

AGREEMENT FOR GIFT OF REAL PROPERTY

Ronald Reagan Right of Way

THIS AGREEMENT FOR GIFT OF REAL PROPERTY ("Agreement") is entered into as of the date set forth below by and between **CLI C7 RANCH OWNER, LLC**, hereinafter referred to as "Donor," and the **WILLIAMSON COUNTY, TEXAS**, hereinafter referred to as "County". Donor desires to donate to County, and County desires to accept from Donor, the property which is more particularly described by metes and bounds in Exhibit "A" attached hereto (the "Parcel").

IN CONSIDERATION of the mutual covenants set forth herein, Donor and County hereby agree as follows:

Section 1. Transfer & Acceptance.

- a. The Donor dedicates the Parcel to the County. Donor shall convey and grant indefeasible title in and to the Parcel, free and clear of any monetary liens and encumbrances after title inspection by County at its sole expense, to County by deed in the form as shown in Exhibit "B" attached hereto. The deed shall be fully executed, notarized, and delivered to County by Donor within fifteen (15) days following final approval and execution of this Agreement by County.
- b. The County accepts the public dedication of the Parcel from the Donor. The County shall accept from the Donor title to, and interest in, the Parcel.

Section 1.1. Dedication of Waterline Easement

- a. As additional consideration for the Agreement, Donor shall convey and grant a waterline easement interest (the "Easement") to the City of Georgetown in the form as shown in Exhibit "C" attached hereto and incorporated herein. The Easement shall be fully executed, notarized, and delivered to County by Donor within fifteen (15) days following final approval and execution of this Agreement by County.

Section 2. Consideration. As a condition of Donor's gift and assignment of its interests in the Parcel to County, the County agrees to the following:

- a. Property Valuation. The Parcel is valued at Fifty-Eight Thousand Two Hundred Sixty-Seven and 00/100 Dollars (\$58,267.00), for purposes of this Agreement. This value was determined using 2022 WCAD certified land market value.
- b. Wastewater Facility in County R.O.W. Donor, its successors or assigns shall be permitted to install and construct wastewater force main facilities, not to exceed eight (8) inches in diameter without additional written approval, within the proposed Ronald Reagan Blvd. right of way owned

or proposed to be acquired by County as part of its proposed Ronald Reagan Widening construction project, at a specific assignment location to be designated upon completed permit request to County which satisfies any standard requirements for such right of way utility permitting, and otherwise generally within the limits as shown on Exhibit "D" attached hereto and incorporated herein.

Section 3. Representations and Warranties. The County hereby represents and warrants that:

- a. County accepts the Parcel **AS IS, IN ITS PRESENT CONDITION.**

Section 4. Donor's Duties, Representations and Warranties.

- a. Donor is responsible for all property taxes associated with the Parcel up to and including the date of execution of the Deed for the Parcel.
- b. Donor may realize any proper tax benefit or future Road District reimbursement to which it is entitled through this gift of real property, and County shall provide any reasonable assistance requested by Donor to complete any required documentation for same.
- c. Donor understands and acknowledges that Donor has been informed of the entitlement to receive fair market value payment for the Parcel, as set out in Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. 4601-4655), and the legal right to an appraisal, and is waiving those rights.

Section 5. Assigns; Beneficiaries. Neither the County nor Donor shall have the right to assign this Agreement to any party. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. This Agreement is for the sole benefit of Donor and County.

Section 6. Entire Agreement. This Agreement is the entire agreement between Donor and County concerning the gift of interest in the Parcel, and no modification hereof or subsequent agreement relative to the subject matter hereof shall be binding on either party unless reduced to writing, and signed by the party to be bound.

Section 7. Choice of Law; Venue; Dispute Resolution. This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue for any action brought under or with regard to this Agreement or the breach of this Agreement is in *Williamson*

County, Texas, except to the extent otherwise mandated by applicable law. Time permitting, the parties will submit in good faith to an alternative dispute resolution process before filing a suit concerning this Agreement or the breach of same.

EXECUTED BY the County and by Donor as follows:

DONOR:

CLI C7 RANCH OWNER, LLC

By: 


Name: Brent D. Heath
Vice President

Its: _____

Date: _____

COUNTY:

WILLIAMSON COUNTY, TEXAS

By: 
Bill Gravell, Jr. (Mar 6, 2024 13:40 CST)
Bill Gravell, Jr., County Judge

Date: Mar 6, 2024

County: Williamson
Parcel: 5 – CLI C7 RANCH OWNER, LLC
Highway: Ronald Reagan Boulevard

EXHIBIT **A**
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.379 ACRES (60,069 SQUARE FEET) PARCEL OF LAND SITUATED IN THE N. SMITHWICK SURVEY, ABSTRACT NO. 590, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 87.60 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CLI C7 RANCH OWNER, LLC IN DOCUMENT NO. 2022052079 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 1.379 ACRES (60,069 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 50.00 feet Left of Ronald Reagan Baseline Station 2469+22.40 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,209,992.26, E=3,081,394.40), being in the South line of said 87.60 acre tract and the common North line of a called 5.73 acre tract of land described in Special Warrant Deed to Santa Rita Commercial, LLC in Document No. 2013111090 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "RJ SURVEYING" found for the Northwest corner of said 5.73 acre tract and the common Northeast corner of Lot 43, Block F, MIDDLE BROOK RANCH SECTION 1, a subdivision of record in Documents No. 2012025633 of said O.P.R.W.C.T., also being in the South line of said 87.60 acre tract, bears South 69°19'16" West a distance of 454.67 feet;

THENCE with the proposed West ROW line of said Ronald Reagan Boulevard over and across said 87.60 acre tract, the following three (3) courses and distances:

- 1) Along a curve to the **Right** having a radius of 8,150.00 feet, an arc length of 126.90 feet, a delta angle of 00°53'32", and a chord which bears North 30°46'54" West a distance of 126.90 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 50.00 feet Left of Ronald Reagan Baseline Station 2470+48.51;
- 2) **North 25°14'48" West** a distance of 123.16 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 40.00 feet Left of Ronald Reagan Baseline Station 2471+70.59;

County: Williamson
Parcel: 5 – CLIC7 RANCH OWNER, LLC
Highway: Ronald Reagan Boulevard

- 3) Along a curve to the **Right** having a radius of **8,140.00** feet, passing at an arc length of **945.17** feet, a 1/2-inch rebar with aluminum cap stamped "CONTROL OF ACCESS" set **40.00** feet Left of Ronald Reagan Baseline Station **2481+11.11**, for the Beginning of Control of Access (COA), in all a total an arc length of **1251.79** feet, a delta angle of **08°48'40"**, and a chord which bears **North 25°04'00" West** a distance of **1250.56** feet to a 1/2-inch rebar with aluminum cap stamped "CONTROL OF ACCESS" set **40.00** feet Left of Ronald Reagan Baseline Station **2484+16.23**, for the End of COA, set in the North line of said **87.60** acre tract and the common South line of the remainder of a called **123.38** acre tract of land described in a Memorandum of Purchase Rights to The Pinnacle Development Group, L.L.C., in Document No. **2006036303** of said O.P.R.W.C.T., from which a 1/2-inch rebar found for a corner of said remainder of **123.38** acre tract and the common Southeast corner of Lot 1, Block T, SANTA RITA RANCH SECTION 9B, a subdivision of record in Document No. **2020060631** of said O.P.R.W.C.T., also being in the North line of said **87.60** acre tract, bears **South 70°56'40" West** a distance of **1006.65** feet;
- 4) **THENCE** with the North line of said **87.60** acre tract and the common South line of said remainder **123.38** acre tract, **North 70°56'40" East** a distance of **36.84** feet to a Calculated Point for the Northeast corner of said **87.60** acre tract and the Southeast corner of said remainder **123.38** acre tract, also being in the existing West ROW line of Ronald Reagan Boulevard, from which a 1/2-inch rebar with illegible cap found, bears **North 70°56'40" East** a distance of **0.48** feet;
- 5) **THENCE** with the East line of said **87.60** acre tract and the existing West ROW line of said Ronald Reagan Boulevard along a curve to the **Left** having a radius of **8,100.00** feet, an arc length of **1502.47** feet, a delta angle of **10°37'40"**, and a chord which bears **South 26°07'35" East** a distance of **1500.32** feet to a 1/2-inch rebar with cap stamped "RJ SURVEYING" found for the Southeast corner of said **87.60** acre tract and the common Northeast corner of said **5.73** acre tract;

County: Williamson
Parcel: 5 – CLI C7 RANCH OWNER, LLC
Highway: Ronald Reagan Boulevard

- 6) **THENCE** with the South line of said 87.60 acre tract and the common North line of said 5.73 acre tract, **South 69°19'16" West** a distance of **51.52** feet to the **POINT OF BEGINNING**, containing 1.379 acres (60,069 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000106179.

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

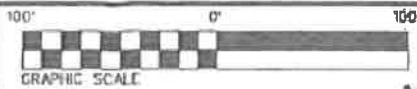
That I, Frank W. Funk, a Registered Profession Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 03/31/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



MATCHLINE SHEET 5
SHEET 4

N. SMITHWICK SURVEY
ABSTRACT No. 590

CLI C7 RANCH OWNER, LLC
(87.60 ACRES)
DOC. NO. 2022052079
O.P.R.W.C.T.

LEGEND

- △ CALCULATED POINT
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "CONTROL OF ACCESS"
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED AS NOTED
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P — PROPERTY LINE
- — — SURVEY LINE
- || — CONTROL OF ACCESS

LINE DATA

LINE	BEARING	LENGTH
L1	N25° 14' 48" W	123.16'
L2	N70° 56' 40" E	36.84'
L3	S69° 19' 16" W	51.52'

CURVE DATA

CURVE	Δ	RADIUS	LENGTH	CHORD
C1	0° 53' 32"	8150.00'	126.90'	N30° 46' 54" W 126.90'
C2	8° 48' 40"	8140.00'	1251.79'	N25° 04' 00" W 1250.56'
C3	10° 37' 40"	8100.00'	1502.47'	S26° 07' 35" E 1500.32'
(C3)		8100.00'		S26° 04' 27" E 1488.68'

SANTA RITA
COMMERCIAL, LLC
CALLED 5.73 ACRES
DOCUMENT NO. 2013111090
O.P.R.W.C.T.

RJ SURVEYING

P.O.B.
GRID COORDINATES
N: 10,209,992.26
E: 3,081,394.40
STA 2469+22.40
OFF 50.00' LT

SANTA RITA
COMMERCIAL, LLC
(5.73 ACRES)
DOC. NO. 2013111090
O.P.R.W.C.T.

G. FISK SURVEY
ABSTRACT No. 5

APPROXIMATE SURVEY LINE

N

RONALD REAGAN BLVD
(R.O.W. VARIES)

RONALD REAGAN BASELINE
PROPOSED R.O.W.

SBRR10
PI STATION = 2485+16.19
NORTHING = 10,212,425.28
EASTING = 3,080,728.64
DELTA = 37° 31' 24" (RT)
RADIUS = 8,100.00'
D = 0° 42' 26"
LENGTH = 5,304.73'
TANGENT = 2,751.42'

WILLIAMSON COUNTY, TEXAS
(18.93 ACRES)
DOC. NO. 2004013918
O.P.R.W.C.T.

WILLIAMSON COUNTY
DOC. NO. 20033000
O.P.R.W.C.T.

LSI LANDESIGN SERVICES, INC.

10050 W HIGHWAY 29 LIBERTY HILL, TX 78642
TPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
CLI C7 RANCH OWNER, LLC

SCALE
1" = 100'

PROJECT
RONALD REAGAN

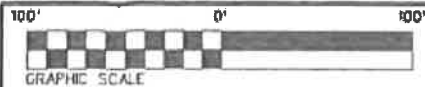
COUNTY
WILLIAMSON

09/09/2022

PARCEL 5
1.379 ACRES
60,069 Sq. Ft.

SHEET 4 OF 6

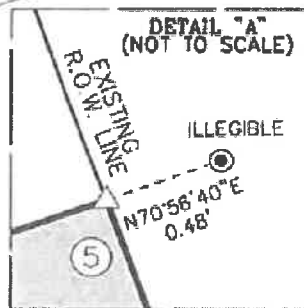
PLAT TO ACCOMPANY PARCEL DESCRIPTION



THE PINNACLE DEVELOPMENT GROUP, L.L.C.
REMAINDER 123.38 ACRES
DOCUMENT NO. 2006036303
O.P.R.W.C.T.

N. SMITHWICK SURVEY
ABSTRACT No. 590

SANTA RITA RANCH SECTION 98
LOT 1 BLK 1
O.P.R.W.C.T.



CLI C7 RANCH OWNER, LLC
87.60 ACRES
DOC. NO. 2022052079
O.P.R.W.C.T.

BEGIN COA
STA 2481+11.11
OFF 40.00' LT

STA 2484+15.20
OFF 3.17' LT

SEE DETAIL "A"

EXISTING R.O.W. LINE
RONALD REAGAN BLVD
(R.O.W. VARIES)

SBRR10
PI STATION = 2485+16.19
NORTHING = 10,212,425.28
EASTING = 3,080,728.64
DELTA = 37° 31' 24" (RT)
RADIUS = 8,100.00'
D = 0° 42' 26"
TANGENT = 2,751.42'
LENGTH = 5,304.73'

WILLIAMSON COUNTY, TEXAS
18.93 ACRES
DOCUMENT NO. 2004013918
O.P.R.W.C.T.

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE (FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203).

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

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

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 03/31/2023
FRANK W. FUNK DATE
RPLS 6803



MATCHLINE SHEET 5
SHEET 4

LSI LANDESIGN SERVICES, INC.

10990 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPCLS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
CLI C7 RANCH OWNER, LLC

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022

PARCEL 5
1,379 ACRES
60,069 Sq. Ft.

SHEET 5 OF 6

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-159207
 ISSUED: DECEMBER 13, 2022
 EFFECTIVE DATE: MARCH 6, 2023

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN INSTRUMENT NO. 2006036301, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ITEMS 10.1, 10.8, 10.10, 10.14 - 10.21 AND 10.23 - 10.24, ARE NOT A SURVEY MATTER.

- 10: 2. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 851, PAGE 705, DEED RECORDS; FURTHER AFFECTED BY THAT SUPPLEMENT RECORDED IN VOLUME 2212, PAGE 294, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
3. A WATER LINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 854, PAGE 801 DEED RECORDS, WILLIAMSON COUNTY, TEXAS. FURTHER AFFECTED BY THAT TRANSFER TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT IN VOLUME 2168, PAGE 44, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
4. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 46, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
5. A ROADWAY EASEMENT GRANTED TO EARNEST L. MILLER AND AMIEL ISHY, JR. AS DESCRIBED IN VOLUME 404, PAGE 49, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. BEING FURTHER AFFECTED BY DOCUMENT NO. 9915328, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
6. A PASSAGE EASEMENT GRANTED TO CHARLIE D. DYE AND WIFE, JO ANN W. DYE AS DESCRIBED IN VOLUME 1111, PAGE 494, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
7. A COMMUNICATION LINE EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST AS DESCRIBED IN VOLUME 1106, PAGE 591, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
9. A DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2005005032, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
11. TERMS, CONDITIONS, AND STIPULATIONS IN THAT CERTAIN WATER AND WASTEWATER AGREEMENT RECORDED IN DOCUMENT NO. 2008036300, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (BLANKET IN TYPE)
12. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2021175480, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS, UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
13. TERMS, CONDITIONS, AND STIPULATIONS IN THE UTILITY AND ACCESS EASEMENT AGREEMENT: RECORDED IN DOCUMENT NO. 2021175481, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS, UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
22. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED. (NOTED HEREON)

ISI LANDESIGN 
 SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TYPERS FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CLI C7 RANCH OWNER, LLC

09/09/2022

PARCEL 5

1.379 ACRES
 50,069 Sq. Ft.

SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

SHEET 6 OF 6

EXHIBIT "B"

Parcel 5

DONATION DEED

Ronald Reagan Boulevard 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 **CLI C7 RANCH OWNER, LLC**, 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, Donate, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

Being a 1.379 acre (60,069 square foot) parcel of land out of the N. Smithwick Survey, Abstract No. 590, in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. (**Parcel 5**)

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.

{W1208794.2}

CONTROL OF ACCESS: Access on and off Grantor's remaining property to and from the proposed roadway facility of Grantee from the abutting remainder property shall be permitted except to the extent that such access is expressly prohibited by the provisions and in the locations of the designated Control of Access Line set out in Exhibit "A". Grantor acknowledges that such access on and off the County roadway facility is subject to regulation as may be determined by Grantee, its successors and assigns to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

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 public roadway facilities and 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, by, through, and under Grantor, but not otherwise.

This deed is being delivered in lieu of condemnation.

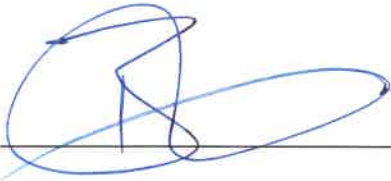
IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2024.

[signature on following page]

GRANTOR:

CLI C7 RANCH OWNER, LLC

By: _____



Name: _____

Brent D. Heath

Vice President

Its: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF Travis

§

This instrument was acknowledged before me on February 22, 2024 by Brent D. Heath in the capacity and for the purposes and consideration recited therein.

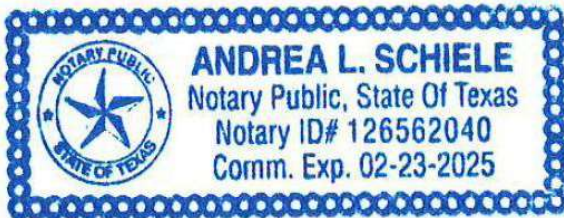


Notary Public, State of Texas

WILLIAMSON COUNTY, TEXAS

ACKNOWLEDGMENT

This instrument was acknowledged before me on Mar 6, 2024 2024 by Bill Gravell, Jr., in the capacity and for the purposes and consideration recited therein.



Notary Public, State of Texas

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

{W1208794.2}

EXHIBIT "C"

RR Widening—Parcel 5

WATER LINE EASEMENT

STATE OF TEXAS

§

§

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

This Water Line Easement Agreement (this "Agreement") is made on the ____ day of _____, 2024, at Georgetown, Texas, between **CLI C7 RANCH OWNER, LLC**, whose address is 1601 S. Mopac Expressway, Suite D-175, Austin, Texas 78746 (hereinafter referred to as "Grantor"), and the City of Georgetown, a Texas home-rule municipal corporation, whose address is P.O. Box 409 Georgetown, Texas 78627, ATTN: Georgetown City Secretary (herein referred to as "Grantee").

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns, an EXCLUSIVE easement and right-of-way (the "Easement") for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of a water line and related facilities (collectively, the "Facilities") on, over, under, and across the following described property of the Grantor, to wit:

Being all that certain tract, piece or parcel of land lying and being situated in the County of Williamson, State of Texas, being more particularly described by metes and bounds in **Exhibit A** and by diagram in **Exhibit B** attached hereto and made a part hereof for all purposes (the "Property").

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.
3. The Easement, with its rights and privileges, shall be used only for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, upgrading, relocating, and/or removing the Facilities. The Easement additionally includes the following rights: (1) the right to change the size of the Facilities; (2) the right to relocate the Facilities within the Property; and (3) the right to remove from the Property all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of the Facilities.
4. The duration of the Easement is perpetual.
5. Grantor and Grantor's heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof by, through or under Grantor, but not otherwise.

6. The Easement, and the rights and privileges granted by this Agreement, are EXCLUSIVE to Grantee, and Grantee's successors and assigns, and Grantor covenants that Grantor shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant. Grantor reserves the right, subject to the following conditions,
 - (a) to construct the following improvements within the Property (collectively, "Grantor Improvements"): driveways, roads, curbing, landscaping (groundcover, shrubbery and ornamental trees), irrigation lines, pedestrian trails and sidewalks, paved surface parking spaces, and shallow drainage ditches, *provided that* any Grantor Improvements installed within the Easement Area require a License to Encroach issued by the Grantee; and
 - (b) to install utilities, including water, wastewater, gas, telecommunication, and electrical lines ("Utility Improvements"), across the Property, which utilities will be located at a generally perpendicular angle to the Facilities, provided that any Utility Improvements installed within the Property require a License to Encroach issued by the Grantee.

Any License to Encroach will be reviewed under the standards set forth in 3.21.040 of the City of Georgetown's Unified Development Code, as the same may be amended from time to time.

7. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.
8. The terms of this Agreement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed on the dates set forth herein.

[signature pages follow]

GRANTOR:

CLI C7 RANCH OWNER, LLC,

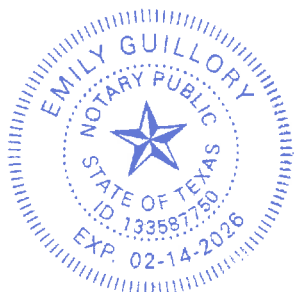
By: 

Name: Brent D. Heath
Vice President

Title: _____

STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this the 22nd day of February, 2024 by Brent D. Heath, the Vice President of CLI C7 Ranch Owner, LLC, in the capacity and for the purposes and consideration recited herein.





Notary Public, State of Texas

GRANTEE:

City of Georgetown, Texas, a Texas
home-rule municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 2024,
by _____, the _____ of City of Georgetown, Texas, a Texas
home-rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

APPROVED AS TO FORM:

_____, Assistant City Attorney

AFTER RECORDING, RETURN TO GRANTEE:

City of Georgetown
Attn: Real Estate Services
P.O. Box 409
Georgetown, Texas 78627

County: Williamson
Parcel: SE – CLI C7 RANCH OWNER, LLC
Highway: Ronald Reagan Boulevard

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.6896 OF ONE ACRE (30,040 SQUARE FEET) PARCEL OF LAND SITUATED IN THE N. SMITHWICK SURVEY, ABSTRACT NO. 590, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 87.60 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CLI C7 RANCH OWNER, LLC IN DOCUMENT NO. 2022052079 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.6896 OF ONE ACRE (30,040 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 50.00 feet Left of Ronald Reagan Baseline Station 2469+22.40 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,209,992.11, E=3,081,394.36), being in the South line of said 87.60 acre tract and the common North line of a called 5.73 acre tract of land described in Special Warranty Deed to Santa Rita Commercial, LLC in Document No. 2013111090 of said O.P.R.W.C.T.;

- 1) **THENCE** with the South line of said 87.60 acre tract and the common North line of said 5.73 acre tract, **South 69°19'16" West** a distance of 20.34 feet to a Calculated Point 70.00 feet Left of Ronald Reagan Baseline Station 2469+26.09, from which a 1/2-inch rebar with cap stamped "RI SURVEYING" found for the Northwest corner of said 5.73 acre tract and the common Northeast corner of Lot 43, Block F, MIDDLE BROOK RANCH SECTION 1, a subdivision of record in Documents No. 2012025633 of said O.P.R.W.C.T., also being in the South line of said 87.60 acre tract, bears **South 69°19'16" West** a distance of 434.33 feet;

THENCE over and across said 87.60 acre tract, the following three (3) courses and distances:

- 2) Along a curve to the **Right** having a radius of 8,170.00 feet, an arc length of 124.37 feet, a delta angle of **00°52'20"**, and a chord which bears **North 30°45'56" West** a distance of 124.37 feet to a Calculated Point 70.00 feet Left of Ronald Reagan Baseline Station 2470+49.40;
- 3) **North 25°14'48" West** a distance of 123.31 feet to a Calculated Point 60.00 feet Left of Ronald Reagan Baseline Station 2471+71.32; and

County: Williamson
Parcel: SE – CL1 C7 RANCH OWNER, LLC
Highway: Ronald Reagan Boulevard

- 4) Along a curve to the **Right** having a radius of **8,160.00** feet, an arc length of **1254.69** feet, a delta angle of **08°48'35"**, and a chord which bears **North 25°03'43" West** a distance of **1253.45** feet to a Calculated Point, **60.00** feet **Left** of Ronald Reagan Baseline Station **2484+16.78** in the North line of said **87.60** acre tract and the common South line of a tract of land described in a Correction Warranty Deed to **C7 (II) Ranch, LTD** recorded in Document No. **2004013917** of the Official Public Records Of Williamson County, Texas (O.P.R.W.C.T.), also described as a portion of the remainder of a called **123.38** acre tract of land in a Memorandum Of Purchase Rights To The Pinnacle Development Group, L.L.C. in Document No. **2006036303** of said O.P.R.W.C.T., from which a 1/2-inch rebar found for a corner of said remainder of **123.38** acre tract and the common Southeast corner of Lot 1, Block T, **SANTA RITA RANCH SECTION 9B**, a subdivision of record in Document No. **2020060631** of said O.P.R.W.C.T., also being in the North line of said **87.60** acre tract, bears **South 70°56'40" West** a distance of **986.64** feet;
- 5) **THENCE** with the North line of said **87.60** acre tract and the common South line of said remainder **123.38** acre tract, **North 70°56'40" East** a distance of **20.01** feet to a 1/2-inch rebar with aluminum cap stamped "**CONTROL OF ACCESS**" (COA), **40.00** feet **Left** of Ronald Reagan Baseline Station **2484+16.23**

THENCE over and across said **87.60** acre tract with the proposed ROW line of Ronald Reagan Boulevard, the following three (3) courses and distances:

- 6) Along a curve to the **Left** having a radius of **8,140.00** feet, an arc length of **1251.79** feet, a delta angle of **08°48'40"**, and a chord which bears **South 25°04'00" East** a distance of **1250.56** feet to a 1/2-inch rebar with aluminum cap stamped "**WILLIAMSON COUNTY**" set **40.00** feet **Left** of Ronald Reagan Baseline Station **2471+70.59**;
- 7) **THENCE** **South 25°14'48" East** a distance of **123.16** feet to a 1/2-inch rebar with aluminum cap stamped "**WILLIAMSON COUNTY**" set **50.00** feet **Left** of Ronald Reagan Baseline Station **2470+48.51**; and

02/06/24

County: Williamson
Parcel: SE - CLJ C7 RANCH OWNER, LLC
Highway: Ronald Reagan Boulevard

- 8) **THENCE** along a curve to the Left having a radius of 8,150.00 feet, an arc length of 126.90 feet, a delta angle of $00^{\circ}53'32''$, and a chord which bears South $30^{\circ}46'54''$ East a distance of 126.90 feet to the **POINT OF BEGINNING**, containing 0.6896 of one acre (30,040 Square Feet) of land more or less.

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

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON §

That I, Frank W. Funk, 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 was determined by a survey made on the ground under my direct supervision.

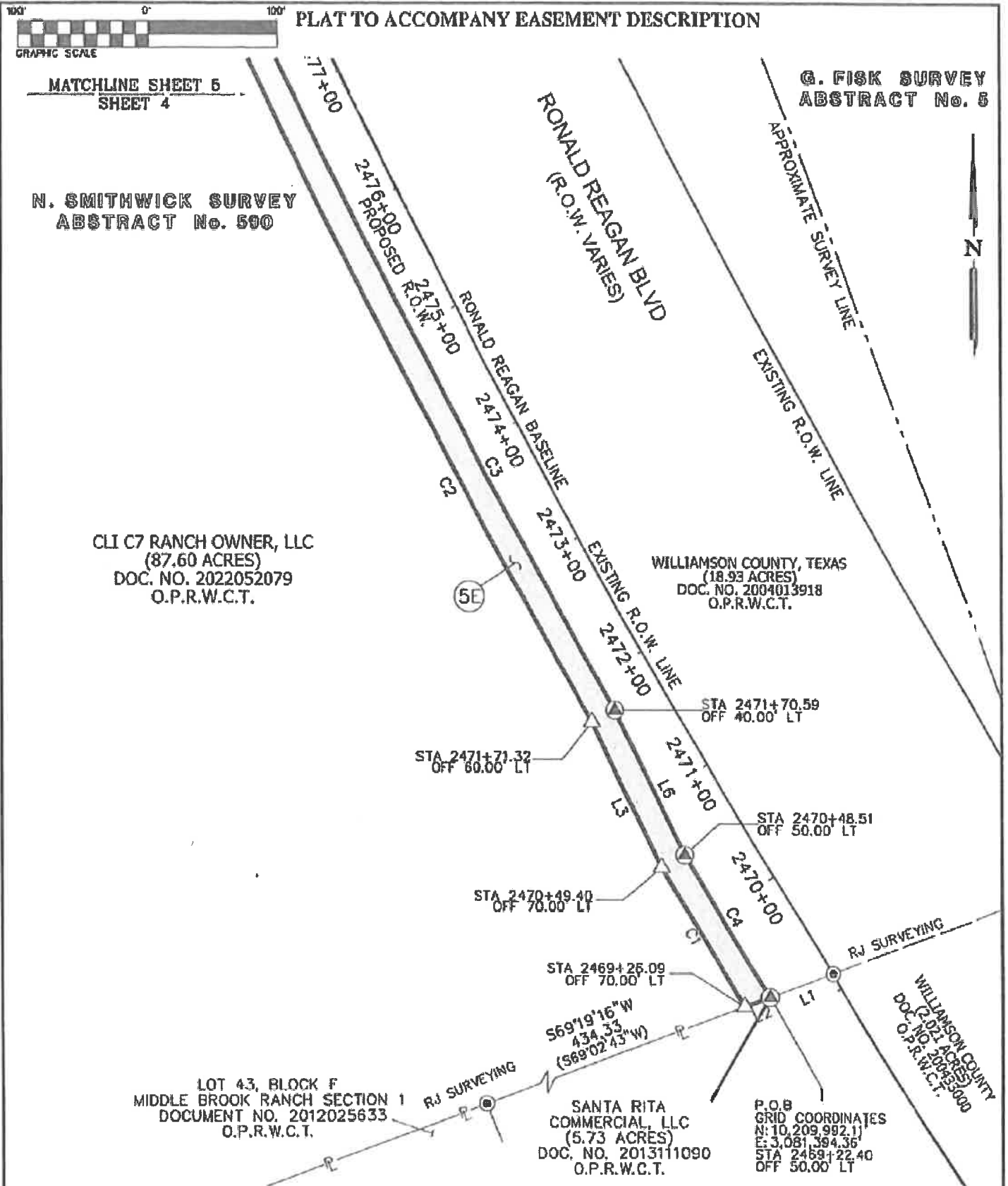
 02/06/2024

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



EXHIBIT "B"

PLAT TO ACCOMPANY EASEMENT DESCRIPTION



LSI LANDESIGN SERVICES, INC.

10080 W HIGHWAY 29 LIBERTY HILL, TX 78642
TDP/ELS FIRM NO. 10001600
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
CLI C7 RANCH OWNER, LLC

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

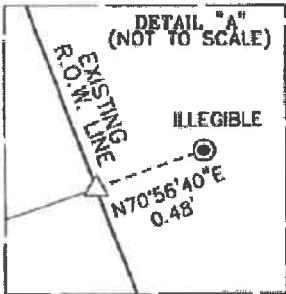
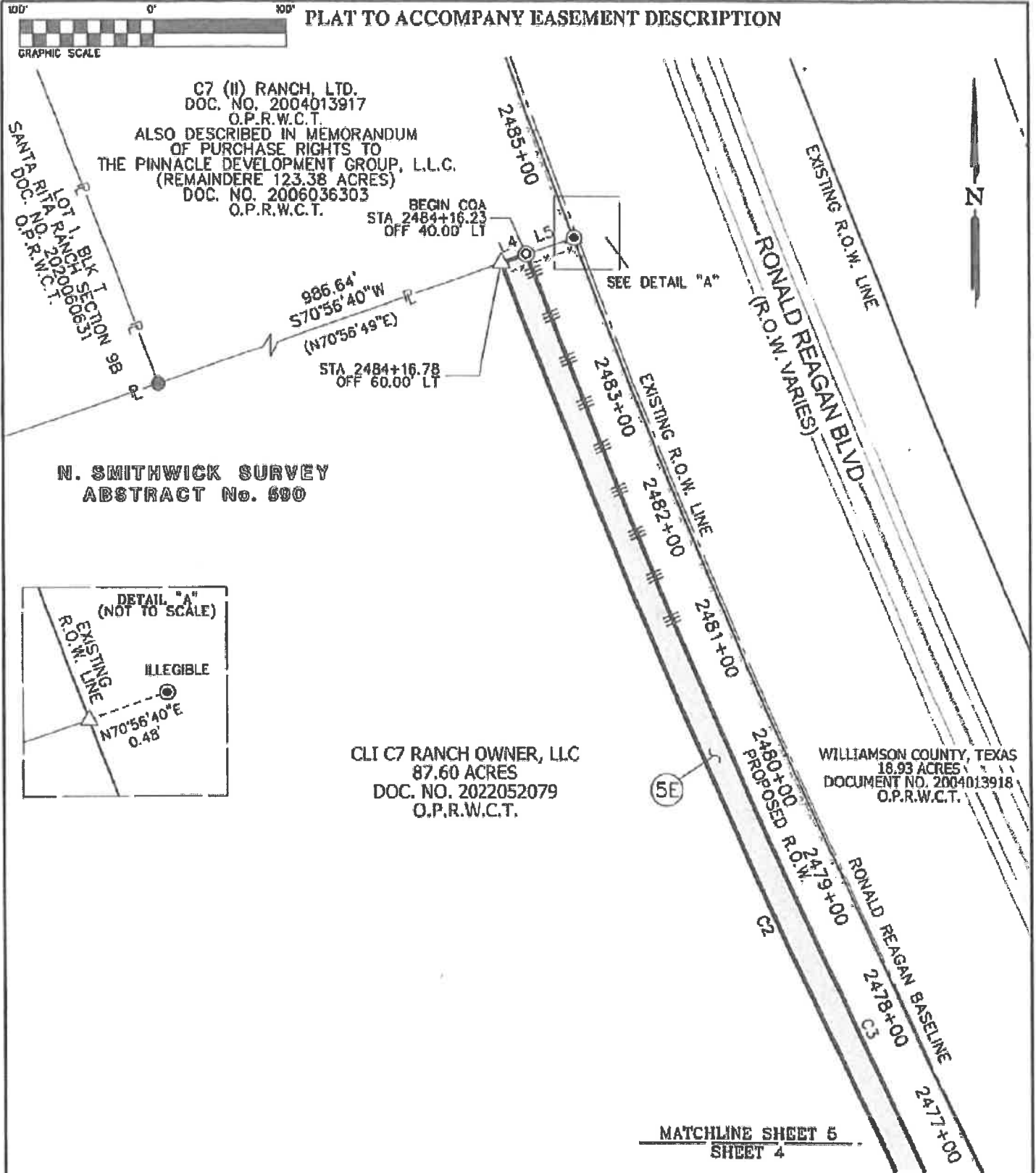
02/06/2024

PARCEL 5E
0.6896 ACRES
30,040 Sq. Ft.

SHEET 4 OF 6

EXHIBIT "B"

PLAT TO ACCOMPANY EASEMENT DESCRIPTION



LSI LANDESIGN SERVICES, INC.

10000 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBP&LS FIRM NO. 10001200
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
CLIC7 RANCH OWNER, LLC

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

02/06/2024

PARCEL 5E
0.6896 ACRES
30,040 Sq. Ft.

SHEET 5 OF 6

PLAT TO ACCOMPANY EASEMENT DESCRIPTION

LINE DATA		
LINE	BEARING	LENGTH
L1	S69° 19'16"W	51.52'
L2	S69° 19'16"W	20.34'
L3	N25° 14'48"W	123.31'
L4	N70° 56'40"E	20.01'
L5	N70° 56'40"E	36.84'
L6	S25° 14'48"E	123.16'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	00° 52'20"	8170.00'	124.37'	N30° 45'56"W 124.37'
C2	08° 48' 35"	8160.00'	1254.69'	N25° 03'43"W 1253.45'
C3	08° 48'40"	8140.00'	1251.79'	S25° 04'00"E 1250.56'
C4	00° 53'32"	8150.00'	126.90'	S30° 46'54"E 126.90'

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE (FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203).

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

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

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 02/06/2024
FRANK W. FUNK DATE
RPLS 6803



LEGEND

- △ CALCULATED POINT
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "CONTROL OF ACCESS"
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED AS NOTED
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- P— PROPERTY LINE
- - — SURVEY LINE
- ||— CONTROL OF ACCESS

LSI LANDESIGN 
SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBP&LS FIRM NO. 10001R00
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CLI C7 RANCH OWNER, LLC

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

02/06/2024

PARCEL 5E
0.6896 ACRES
30,040 Sq. Ft.

SHEET 6 OF 6

EXHIBIT "D"



Ronald Reagan
ROW Map

Page
Date Exported: 7/25/2022
Data Date: 3/29/2021

- Existing ROW
- Proposed COA ROW
- Roadway Easement
- RD_RWAY
- RD_RWAY_FUTURE ULTIMATE
- Parcel Lines

