

REAL ESTATE CONTRACT

CR 255 + Ronald Reagan Seg. C Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **MARCELO VERA** (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 1.891 acre (82,380 square foot) tract of land, out of and situated in the Theophilus W. Medcalf Survey, Abstract No. 412, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 54**); and

All of that certain 0.0153 acre (666 square foot) tract of land, out of and situated in the Theophilus W. Medcalf Survey, Abstract No. 412, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (**Seg C Parcel 9**);

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, any improvements upon the Property, and any damage to or cost of cure for the remaining property of Seller, shall be the sum of FIVE HUNDRED NINETY-FIVE THOUSAND TWO HUNDRED NINETY and 00/100 Dollars (\$595,290.00).

Payment of Purchase Price

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

Special Provisions and Additional Compensation

2.03. Personal Property Relocation. By execution of this Agreement the Purchaser acknowledges and agrees that the existing material storage bins located upon the Property, or on the remaining property and otherwise impacted by the acquisition of the Property, shall be considered to be personal property of Seller, and any relocation, reconfiguration or adjustment on the remaining property of Seller shall be paid for by Purchaser outside of this Agreement and according to the relocation claim rules, provisions and procedures of the Uniform Relocation Act.

2.04. Alternate Ronald Reagan Drive Alignment. The parties agree that prior to the notice to proceed date for Purchaser's construction of proposed CR 255 roadway improvements upon the Property, Seller and Purchaser may agree to adjust the alignment of the existing driveway to a location farther west from the proposed CR 255 intersection. The adjusted driveway location shall be approved by Purchaser according to its driveway design manual criteria and be constructed by Purchaser at its sole expense between the edge of Ronald Reagan Boulevard and the property line of Seller. By execution of this Agreement, Seller provides Purchaser, its agents and contractors with the temporary right to enter the remaining property of Seller in the limited location and time period required to carry out the obligations of this paragraph.

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 April 30, 2024, 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 Exhibits "A-B", 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 "C" 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 simple 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 as incurred.

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 to enter and possess the Property after April 30, 2024, and following any additional periods for relocation as required under the notice provisions of the Uniform Act, for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed CR 255 improvement construction project of Purchaser, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

[signature pages follow]

SELLER:



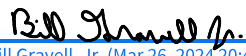
Marcelo Vera

Address: 10207 Pothunt Dr
Austin Tx 78747

Date: 3-19-2024

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: 
Bill Gravell, Jr. (Mar 26, 2024 20:46 CDT)

Bill Gravell, Jr.
County Judge

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

Date: Mar 26, 2024

EXHIBIT "A"



P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361
T.B.P.L.S. Firm No. 10103800

**1.891 ACRE RIGHT-OF-WAY PARCEL NO. 54
MARCELO VERA
PORTION OF
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 1.891 ACRES (APPROXIMATELY 82,380 SQ. FT.) IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 10.9994 ACRE TRACT OF LAND CONVEYED TO MARCEL VERA, IN A DEED DATED OCTOBER 15, 2019. AND RECORDED IN DOCUMENT NO. 2019098332 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.891 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Northeast corner of the herein described tract, a nail and spinner found at the Northeast corner of said Vera tract, the Southeast corner of that certain called 12.07 acre tract of land as described in the deed to Larry Dean Kemp filed of record in Document Number 2018055760 and 2005092530, official public records Williamson County, Texas, and in the West line of that certain called 42.807 acre tract of land as described in the deed to Elvin and Donna Hall filed of record in Volume 2530, Page 362, official public records of Williamson County, Texas;

THENCE South 21°47'57" East with the East line of said Vera tract and the West line of said Elvin Hall tract a distance of 561.25 feet to the Southeast corner of the herein described tract a ½ inch iron rod with red cap "Unreadable" found at the Southeast corner of said Vera tract and the Southwest corner of said Elvin Hall tract in the curved North right of way line of Ronald Reagan Boulevard;

THENCE in a southwesterly direction with the curved north right of way line of said Ronald Reagan Boulevard an arc distance of 158.47 feet (being concave to the South, having a radius of 8,650.0 feet, a chord distance of 158.47 feet, a chord bearing of South 51°22'18" West, having a delta angle of 01°02'59") to the Southwest corner of the herein described tract a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" from which the Southwest corner of said Vera tract a ½ inch iron rod with pink cap marked "Flugel 5096" bears South 48°54'18" West a distance of 586.21 feet;

EXHIBIT "A"

THENCE North 09°52'12" East across said Vera tract a distance of 70.87 feet to an angle point, a set 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY";

THENCE North 27°42'06" West across said Vera tract, a distance of 485.98 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set at an angle point;

THENCE North 19°15'04" West a distance of 64.93 feet to a 5/8 inch iron rod with 1-1/2 inch aluminum cap marked "WILLIAMSON COUNTY" set in the North line of said Vera tract and the South line of said Kemp tract from which a 3/8 inch iron rod found at the Southwest corner of said Kemp tract in the North line of said Vera tract bears South 68°43'01" West a distance of 259.78 feet;

THENCE North 68°43'01" East with the south line of said Kemp tract and the North line of said Vera tract a distance of 161.57 feet to the POINT OF BEGINNING, containing 1.891 acres of land more or less.

All bearings, distances, coordinates, and areas shown are The Texas Coordinate System of 1983 (NAD83), Texas Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS). Attachments:
Survey Drawing No. 075054-02-PARCEL 52.

I hereby certify that the hereon map and description was performed under my direct supervision:


Charles G. Walker Date: October 17, 2023
Registered Professional Land Surveyor
State of Texas No. 5283
Walker Texas Surveyors, Inc.
T.B.P.L.S. FIRM NO. 10103800



SKETCH TO ACCOMPANY A DESCRIPTION OF 1.891 ACRES (APPROXIMATELY 82,380 SQ. FT.) IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412 WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARCELO VERA, IN A SPECIAL WARRANTY DEED DATED OCTOBER 15, 2019 AND RECORDED IN DOCUMENT NO. 20190983320 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

Surveyor's Notes:

Only those easements and that information listed in Title Commitment File No. GT2301541 issued by Texan Title Insurance Company on April 5, 2023, 8:00am, with an effective date of March 29, 2023, 8:00am, and re-listed below were considered regarding restrictions and matters affecting this property. No other research was performed by Walker Texas Surveyors, Inc. All underground utilities have not been located by this surveyor. The hereon signed Registered Professional Land Surveyor makes no warranty as to the existence or location of any such utility, whether serving the subject tract or for the purpose of servicing other properties. Subsurface and environmental conditions were not examined or considered as a part of this survey. The word "Certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a Warranty or guarantee, expressed or implied.

10g. Right of Way Easement dated May 29, 1982, to Chisholm Trail WSC, recorded in Volume 954, Page 549, Deed Records, Williamson County, Texas. (Does NOT effect)

10h. Easement dated November 18, 1983, to Tom A Crump and Joycelyn D. Crump, their heirs and assigns, recorded in Volume 1054, Page 733, Official Records, Williamson County, Texas. (Does NOT effect)

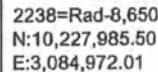
10i. Road Easement contained in Special Warranty Deed to Benjamin Franklin Savings Association, recorded in Volume 1754, Page 276, Official Records, Williamson County, Texas. (Does NOT effect)

10j. Drainage Easement dated July 21, 2006, to Williamson County, Texas, recorded under Document No. 2006062097, Official Records, Williamson County, Texas. (Does NOT effect)

LEGEND

- 5/8" IRON ROD SET WITH 1-1/2" ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
- M-H-S 1/2" IRON ROD FOUND WITH CAP MARKED "MATKIN-HOOVER-SURVEY&ENG"
- P.R.W.C.T. PLAT RECORDS WILLIAMSON CO., TX.
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON CO., TX.
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON CO., TX.
- () RECORD INFORMATION





County: Williamson
Parcel: 9 – Marcelo Vera
Highway: Ronald Reagan Boulevard

EXHIBIT **B**
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0153 OF ONE ACRE (666 SQUARE FEET) PARCEL OF LAND SITUATED IN THE THEOPHILUS W. MEDCALF SURVEY, ABSTRACT NO. 412, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 10.9994 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO MARCELO VERA, RECORDED IN DOCUMENT NO. 2019098332 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.0153 OF ONE ACRE (666 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with cap stamped "PFLUGEL 5096" found, 144.31 feet Left of Ronald Reagan Baseline Station 728+05.99 in the existing North Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,234,307.77, E=3,079,068.57), for the Southwest corner of said 10.9994 acre tract and the common Southeast corner of a called 22.00 acre tract of land described in a General Warranty Deed to Centex Materials, LLC, recorded in Document No. 2018095623 of said O.P.R.W.C.T.;

- 1) **THENCE** with the West line of said 10.9994 acre tract and the common East line of said 22.00 acre tract, **North 21°48'08" West** a distance of **6.06** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed North right-of-way line of said Ronald Reagan Boulevard (Variable Width ROW), 150.00 feet Left of Ronald Reagan Baseline Station 728+08.02, from which a 1/2-inch rebar with cap stamped "PFLUGEL 5096" found for the Northwest corner of said 10.9994 acre tract and the common Northeast corner of said 22.00 acre tract, also being in the South line of Lot 18, BIG VALLEY a subdivision of record in Cabinet E, Slide 337 of the Plat Records of Williamson County, Texas, bears **North 21°48'08" West** a distance of 803.04 feet;
- 2) **THENCE** over and across said 10.9994 acre tract with the proposed North right-of-way of said Ronald Reagan Boulevard, along a curve to the **Right** having a radius of **7810.00** feet, an arc length of **229.34** feet, a delta angle of **01°40'57"**, and a chord which bears **North 49°08'39" East** a distance of **229.33** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the existing North right-of-way line of said Ronald Reagan and the common South line of said 10.9994 acre tract, 149.73 feet Left of Ronald Reagan Baseline Station 730+32.95;



County: Williamson
Parcel: 9 – Marcelo Vera
Highway: Ronald Reagan Boulevard

- 3) **THENCE** with the existing North right-of-way line of said Ronald Reagan and the common South line of said 10.9994 acre tract, along a curve to the **Left** having a radius of **8650.00** feet, an arc length of **231.38** feet, a delta angle of **01°31'57"**, and a chord which bears **South 47°43'36" West** a distance of **231.38** feet to the **POINT OF BEGINNING**, containing 0.0153 of one acre (666 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.

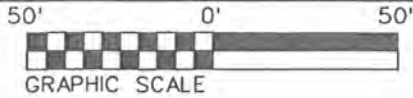
Frank W. Funk 01/25/2024

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 PARCEL DESCRIPTION



LOT 18
BIG VALLEY
CABINET E, SLIDE 337
P.R.W.C.T.

MARCELO VERA
(10.9994 ACRES)
DOC. NO. 2019098332
O.P.R.W.C.T.

CENTEX MATERIALS LLC
(22.00 ACRES)
DOC. NO. 2018095623
O.P.R.W.C.T.

STA 728+08.02
OFF 150.00' LT

SEE DETAIL "A"

P.O.B.
GRID COORDINATES
N: 10,234,307.77
E: 3,079,068.57
STA 728+05.99
OFF 144.31' LT

WILLIAMSON COUNTY, TEXAS
(21.954 ACRES)
DOC. NO. 2006062096
O.P.R.W.C.T.

THEOPHILUS W. MEDCALF SURVEY
ABSTRACT No. 412

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

STA 730+32.95
OFF 149.73' LT

LINE DATA		
LINE	BEARING	LENGTH
L1	N21° 48' 08" W	6.06'

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	01° 40' 57"	7810.00'	229.34'	N49° 08' 39"E 229.33'
C2	01° 31' 57"	8650.00'	231.38'	S47° 43' 36"W 231.38'
(C2)		(8650.00')		

LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
MARCELO VERA

SCALE
1" = 50'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

01/25/2024
PARCEL 9
0.0153 ACRES
666 Sq. Ft.
SHEET 3 OF 4

50' 0' 50'

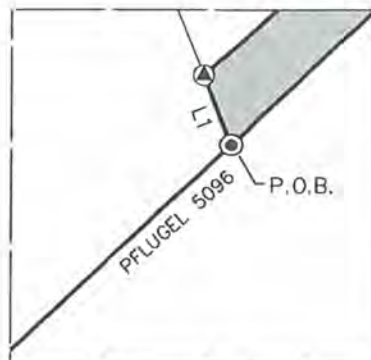


GRAPHIC SCALE

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

- △ CALCULATED POINT
 ▲ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
 ● 1/2-INCH REBAR FOUND WITH CAP STAMPED PFLUGEL 5096 (UNLESS OTHERWISE 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



DETAIL "A"

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 DATE 01/25/2024
 RPLS 6803



LSI LANDESIGN SERVICES, INC.

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

PARCEL PLAT SHOWING PROPERTY OF
MARCELO VERA

SCALE
1" = 50'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

01/25/2024

PARCEL 9
0.0153 ACRES
666 Sq. Ft.

SHEET 4 OF 4

EXHIBIT "C"

CR 255 Parcel 54 + Seg C Parcel 9

DEED

County Road 255 + Ronald Reagan Seg. C 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 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 **MARCELO VERA** 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 1.891 acre (82,380 square foot) tract of land, out of and situated in the Theophilus W. Medcalf Survey, Abstract No. 412, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 54**); and

All of that certain 0.0153 acre (666 square foot) tract of land, out of and situated in the Theophilus W. Medcalf Survey, Abstract No. 412, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (**Seg C Parcel 9**)

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 (the "Retained Improvements"): 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 14 day of March 2024, 2024.

[signature page follows]

GRANTOR:

Marcelo Vera

Marcelo Vera

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Travis

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§
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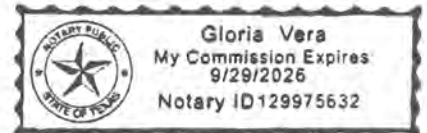
This instrument was acknowledged before me on March 15, 2024 by Marcelo Vera, in the capacity and for the purposes and consideration recited therein.

Gloria Vera

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: