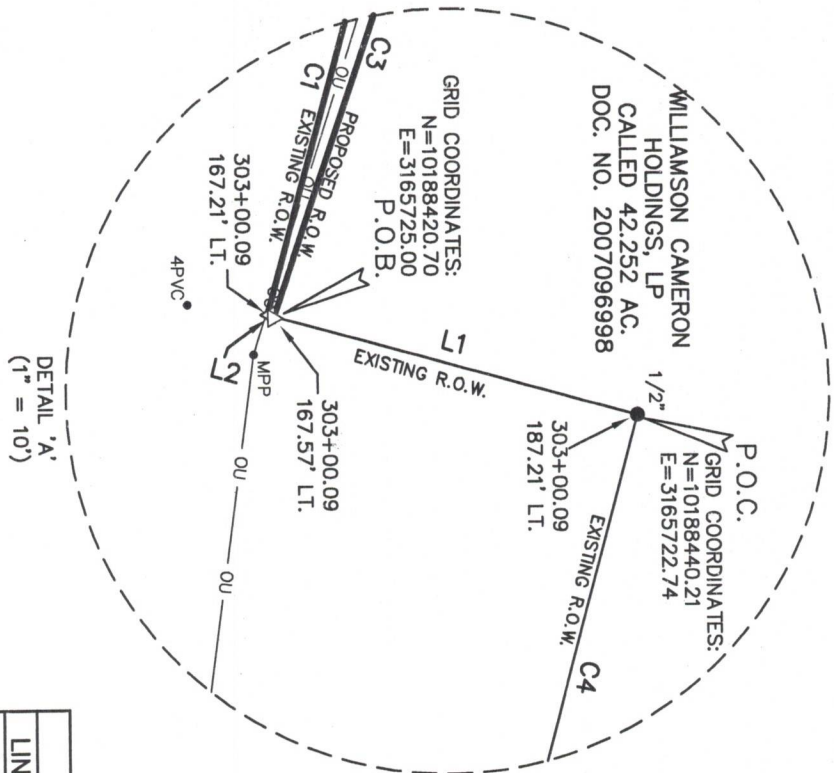
WILLIAMSON BROWN HOLDINGS, LP
REMNANT PORTION OF
CALLED 65,528 AC.
DOC. NO. 2007096997

SHEET 2 OF 5

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.350 ACRE (15,224 SQ. FT.) TRACT OF LAND SITUATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 42,252 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON CAMERON HOLDINGS, LP, RECORDED IN DOCUMENT NO. 2007096998 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROPERTY ADDRESS: CR 100, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020666



DETAIL 'A'
(1" = 10')

DETAIL 'B'
(1" = 20')

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S06°37'02"E	19.64'
L2	S06°37'02"E	0.36'
L3	S04°50'31"W	10.00'
L4	N67°43'30"W	925.87'

SIGN LEGEND:
S5 = 60 MPH
S6 = COUNTY ROAD 119
S7 = LEFT & RIGHT TURN ARROWS

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2333.00'	466.60'	11°27'33"	S89°06'45"W	465.82'
C2	2343.00'	633.47'	15°29'27"	N77°24'45"W	631.54'
C3	3325.00'	1094.50'	18°51'37"	S83°40'18"E	1089.57'
C4	2313.00'	223.94'	5°32'50"	N80°39'52"E	223.85'
C5	2343.00'	79.42'	1°56'32"	N68°41'46"W	79.41'

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.350 ACRE (15,224 SQ. FT.) TRACT OF LAND SITUATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 42,252 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON CAMERON HOLDINGS, LP, RECORDED IN DOCUMENT NO. 2007096998 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
PROPERTY ADDRESS: CR 100, HUTTO, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020666

GENERAL NOTES:

- 1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
- 3) THE TRACT SHOWN HEREON LIES WITH IN ZONE 'X' AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0505F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 4) THE CHANDLER ROAD PROJECT BASELINE SHOWN HEREON AS PROVIDED TO THE SURVEYOR BY HNTB ON AUGUST 8, 2022.

LEGEND

●	IRON ROD FOUND
⊙	IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
△	PK NAIL SET
▽	CALCULATED POINT
●MPP	METAL POWER POLE
●4PVC	4" PVC RISER
●RP	REFLECTOR POST
—SI	SIGN
—GMK	ATMOS GAS MARKER
—OU	OVERHEAD UTILITY LINE
—	EDGE OF PAVEMENT
—	RIGHT-OF-WAY RECORD DEED LINE
—	APPROXIMATE SURVEY LINE
—	PROPOSED RIGHT-OF-WAY
MAD	METAL AREA DRAIN
CDS	CONCRETE DRAINAGE STRUCTURE
CONC	CONCRETE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.350 ACRE (15,224 SQ. FT.) TRACT OF LAND SITUATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE CALLED 42,252 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON CAMERON HOLDINGS, LP, RECORDED IN DOCUMENT NO. 2007096998 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
PROPERTY ADDRESS: CR 100, HUTTID, TX 78634 - WILLIAMSON COUNTY APPRAISAL DISTRICT (WCAD) PARCEL ID: R020666

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Texan Title Insurance Company, Commitment for Title Insurance (T-7), GF No. GT2201198, which bears an Effective Date of September 7, 2022 and an Issued Date of September 15, 2022 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10a. Easement dated July 5, 1928, executed by Oscar Green and Hulda S. Green to Lone Star Gas Company, recorded in Volume 239, Page 7, Deed Records, Williamson County, Texas. Said easement is a part of the called 60-1/7 acre tract (First Tract) described in Volume 194, Page 221 referenced in said instrument and may be a part of the subject tract. No description of the exact location of said easement is contained in said instrument. The surveyor has plotted the location of a gas marker as located in the field.

10b. Right of Way Easement dated July 24, 1972, executed by P. H. Rydberg and Bertha Rydberg to Jonah Water Supply Corp., recorded in Volume 563, Page 671, Deed Records, Williamson County, Texas. Said easement is a part of the called 60-1/7 acre tract (First Tract) described in Volume 269, Page 119 referenced in said instrument and may be a part of the subject tract. No description of the exact location of said easement is contained in said instrument. Said Volume 563, Page 671 states: "The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed."

10c. Right of Way Easement dated July 24, 1972, executed by P. H. Rydberg and Bertha Rydberg to Jonah Water Supply Corp., recorded in Volume 563, Page 672, Deed Records, Williamson County, Texas. Is not a part of the subject tract.

10d. Public Utility and Access Easement Agreement dated February 1, 2012, executed by Williamson Cameron Holdings, LP, a Texas Corporation to Jonah Water Special Utility District, recorded under Document No. 2012012280, Official Public Records, Williamson County, Texas. Said easement is a part of the tract of land described in Document No. 2007096998 as referenced in said instrument and may be a portion of the Subject Tract, however said easement cannot be plotted by its description.

To: Williamson County, Texan Title Insurance Company and Longhorn Title Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on August 18, 2022. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.


SHANE SHAFER, R.P.L.S. NO. 5281
November 22, 2022
DATE



SHEET 5 OF 5

EXHIBIT "B"

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.

DEED

Chandler Road/Corridor B Right of Way

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **WILLIAMSON CAMERON HOLDINGS, LP**, 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 0.350 acre (approximately 15,224 sq. ft.) tract of land in the George Keith Survey, Abstract No. 370, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

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 the proposed roadway facilities and appurtenances on the Property.

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:

WILLIAMSON CAMERON HOLDINGS, LP

By:_____

Name:_____

Title:_____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

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, P.L.L.C.
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: