

**GENERAL MEETING OF THE BOARD OF DIRECTORS
OF THE
CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY**

RESOLUTION NO. 20-065

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY
PURCHASE AGREEMENT FOR CERTAIN PROPERTY IN WILLIAMSON
COUNTY FOR THE 183A PHASE III PROJECT (PARCEL 3E)**

WHEREAS, pursuant to and under the authority of Subchapter E, Chapter 370, Texas Transportation Code and other applicable law, the Central Texas Regional Mobility Authority (“Mobility Authority”) hereby finds and determines that to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways and the roadways of the State of Texas, public convenience and necessity requires acquisition of a waterline easement and a temporary construction easement interest in and across certain property, further described by metes and bounds in Exhibit A and Exhibit B to this Resolution, respectively (collectively, the “Property”), owned by **MARY ELIZABETH PETERSON, as Independent Executor of the Estate of Tiny Foster a/k/a Tiny Louise Foster, Deceased** (the “Owner”), located at 1880 North US Hwy 183 in Williamson County, for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of the US 183A Phase III Project (the “Project”), as a part of the improvements to the Project; and

WHEREAS, an independent, professional appraisal report of the Property has been submitted to the Mobility Authority, and an amount has been established to be just compensation for the property rights to be acquired; and

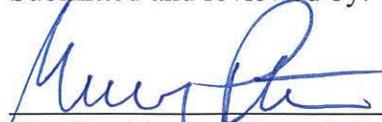
WHEREAS, the Owner has agreed to sell the Property to the Mobility Authority for the approved appraisal amount of \$54,578.00; and

WHEREAS, the Owner has executed a Real Estate Contract (“Contract”) setting out the terms of Purchase for the Property in the approved Mobility Authority appraisal amount, which Contract is attached hereto as Exhibit C to this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Executive Director is specifically authorized to execute the Contract, and any other documents reasonably necessary to complete the closing of the transaction to acquire the Property as set out herein.

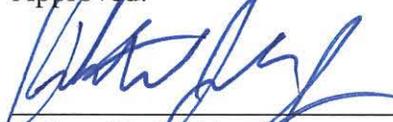
Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 30th day of September, 2020.

Submitted and reviewed by:



Geoffrey Petrov, General Counsel

Approved:



Robert W. Jenkins, Jr.
Chairman, Board of Directors

Exhibit A

EXHIBIT A

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 1 of 7
February 7, 2020

**DESCRIPTION OF A
0.4706 OF ONE ACRE EASEMENT**

Description of a 0.4706 of one acre (20,500 square foot) easement out of the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas, same being a portion of the remainder of that tract described as 21.75 acres (Tract 1) conveyed to Tiny Foster by deed, as recorded in Document No. 2012072602, Official Public Records, Williamson County, Texas; said 0.4706 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a point at an angle point in the east line of this easement, being in the east line of the remainder of said 21.75 acre Foster tract, the west line of that tract conveyed to the State of Texas by deed, as recorded in Volume 261, Page 21, Deed Records, Williamson County, Texas and the existing west right-of-way line of U.S. Highway 183 (varying width), said POINT OF BEGINNING having coordinates of N=10,201,300.00 E=3,073,453.79, from which a 1/2" iron rod found at the northeast corner of Lot 1, San Gabriel Ridge Section One, a subdivision of record in Document No. 2005101318, Official Public Records, Williamson County, Texas, and also of record in Cabinet BB, Slide 123, Plat Records, Williamson County, Texas, said Lot 1 conveyed to San Gabriel Ridge Properties by deed, as recorded in Document No. 2016053077, Official Public Records, Williamson County, Texas, and the southeast corner of Lot 2 in said San Gabriel Ridge Section One subdivision bears N20°56'13"W, passing at 46.43 feet a point at the northeast corner of the remainder of said 21.75 acre Foster tract and the southeast corner of said Lot 1 and said San Gabriel Ridge Properties tract, from which a 1/2-inch iron rod found bears S69°08'30"W 0.52 feet, continuing an additional 188.68 feet for a total distance of 235.11 feet;

- 1) THENCE, with the east line of this easement and the remainder of said 21.75 acre Foster tract, the west line of said State of Texas tract and the existing west right-of-way line of U.S. Highway 183, S20°56'13"E, passing at 801.18 feet a TxDOT Type I monument found, continuing additional 118.13 feet for a total distance of **919.31 feet** to a point at the southeast corner of this easement and said 21.75 acre Foster tract, being in the north right-of-way line of Talon Grasp Trail (60 foot width), from which a TxDOT Type I monument found in the existing south right-of-way line of Talon Grasp Trail bears S20°56'13"E 138.63 feet;

EXHIBIT A

County: Williamson
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Page 2 of 7
February 7, 2020

**DESCRIPTION OF A
0.4706 OF ONE ACRE EASEMENT**

THENCE, with the south line of this easement, the following two (2) courses, numbered 2 and 3:

- 2) with the south line of the remainder of said 21.75 acre Foster tract and the existing north right-of-way line of Talon Grasp Trail, **S22°12'13"W 41.40 feet** to a point, from which a 1/2" iron rod with cap found bears S22°12'13"W 13.18 feet; and
- 3) crossing said 21.75 acre Foster tract, **S64°33'37"W 30.64 feet** to a point at the southwest corner of this easement;

THENCE, with the west line of this easement, crossing the remainder of said 21.75 acre Foster tract, the following six (6) courses, numbered 4 through 9:

- 4) **N27°41'49"W 3.98 feet** to a point;
- 5) **N62°18'11"E 5.73 feet** to a point;
- 6) **N22°12'13"E 49.20 feet** to a point;
- 7) **N20°56'13"W 903.37 feet** to a point;
- 8) **N64°42'10"W 52.14 feet** to a point; and
- 9) **N20°55'28"W 16.89 feet** to a point at the northwest corner of this easement, being in the north line of the remainder of said 21.75 acre tract and the south line of said Lot 1 and said San Gabriel Ridge Properties tract, from which a 1/2" iron rod found at the southwest corner of said Lot 1 and said San Gabriel Ridge Properties tract, being the southeast corner of that tract described as the remainder of 0.70 of one acre conveyed to Summerlyn Property Owners Association by deed, as recorded in Document No. 2018035006, Official Public Records, Williamson County, Texas bears S69°08'30"W 371.39 feet;

EXHIBIT A

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Page 3 of 7
February 7, 2020

**DESCRIPTION OF A
0.4706 OF ONE ACRE EASEMENT**

10) THENCE, with the north line of this easement and the remainder of said 21.75 acre Foster tract, and the south line of said Lot 1 and said San Gabriel Ridge Properties, **N69°08'30"E 20.00 feet** to a point at the northeast corner of this easement;

THENCE, with the east line of this easement, crossing the remainder of said 21.75 acre Foster tract, the following two (2) courses, numbered 11 and 12:

11) **S20°55'28"E 8.83 feet** to a point; and

12) **S64°42'10"E 52.13 feet** to the POINT OF BEGINNING and containing 0.4706 of one acre, or 20,500 square feet within these metes and bounds, more or less.

All bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (1983) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

EXHIBIT A

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 4 of 7
February 7, 2020

**DESCRIPTION OF A
0.4706 OF ONE ACRE EASEMENT**

A parcel plat of even date was prepared in conjunction with this property description.

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

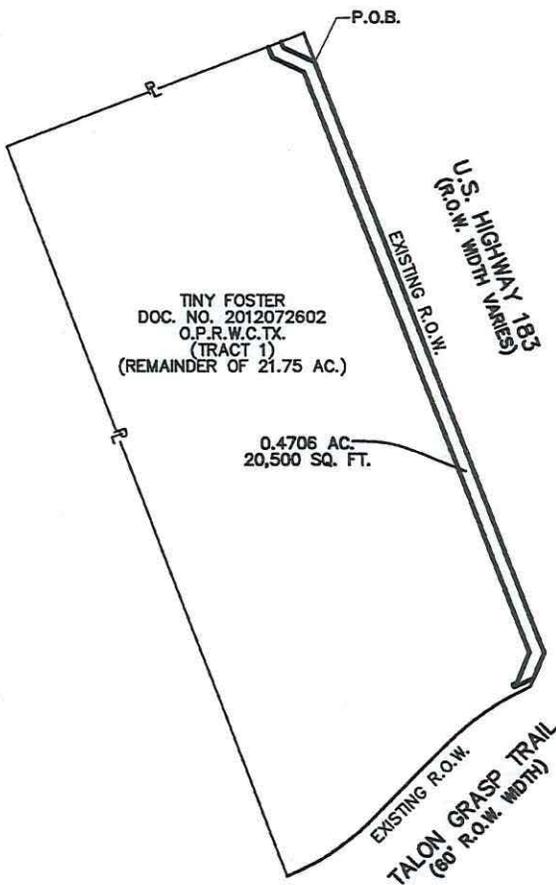
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 7th day of February, 2020 A.D.

SURVEYED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623
RTG~19-041~US 183A/Description/0.4706 Ac Esmt
Issued 02/07/2020



- NOTES:**
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993) HARN. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.
 2. PROPOSED ENGINEER'S BASELINE PROVIDED BY RTG AS OF JUNE 16, 2019 MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
 3. ABSTRACTING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
 4. FIELD SURVEYING WAS PERFORMED FROM JUNE 2019, JULY 2019 AND JANUARY 2020.
 5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

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



02/07/2020

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE


McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPELS SURVEY FIRM # 10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

PARCEL PLAT SHOWING
 0.4706 AC.
 WATERLINE EASEMENT
 WILLIAMSON COUNTY, TEXAS
 R.O.W. C.S.J.: 0914-05-192

DATE: FEBRUARY 2020 SCALE: N.T.S.

JOHN B. ROBINSON SURVEY ABSTRACT NO. 521



STATE OF TEXAS
VOL. 261, PG. 21
D.R.W.C.TX.

U.S. HIGHWAY 183
(R.O.W. WIDTH VARIES)

S20°56'13"E 919.31'

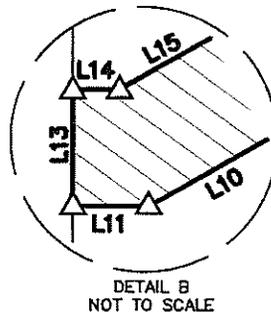
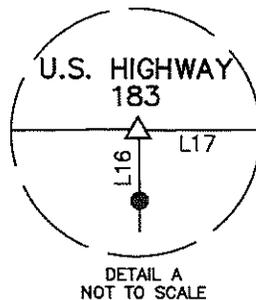
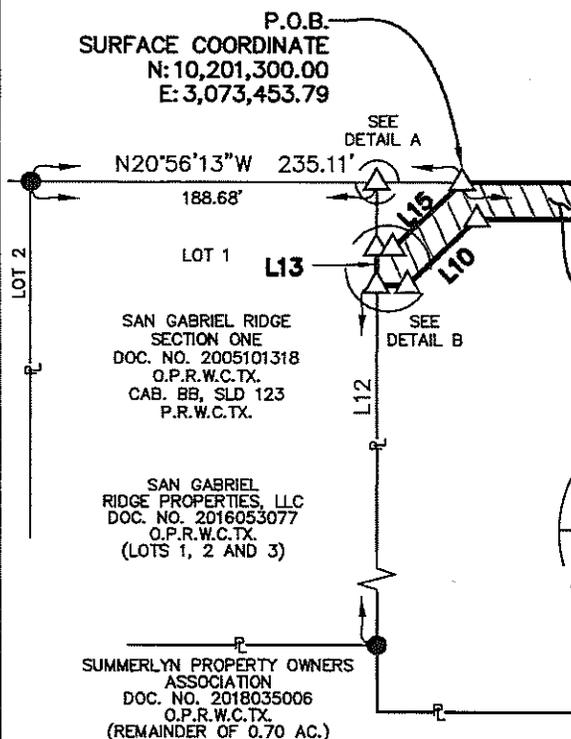
N20°56'13"W 803.37'

WATERLINE EASEMENT
0.4706 AC.
20,500 SQ. FT.

TINY FOSTER
DOC. NO. 2012072602
O.P.R.W.C.TX.
(TRACT 1)
(REMAINDER OF 21.75 AC.)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	N64°42'10"W	52.14'
L11	N20°55'28"W	16.89'
L12	S69°08'30"W	371.39'
L13	N69°08'30"E	20.00'
L14	S20°55'28"E	8.83'
L15	S64°42'10"E	52.13'
L16	S69°08'30"W	0.52'
L17	S20°56'13"E	46.43'

MATCH SHEET 7 OF 7



LEGEND

- | | |
|--|--|
| ■ FOUND TxDOT TYPE I MONUMENT, CONCRETE POST | — distance NOT TO SCALE |
| ● FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE | R.O.W. RIGHT-OF-WAY |
| ⊙ FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED) | P.O.B. POINT OF BEGINNING |
| ● FOUND IRON ROD (1/2" UNLESS NOTED) | N.T.S. NOT TO SCALE |
| ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED) | P.U.E. PUBLIC UTILITY EASEMENT |
| △ CALCULATED POINT, NOT SET | D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS |
| ▲ MAG NAIL FOUND | O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS |
| ● 1/2" IRON ROD FOUND W/ TxDOT ALUMINUM CAP | O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS |
| ○ 5/8" IRON ROD SET W/ TxDOT ALUMINUM CAP | P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS |
| △ SURVEY PRIMARY CONTROL POINT | |
| (XXX) RECORD INFORMATION | |
| — PROPERTY LINE (OWNERSHIP DIVISION) | |
| — DEED LINE (OWNERSHIP IN COMMON) | |


McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPELS SURVEY FIRM # 10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

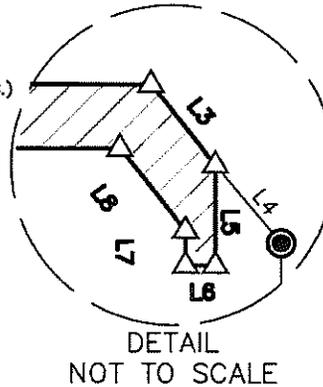
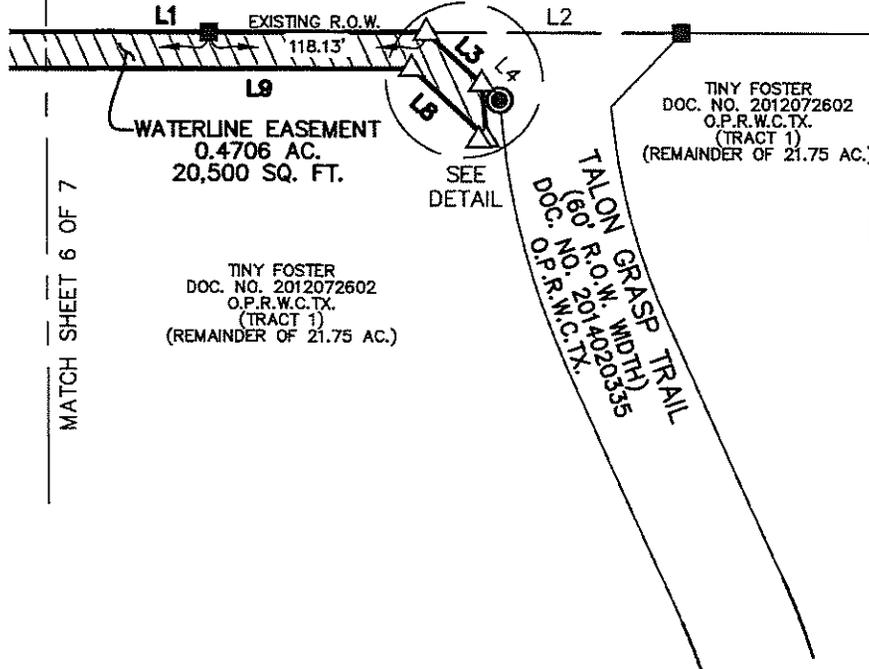
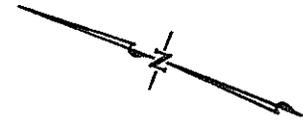
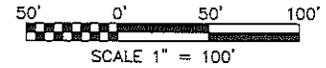
PARCEL PLAT SHOWING
0.4706 AC.
WATERLINE EASEMENT
 WILLIAMSON COUNTY, TEXAS
 R.O.W. C.S.J.: 0914-05-192

JOHN B. ROBINSON SURVEY

ABSTRACT NO. 521

U.S. HIGHWAY 183
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOL. 261, PG. 21
D.R.W.C.TX.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S20°56'13"E	919.31'
L2	S20°56'13"E	138.63'
L3	S22°12'13"W	41.40'
L4	S22°12'13"W	13.18'
L5	S64°33'37"W	30.64'
L6	N27°41'49"W	3.98'
L7	N62°18'11"E	5.73'
L8	N22°12'13"E	49.20'
L9	N20°56'13"W	903.37'

MATCH SHEET 6 OF 7

LEGEND

- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
- FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE
- ⊙ FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND W/ TxDOT ALUMINUM CAP
- 5/8" IRON ROD SET W/ TxDOT ALUMINUM CAP
- △ SURVEY PRIMARY CONTROL POINT
- (xxx) RECORD INFORMATION
- R— PROPERTY LINE (OWNERSHIP DIVISION)
- +— DEED LINE (OWNERSHIP IN COMMON)
- +— DISTANCE NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS


McGRAY & McGRAY
LAND SURVEYORS, INC.
 TBPELS SURVEY FIRM # 10095500
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 (512) 451-8591

PARCEL PLAT SHOWING
0.4706 AC.
WATERLINE EASEMENT
 WILLIAMSON COUNTY, TEXAS
 R.O.W. C.S.J.: 0914-05-192

DATE: FEBRUARY 2020 SCALE: 1"=100'

Exhibit B

EXHIBIT A

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 1 of 5
February 7, 2020

DESCRIPTION OF A 0.0229 OF ONE ACRE EASEMENT

Description of a 0.0229 of one acre (996 square foot) easement out of the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas, same being a portion of the remainder of that tract described as 21.75 acres (Tract 1) conveyed to Tiny Foster by deed, as recorded in Document No. 2012072602, Official Public Records, Williamson County, Texas; said 0.0229 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a point at the northeast corner of this easement and the remainder of said 21.75 acre Foster tract, being the southeast corner of Lot 1, San Gabriel Ridge Section One, a subdivision of record in Document No. 2005101318, Official Public Records, Williamson County, Texas, and also of record in Cabinet BB, Slide 123, Plat Records, Williamson County, Texas, said Lot 1 conveyed to San Gabriel Ridge Properties by deed, as recorded in Document No. 2016053077, Official Public Records, Williamson County, Texas, and being in west line of that tract conveyed to the State of Texas by deed, as recorded in Volume 261, Page 21, Deed Records, Williamson County, Texas and the existing west right-of-way line of U.S. Highway 183 (varying width), said POINT OF BEGINNING having coordinates of N=10,201,343.36 E=3,073,437.20, from which a 1/2" iron rod found at the northeast corner of said Lot 1 and said San Gabriel Ridge Properties tract bears N20°56'13"W 188.68 feet;

- 1) THENCE, with the east line of this easement and the remainder of said 21.75 acre Foster tract, the west line of said State of Texas tract and the existing west right-of-way line of U.S. Highway 183, **S20°56'13"E 46.43 feet** to a point at the southeast corner of this easement, from which a TxDOT Type I monument found bears S20°56'13"E 801.18 feet;
- 2) THENCE, with the south line of this easement, crossing the remainder of said 21.75 acre Foster tract, **N64°42'10"W 52.13 feet** to a point at the southwest corner of this easement;

EXHIBIT A

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
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Page 2 of 5
February 7, 2020

DESCRIPTION OF A 0.0229 OF ONE ACRE EASEMENT

- 3) THENCE, with the west line of this easement, crossing the remainder of said 21.75 acre Foster tract, **N20°55'28"W 8.83 feet** to a point at the northwest corner of this easement, being in the north line of the remainder of said 21.75 acre Foster tract and the south line of said Lot 1 and said San Gabriel Ridge Properties tract, from which a 1/2" iron rod found at the southwest corner of said Lot 1 and said Gabriel Ridge Properties tract bears S69°08'30"W 391.39 feet;
- 4) THENCE, along the north line of this easement and the remainder of said 21.75 acre Foster tract, and the south line of said Lot 1 and said San Gabriel Ridge Properties tract, **N69°08'30"E**, passing at 35.54 feet a 1/2" iron rod found, continuing an additional 0.52 feet for a total distance of **36.06 feet** to the POINT OF BEGINNING and containing 0.0229 of one acre, or 996 square feet within these metes and bounds, more or less.

All bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (1983) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

EXHIBIT A

County: Williamson
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Page 3 of 5
February 7, 2020

**DESCRIPTION OF A
0.0229 OF ONE ACRE EASEMENT**

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

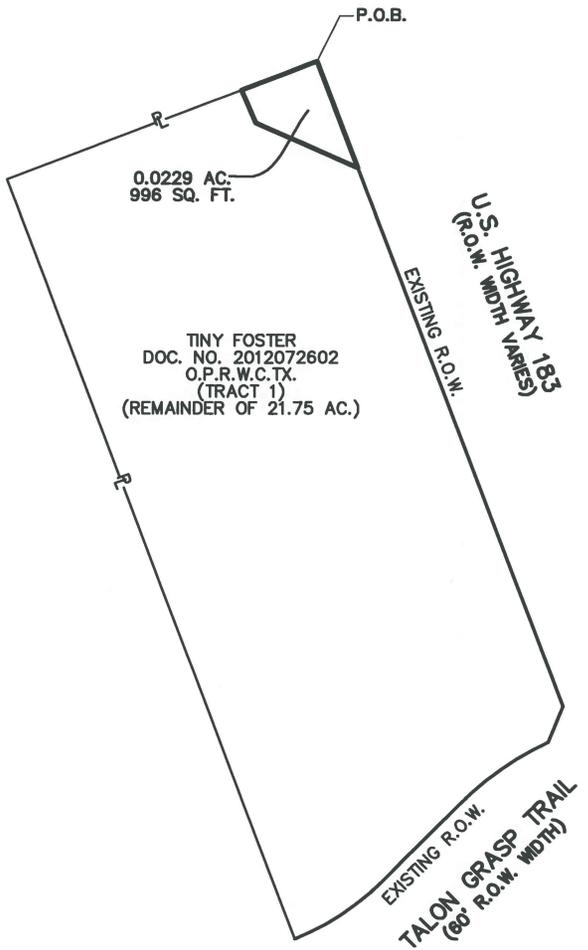
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 7th day of February, 2020 A.D.

SURVEYED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623
RTG~19-041~US 183A/Description/0.0229 Ac Esmt
Issued 02/07/2020



NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993) HARN. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.
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4. FIELD SURVEYING WAS PERFORMED FROM JUNE 2019, JULY 2019 AND JANUARY 2020.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

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



02/07/2020

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

<p style="margin: 0;">McGRAY & McGRAY LAND SURVEYORS, INC. TBPELS SURVEY FIRM #10095500 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 (512) 451-8591</p>
<p>PARCEL PLAT SHOWING 0.0229 AC. TEMPORARY CONSTRUCTION EASEMENT WILLIAMSON COUNTY, TEXAS R.O.W. C.S.J.: 0914-05-192</p>
DATE: FEBRUARY 2020 SCALE: N.T.S.

Exhibit C

REAL ESTATE CONTRACT
183A Phase 3 Right of Way—Parcel 3E

THIS REAL ESTATE CONTRACT (“Contract”) is made by and between MARY ELIZABETH PETERSON, Independent Executrix of the Estate of Tiny Louise Foster, Deceased (referred to in this Contract as “Seller”) and the CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY (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 agrees to convey, and Purchaser agrees to pay for the interest stated below in the tract(s) of land described as follows, hereinafter called (the “Property”):

Tract 1: A Water Line Easement interest in and to all of that certain 0.4706 acre (20,500 Sq. Ft.) tract of land in the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit “A”, attached hereto and incorporated herein (**Parcel 3E**); and

Tract 2: A non-exclusive Temporary Access, Storage, and Construction Workspace Easement in and to all of that certain 0.0229 acre (996 Sq. Ft.) tract of land in the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit “A”, attached hereto and incorporated herein (**Parcel 3E-TCE**);

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, and any damage to or cost to cure the remaining property of Seller resulting from this conveyance, shall be the sum of FIFTY-FOUR THOUSAND FIVE HUNDRED SEVENTY-EIGHT and 00/100 Dollars (\$54,578.00).

Payment of Purchase Price

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

Special Provisions and Additional Consideration

2.03. Fencing. As additional consideration and as an obligation which shall survive the Closing of this transaction, if any portion of Seller's existing boundary fencing is removed in order to carry out the water line facility installation within the Property, then at all times during the construction and installation of the water line, Grantee shall provide for a temporary fence along the entire Northwest boundary line of the Property which is of a specification sufficient to prevent livestock from entering the Property work area, and immediately after the construction and installation of the water line, Grantee will reinstall or reconstruct a permanent fence of equal or like material to that currently existing on the Property boundary line which is sufficient to keep Seller's cattle contained within Seller's adjacent land.

2.04. Driveway Access. As an obligation which shall survive the Closing of this transaction, Purchaser agrees that access to the existing residential driveway shall be made available and otherwise maintained at all times during the construction and installation of the proposed water line facility, unless otherwise agreed in advance with Purchaser, their successors or assigns.

**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 materially/substantially, as applicable, have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the closing.

**ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER**

Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to Seller's current actual knowledge, without the duty of inquiry or investigation:

(1) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than as previously disclosed to Purchaser;

(2) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof;

The Property herein is being conveyed to Purchaser under threat of condemnation.

ARTICLE V
CLOSING
Closing Date

5.01. The Closing shall be held at the office of Independence Title Company on or before October 17, 2020, or at such time, date, and place as Seller and Purchaser may agree upon in writing, 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 Water Line Easement conveying such interest to the City of Georgetown, Texas in and across all of the Property described in Exhibit "A", and deliver to Purchaser a duly executed and acknowledged non-exclusive Temporary Access, Storage and Construction Workspace Easement to the Central Texas Regional Mobility Authority, in and across all of the Property described in Exhibit "B", both 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) All matters valid and existing as of the Effective Date hereof recorded in the Official Public Records of Williamson County, Texas against or otherwise affecting all or any portion of the Property.

(2) The Water Line Easement shall be in the form as shown in Exhibit "C" attached hereto and incorporated herein. The Temporary Access, Storage, and Construction Workspace Easement shall be in the form as shown in Exhibit "D" attached hereto and incorporated herein.

(3) Provide reasonable assistance as requested, at no cost to Seller, to cause Title Company to issue Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the Property subject only to those title exceptions listed herein.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the Purchase Price.

Prorations

5.04. N/A.

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, as its sole and exclusive remedies: (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 Central Texas Regional Mobility Authority, which date is indicated beneath the Authority'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.

[signature page follows]

SELLER:


Mary Elizabeth Peterson
Mary Elizabeth Peterson, Independent
Executrix of the Estate of Tiny Louise
Foster, Deceased

Address: 19616 Lanier Point Rd
Thorton, Tx 76687

Date: 09/11/2020

PURCHASER:

CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY

By: _____

Address: 3300 N IH-35, Suite 300
Austin, Texas 78705

Name: _____

Its: _____

Date: _____

EXHIBIT A

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 1 of 7
February 7, 2020

**DESCRIPTION OF A
0.4706 OF ONE ACRE EASEMENT**

Description of a 0.4706 of one acre (20,500 square foot) easement out of the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas, same being a portion of the remainder of that tract described as 21.75 acres (Tract 1) conveyed to Tiny Foster by deed, as recorded in Document No. 2012072602, Official Public Records, Williamson County, Texas; said 0.4706 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a point at an angle point in the east line of this easement, being in the east line of the remainder of said 21.75 acre Foster tract, the west line of that tract conveyed to the State of Texas by deed, as recorded in Volume 261, Page 21, Deed Records, Williamson County, Texas and the existing west right-of-way line of U.S. Highway 183 (varying width), said POINT OF BEGINNING having coordinates of N=10,201,300.00 E=3,073,453.79, from which a 1/2" iron rod found at the northeast corner of Lot 1, San Gabriel Ridge Section One, a subdivision of record in Document No. 2005101318, Official Public Records, Williamson County, Texas, and also of record in Cabinet BB, Slide 123, Plat Records, Williamson County, Texas, said Lot 1 conveyed to San Gabriel Ridge Properties by deed, as recorded in Document No. 2016053077, Official Public Records, Williamson County, Texas, and the southeast corner of Lot 2 in said San Gabriel Ridge Section One subdivision bears N20°56'13"W, passing at 46.43 feet a point at the northeast corner of the remainder of said 21.75 acre Foster tract and the southeast corner of said Lot 1 and said San Gabriel Ridge Properties tract, from which a 1/2-inch iron rod found bears S69°08'30"W 0.52 feet, continuing an additional 188.68 feet for a total distance of 235.11 feet;

- 1) THENCE, with the east line of this easement and the remainder of said 21.75 acre Foster tract, the west line of said State of Texas tract and the existing west right-of-way line of U.S. Highway 183, S20°56'13"E, passing at 801.18 feet a TxDOT Type I monument found, continuing additional 118.13 feet for a total distance of **919.31 feet** to a point at the southeast corner of this easement and said 21.75 acre Foster tract, being in the north right-of-way line of Talon Grasp Trail (60 foot width), from which a TxDOT Type I monument found in the existing south right-of-way line of Talon Grasp Trail bears S20°56'13"E 138.63 feet;

EXHIBIT A

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 2 of 7
February 7, 2020

**DESCRIPTION OF A
0.4706 OF ONE ACRE EASEMENT**

THENCE, with the south line of this easement, the following two (2) courses, numbered 2 and 3:

- 2) with the south line of the remainder of said 21.75 acre Foster tract and the existing north right-of-way line of Talon Grasp Trail, **S22°12'13"W 41.40 feet** to a point, from which a 1/2" iron rod with cap found bears S22°12'13"W 13.18 feet; and
- 3) crossing said 21.75 acre Foster tract, **S64°33'37"W 30.64 feet** to a point at the southwest corner of this easement;

THENCE, with the west line of this easement, crossing the remainder of said 21.75 acre Foster tract, the following six (6) courses, numbered 4 through 9:

- 4) **N27°41'49"W 3.98 feet** to a point;
- 5) **N62°18'11"E 5.73 feet** to a point;
- 6) **N22°12'13"E 49.20 feet** to a point;
- 7) **N20°56'13"W 903.37 feet** to a point;
- 8) **N64°42'10"W 52.14 feet** to a point; and
- 9) **N20°55'28"W 16.89 feet** to a point at the northwest corner of this easement, being in the north line of the remainder of said 21.75 acre tract and the south line of said Lot 1 and said San Gabriel Ridge Properties tract, from which a 1/2" iron rod found at the southwest corner of said Lot 1 and said San Gabriel Ridge Properties tract, being the southeast corner of that tract described as the remainder of 0.70 of one acre conveyed to Summerlyn Property Owners Association by deed, as recorded in Document No. 2018035006, Official Public Records, Williamson County, Texas bears S69°08'30"W 371.39 feet;

EXHIBIT A

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 3 of 7
February 7, 2020

**DESCRIPTION OF A
0.4706 OF ONE ACRE EASEMENT**

10)THENCE, with the north line of this easement and the remainder of said 21.75 acre Foster tract, and the south line of said Lot 1 and said San Gabriel Ridge Properties, **N69°08'30"E 20.00 feet** to a point at the northeast corner of this easement;

THENCE, with the east line of this easement, crossing the remainder of said 21.75 acre Foster tract, the following two (2) courses, numbered 11 and 12:

11)**S20°55'28"E 8.83 feet** to a point; and

12)**S64°42'10"E 52.13 feet** to the POINT OF BEGINNING and containing 0.4706 of one acre, or 20,500 square feet within these metes and bounds, more or less.

All bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (1983) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

EXHIBIT A

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 4 of 7
February 7, 2020

**DESCRIPTION OF A
0.4706 OF ONE ACRE EASEMENT**

A parcel plat of even date was prepared in conjunction with this property description.

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

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

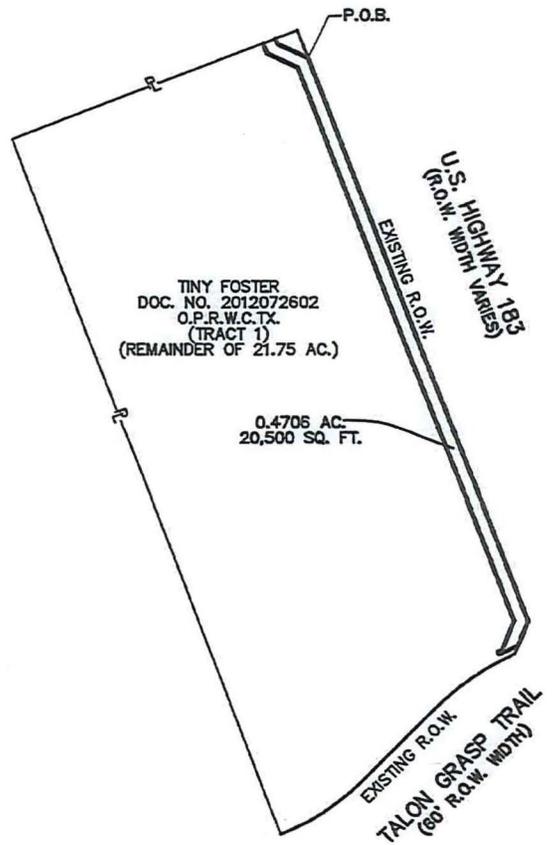
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 7th day of February, 2020 A.D.

SURVEYED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623
RTG~19-041~US 183A/Description/0.4706 Ac Esmt
Issued 02/07/2020

[mep]



NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993) HARN. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.
2. PROPOSED ENGINEER'S BASELINE PROVIDED BY RTG AS OF JUNE 16, 2019 MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
3. ABSTRACTING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
4. FIELD SURVEYING WAS PERFORMED FROM JUNE 2019, JULY 2019 AND JANUARY 2020.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

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



02/07/2020

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

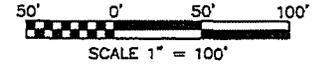
 <p>McGRAY & McGRAY LAND SURVEYORS, INC. TBPELS SURVEY FIRM # 10095500 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 (512) 451-8591</p>
--

PARCEL PLAT SHOWING
0.4706 AC.
WATERLINE EASEMENT
WILLIAMSON COUNTY, TEXAS
R.O.W. C.S.J.: 0914-05-192

DATE: FEBRUARY 2020	SCALE: N.T.S.
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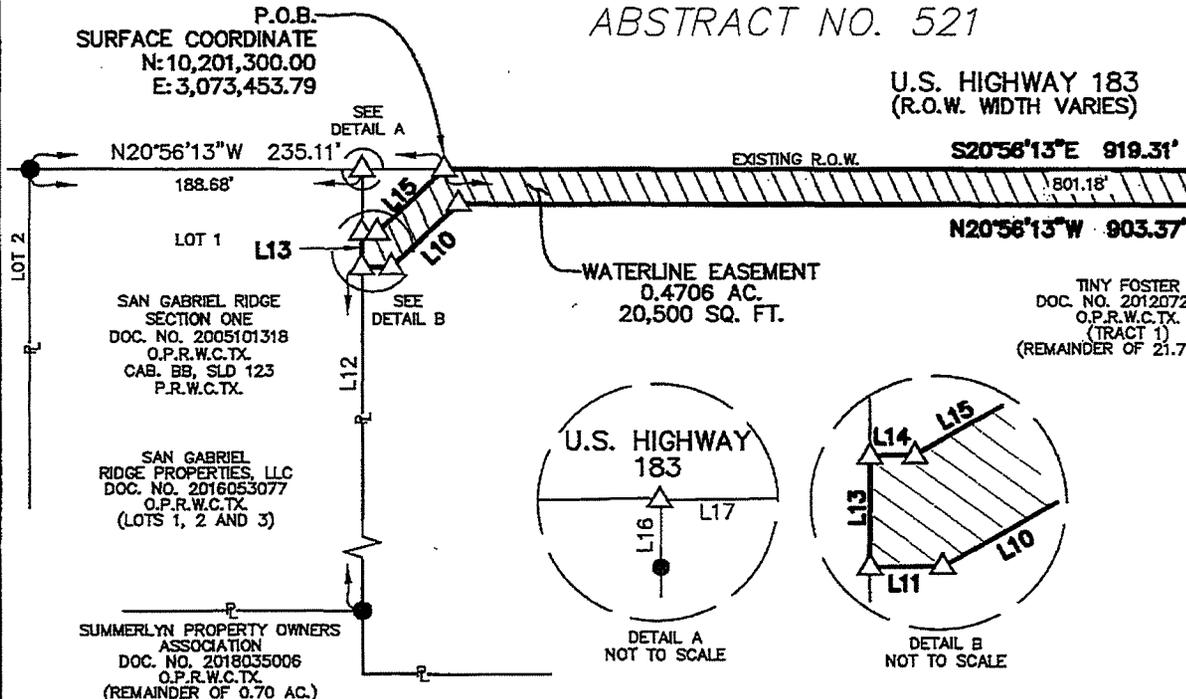


JOHN B. ROBINSON SURVEY ABSTRACT NO. 521



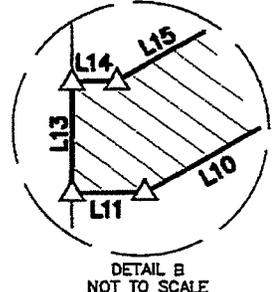
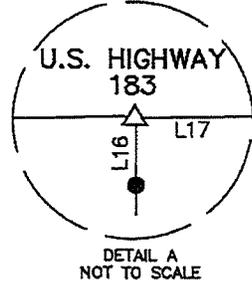
STATE OF TEXAS
VOL. 261, PG. 21
D.R.W.C.TX.

U.S. HIGHWAY 183
(R.O.W. WIDTH VARIES)



LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	N64°42'10"W	52.14'
L11	N20°55'28"W	16.89'
L12	S69°08'30"W	371.39'
L13	N69°08'30"E	20.00'
L14	S20°55'28"E	8.83'
L15	S64°42'10"E	52.13'
L16	S69°08'30"W	0.52'
L17	S20°56'13"E	46.43'

TINY FOSTER
DOC. NO. 2012072602
O.P.R.W.C.TX.
(TRACT 1)
(REMAINDER OF 21.75 AC.)



MATCH SHEET 7 OF 7

LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> ■ FOUND TxDOT TYPE I MONUMENT, CONCRETE POST ⊗ FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE ● FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED) ● FOUND IRON ROD (1/2" UNLESS NOTED) ⊙ FOUND IRON PIPE (1/2" LD. UNLESS NOTED) △ CALCULATED POINT, NOT SET ▲ MAG NAIL FOUND ○ 1/2" IRON ROD FOUND W/ TxDOT ALUMINUM CAP ○ 5/8" IRON ROD SET W/ TxDOT ALUMINUM CAP △ SURVEY PRIMARY CONTROL POINT (XXX) RECORD INFORMATION — — PROPERTY LINE (OWNERSHIP DIVISION) — — DEED LINE (OWNERSHIP IN COMMON) | <ul style="list-style-type: none"> — — DISTANCE NOT TO SCALE R.O.W. RIGHT-OF-WAY P.O.B. POINT OF BEGINNING N.T.S. NOT TO SCALE P.U.E. PUBLIC UTILITY EASEMENT D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS |
|--|---|

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING
0.4706 AC.
WATERLINE EASEMENT
WILLIAMSON COUNTY, TEXAS
R.O.W. C.S.J.: 0914-05-192

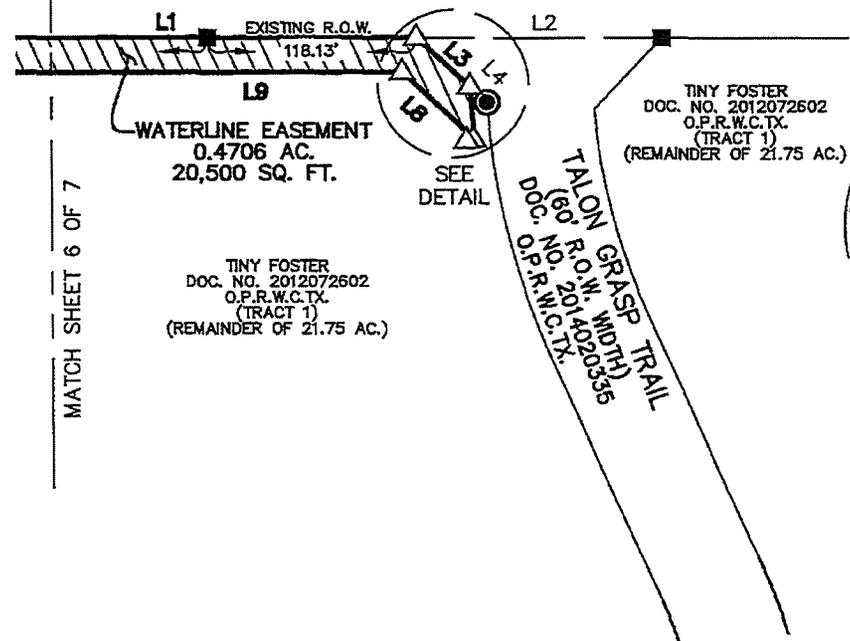
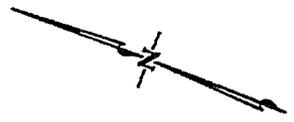
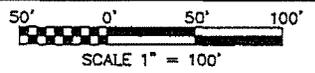
DATE: FEBRUARY 2020 SCALE: 1"=100'



JOHN B. ROBINSON SURVEY ABSTRACT NO. 521

U.S. HIGHWAY 183
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOL. 261, PG. 21
D.R.W.C.TX.



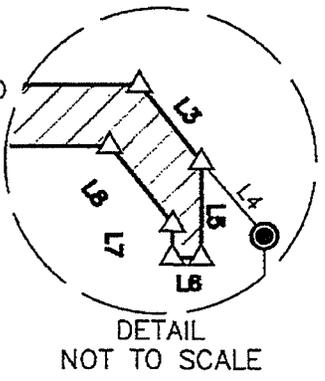
MATCH SHEET 6 OF 7

WATERLINE EASEMENT
0.4706 AC.
20,500 SQ. FT.

TINY FOSTER
DOC. NO. 2012072602
O.P.R.W.C.TX.
(TRACT 1)
(REMAINDER OF 21.75 AC.)

TINY FOSTER
DOC. NO. 2012072602
O.P.R.W.C.TX.
(TRACT 1)
(REMAINDER OF 21.75 AC.)

TALON GRASP TRAIL
R.O.W. WIDTH 160'
DOC. O.P.R.W.C.TX.
NO. 201402303011



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S20°56'13"E	919.31'
L2	S20°56'13"E	138.63'
L3	S22°12'13"W	41.40'
L4	S22°12'13"W	13.18'
L5	S64°33'37"W	30.64'
L6	N27°41'49"W	3.98'
L7	N62°18'11"E	5.73'
L8	N22°12'13"E	49.20'
L9	N20°56'13"W	903.37'

- LEGEND
- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
 - FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE
 - FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
 - FOUND IRON ROD (1/2" UNLESS NOTED)
 - ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
 - △ CALCULATED POINT, NOT SET
 - ▲ MAG NAIL FOUND
 - 1/2" IRON ROD FOUND W/ TxDOT ALUMINUM CAP
 - 5/8" IRON ROD SET W/ TxDOT ALUMINUM CAP
 - △ SURVEY PRIMARY CONTROL POINT
 - (xxx) RECORD INFORMATION
 - |— PROPERTY LINE (OWNERSHIP DIVISION)
 - |— DEED LINE (OWNERSHIP IN COMMON)
 - |— DISTANCE NOT TO SCALE
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - N.T.S. NOT TO SCALE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
 - O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
 - P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING
0.4706 AC.
WATERLINE EASEMENT
WILLIAMSON COUNTY, TEXAS
R.O.W. C.S.J.: 0914-05-192

DATE: FEBRUARY 2020 SCALE: 1"=100'



EXHIBIT A

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 1 of 5
February 7, 2020

**DESCRIPTION OF A
0.0229 OF ONE ACRE EASEMENT**

Description of a 0.0229 of one acre (996 square foot) easement out of the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas, same being a portion of the remainder of that tract described as 21.75 acres (Tract 1) conveyed to Tiny Foster by deed, as recorded in Document No. 2012072602, Official Public Records, Williamson County, Texas; said 0.0229 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a point at the northeast corner of this easement and the remainder of said 21.75 acre Foster tract, being the southeast corner of Lot 1, San Gabriel Ridge Section One, a subdivision of record in Document No. 2005101318, Official Public Records, Williamson County, Texas, and also of record in Cabinet BB, Slide 123, Plat Records, Williamson County, Texas, said Lot 1 conveyed to San Gabriel Ridge Properties by deed, as recorded in Document No. 2016053077, Official Public Records, Williamson County, Texas, and being in west line of that tract conveyed to the State of Texas by deed, as recorded in Volume 261, Page 21, Deed Records, Williamson County, Texas and the existing west right-of-way line of U.S. Highway 183 (varying width), said POINT OF BEGINNING having coordinates of N=10,201,343.36 E=3,073,437.20, from which a 1/2" iron rod found at the northeast corner of said Lot 1 and said San Gabriel Ridge Properties tract bears N20°56'13"W 188.68 feet;

- 1) THENCE, with the east line of this easement and the remainder of said 21.75 acre Foster tract, the west line of said State of Texas tract and the existing west right-of-way line of U.S. Highway 183, **S20°56'13"E 46.43 feet** to a point at the southeast corner of this easement, from which a TxDOT Type I monument found bears S20°56'13"E 801.18 feet;
- 2) THENCE, with the south line of this easement, crossing the remainder of said 21.75 acre Foster tract, **N64°42'10"W 52.13 feet** to a point at the southwest corner of this easement;

EXHIBIT A

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 2 of 5
February 7, 2020

**DESCRIPTION OF A
0.0229 OF ONE ACRE EASEMENT**

- 3) THENCE, with the west line of this easement, crossing the remainder of said 21.75 acre Foster tract, **N20°55'28"W 8.83 feet** to a point at the northwest corner of this easement, being in the north line of the remainder of said 21.75 acre Foster tract and the south line of said Lot 1 and said San Gabriel Ridge Properties tract, from which a 1/2" iron rod found at the southwest corner of said Lot 1 and said Gabriel Ridge Properties tract bears **S69°08'30"W 391.39 feet**;
- 4) THENCE, along the north line of this easement and the remainder of said 21.75 acre Foster tract, and the south line of said Lot 1 and said San Gabriel Ridge Properties tract, **N69°08'30"E**, passing at 35.54 feet a 1/2" iron rod found, continuing an additional 0.52 feet for a total distance of **36.06 feet** to the POINT OF BEGINNING and containing 0.0229 of one acre, or 996 square feet within these metes and bounds, more or less.

All bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (1983) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

EXHIBIT A

County: Williamson
Highway: U.S. Highway 183
Project Limits: From County Road 258/213 to Hero Way
ROW CSJ: 0914-05-192

Page 3 of 5
February 7, 2020

**DESCRIPTION OF A
0.0229 OF ONE ACRE EASEMENT**

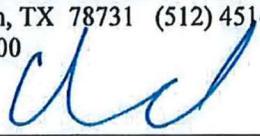
A parcel plat of even date was prepared in conjunction with this property description.

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

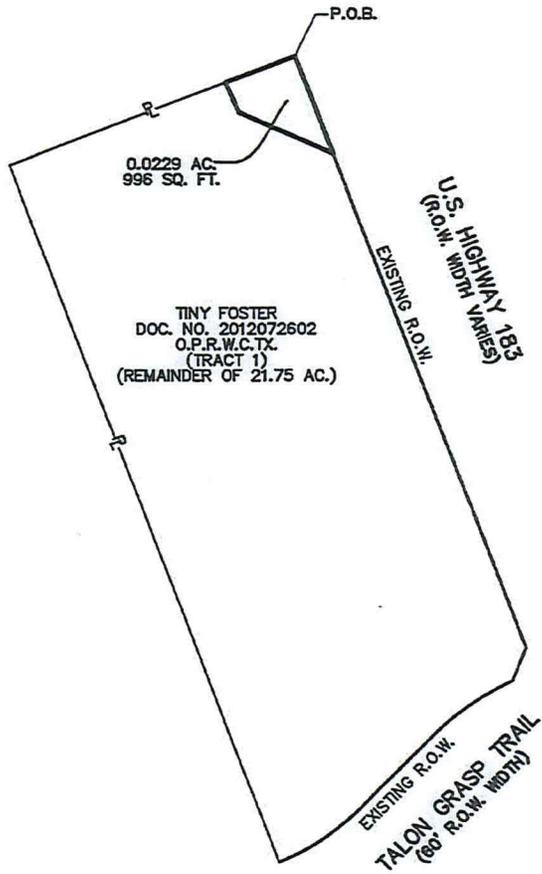
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 7th day of February, 2020 A.D.

SURVEYED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623
RTG~19-041~US 183A/Description/0.0229 Ac Esmt
Issued 02/07/2020



- NOTES:**
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993) HARN. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.
 2. PROPOSED ENGINEER'S BASELINE PROVIDED BY RTG AS OF JUNE 16, 2019 MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
 3. ABSTRACTING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
 4. FIELD SURVEYING WAS PERFORMED FROM JUNE 2019, JULY 2019 AND JANUARY 2020.
 5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

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

Chris Conrad



02/07/2020

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

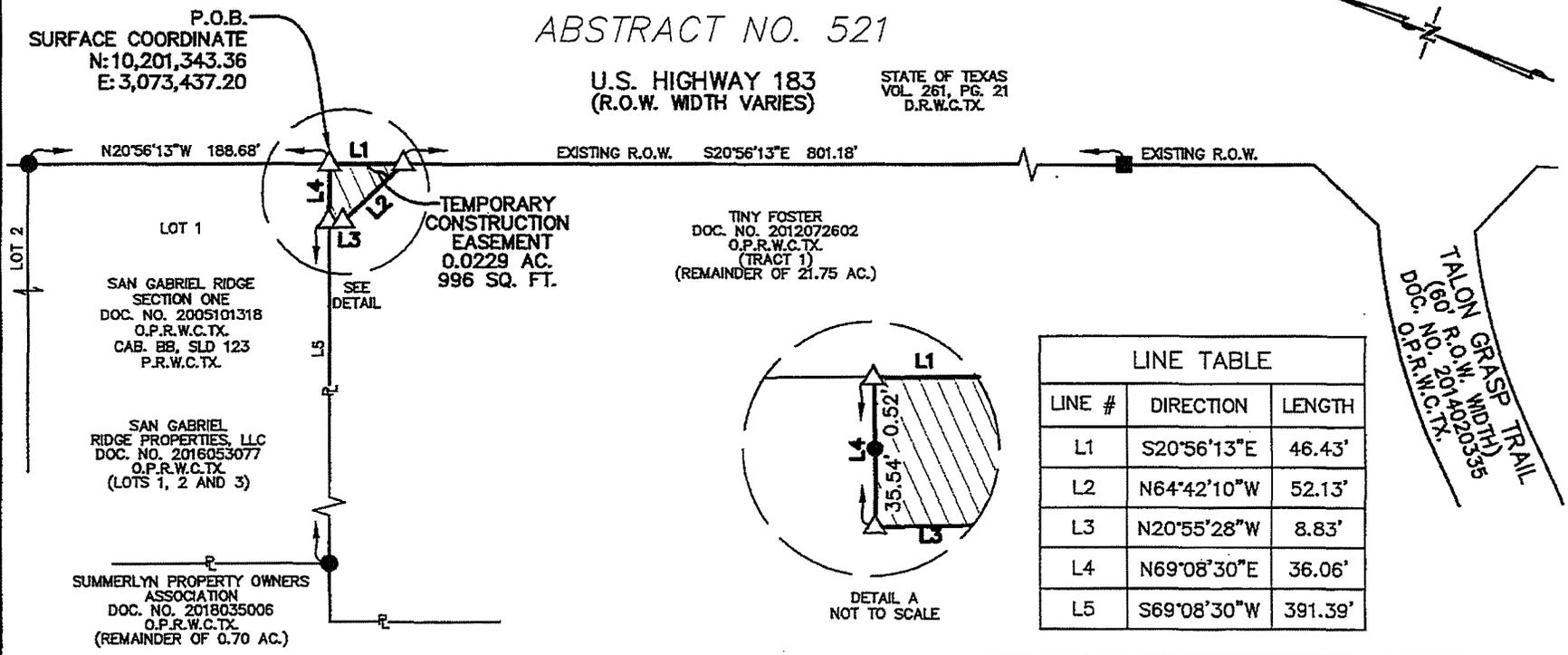
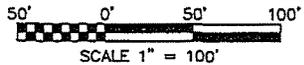
 <p>McGRAY & McGRAY LAND SURVEYORS, INC. TBPELS SURVEY FIRM #10095500 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 (512) 451-8591</p>	
<p>PARCEL PLAT SHOWING 0.0229 AC. TEMPORARY CONSTRUCTION EASEMENT WILLIAMSON COUNTY, TEXAS R.O.W. C.S.J.: 0914-05-192</p>	
DATE: FEBRUARY 2020	SCALE: N.T.S.



JOHN B. ROBINSON SURVEY ABSTRACT NO. 521

U.S. HIGHWAY 183
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOL. 261, PG. 21
D.R.W.C.TX.



LEGEND

- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
- ⊗ FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND W/ TxDOT ALUMINUM CAP
- 5/8" IRON ROD SET W/ TxDOT ALUMINUM CAP
- △ SURVEY PRIMARY CONTROL POINT
- (xxx) RECORD INFORMATION
- |— PROPERTY LINE (OWNERSHIP DIVISION)
- |— DEED LINE (OWNERSHIP IN COMMON)
- |— DISTANCE NOT TO SCALE
- |— R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM #10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PARCEL PLAT SHOWING
0.0229 AC.
TEMPORARY CONSTRUCTION EASEMENT
WILLIAMSON COUNTY, TEXAS
R.O.W. C.S.J.: 0914-05-192

DATE: FEBRUARY 2020 SCALE: 1"=100'

dew

EXHIBIT "C"

WATER LINE EASEMENT

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

§

This Agreement (this "Agreement") is made on the ____ day of _____, 2020, at Georgetown, Texas, between Mary Elizabeth Peterson, Independent Executrix of the Estate of Tiny Louise Foster, Deceased, whose address is _____ (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, a easement and right-of-way (the "Easement") for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of water lines 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 and sketch in **Exhibit A** attached hereto and made a part hereof for all purposes (herein sometimes referred to as the "Easement Area" or 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 Easement Area; and (3) the right to remove from the Easement Area all trees and parts thereof, or other obstructions, which endanger or may interfere with the operation of the Facilities.
4. The duration of the Easement is perpetual, provided, however, that said Easement, with its rights and privileges, shall cease and revert to Grantor in the event the said waterline is abandoned according to the process and procedures as set out in the Grantee's Code of Ordinances, as amended.
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 by not otherwise.

6. Grantor may convey other easements, licenses or rights to the area (or any portion thereof) covered by this grant, subject to the following requirements: (1) the construction, placement, maintenance, inspection, operation, repair, alteration, replacement and/or removal of any improvements in the Easement Area shall not materially interfere with Grantee's rights herein, and (2) Grantor shall first obtain from Grantee a license, the review and consent or grant of which is not to be unreasonably withheld or delayed, for the encroachment of any improvements into the Easement Area.
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 has caused this instrument to be executed on this ____ day of _____, 2020.

[signature page follows]

GRANTOR:

Mary Elizabeth Peterson, Independent Executrix
of the Estate of Tiny Louise Foster, Deceased

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2020, by Mary Elizabeth Peterson, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

GRANTOR:

Mary Elizabeth Peterson, Independent Executrix
of the Estate of Tiny Louise Foster, Deceased

Acknowledgment

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ___ day of _____, 2020 by Mary Elizabeth Peterson, in the capacity and for the purposes and consideration recited herein.

(Notary Seal)

Notary Public in and for the State of Texas

AGREED:

CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY

By: _____

Name: _____

Its: _____

Acknowledgement

State of Texas
County of Travis

This instrument was acknowledged before me on _____ by
_____, in the capacity and for the purposes and consideration recited
herein.

Notary Public—State of Texas

After recording return to: