

REAL ESTATE CONTRACT
CR 279 @ Bagdad Rd. Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **JULIE LI** (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 1.157-acre (50,397 square foot) tract of land, out of and situated in the Joseph Lee Survey, Abstract No. 393, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 24**);

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 AND ADDITIONAL COMPENSATION

Purchase Price

2.01. The Purchase Price for the fee simple Property interests described in Exhibit "A" shall be the sum of **TWO HUNDRED THIRTY-TWO THOUSAND THREE HUNDRED THIRTY-THREE and 00/100 Dollars (\$232,333.00)**.

Payment of Purchase Price

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

**ARTICLE III
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

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

Miscellaneous Conditions

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

**ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER**

4.01. Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's knowledge:

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

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

**ARTICLE V
CLOSING**

Closing Date

5.01. The Closing shall be held at the office of Texas National Title Company on or before March 1, 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 Exhibit A, conveying such interest in and to the portion of the Property free and clear of any and all monetary liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable.
- (b) Any exceptions approved by Purchaser pursuant to Article III hereof; and
- (c) Any exceptions approved by Purchaser in writing.

(2) The Deed shall be in the form as shown in Exhibit "B" attached hereto and incorporated herein.

(3) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the permanent interests being conveyed in the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted.
- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and
- (c) The exception as to the lien for taxes shall be limited to the year of closing and shall be endorsed "Not Yet Due and Payable".

(4) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

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

Prorations

5.04. General real estate taxes for the then current year relating to the portion of the Property conveyed in fee shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing, but shall otherwise remain the obligation of Seller to satisfy. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, which directly result from this Contract and conveyance shall be paid by Purchaser.

Closing Costs

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

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

ARTICLE VI BREACH BY SELLER

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

ARTICLE VII BREACH BY PURCHASER

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

**ARTICLE VIII
MISCELLANEOUS**

Notice

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

Texas Law to Apply

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

Parties Bound

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

Legal Construction

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

Prior Agreements Superseded

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

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

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

Memorandum of Contract

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

Compliance

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

Effective Date

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

Counterparts

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

Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after March 1, 2024, to enter and possess the Property prior to Closing for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed roadway improvement construction project of Purchaser on the Property or other obligations of this Contract, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

SELLER:

JULIE LI

By: Julie Li

Address: 3306 Great Valley Drive

Name: Julie Li

Cedar Park, TX 78613

Date: 02/06/2024

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

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

Date: _____

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 1.157 ACRE (50,397 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE JOSEPH LEE SURVEY, ABSTRACT NO. 393 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 19.32 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO JULIE LI RECORDED IN DOCUMENT NO. 2016119754 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.157 ACRE (50,397 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 84.38 feet right of Bagdad Road Baseline Station 241+46.16 in the proposed easterly Right-of-Way (ROW) line of Bagdad Road (variable width ROW) (Grid Coordinates determined as N=10,203,312.05 E=3,060,048.89), being in the southerly boundary line of the remainder of that called 20.2 acre tract of land described in a General Warranty Deed to Roger Doyle Bonnet & Patricia Lynn Bonnet, Trustees of the Roger D. and Patricia L. Bonnet Trust recorded in Document No. 2020122052 of the Official Public Records of Williamson County, Texas, same being the northerly boundary line of the remainder of said 19.32 acre tract, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing said remainder of the 20.2 acre tract, with said proposed easterly ROW line, through the interior of said remainder of the 19.32 acre tract, the following four (4) courses:

- 1) **S 09°55'59" E** for a distance of **314.33** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 83.83 feet right of Bagdad Road Baseline Station 238+30.15, for angle point;
- 2) **S 10°08'51" E** for a distance of **215.55** feet to an iron rod with plastic cap stamped "WILLIAMSON COUNTY" set 83.58 feet right of Bagdad Road Baseline Station 236+14.60, for angle point;
- 3) **S 09°20'36" E** for a distance of **176.71** feet to an iron rod with plastic cap stamped "WILLIAMSON COUNTY" set 80.90 feet right of Bagdad Road Baseline Station 234+37.91, for angle point;
- 4) **S 13°09'30" E** for a distance of **299.56** feet to an iron rod with plastic cap stamped "WILLIAMSON COUNTY" set 96.30 feet right of Bagdad Road Baseline Station 231+38.75, being in the northerly boundary line of that called 10.23 acre tract of land described in a Warranty Deed to Boyd F. Henry recorded in Volume 1642, Page 775 of the Official Records of Williamson County, Texas, same being the southerly boundary line of the remainder of said 19.32 acre tract;
- 5) **THENCE**, departing said proposed ROW line, with the common boundary line of said remainder of the 19.32 acre tract and said 10.23 acre tract, **S 69°18'39" W**, for a distance of **54.37** feet to an iron rod with plastic cap stamped "WILLIAMSON COUNTY" found, in the existing easterly ROW line of Bagdad Road County Road (C.R.) 279 (variable width ROW), being the southeasterly corner of that called 0.513 acre ROW tract described in deed to Williamson County, Texas recorded in Document No. 2017030525 of the Official Public Records of Williamson County, Texas, same being the southwesterly corner of said remainder of the 19.32 acre tract, for the southwesterly corner of the herein described parcel and from which a 1/2" iron rod found being the northwesterly corner of said 10.23 acre tract, same being an ell corner in said existing ROW line bears **S 69°18'39" W**, at a distance of 46.61 feet;

THENCE, departing said 10.23 acre tract, with said existing easterly ROW line, being the easterly boundary line said 0.513 acre ROW tract, same being the westerly line of said remainder of the 19.32 acre tract, the following four (4) courses:

- 6) **N 13°07'27" W**, for a distance of **259.41** feet to an iron rod with plastic cap stamped "WILLIAMSON COUNTY" found, for a point of curvature to the right;
- 7) Along said curve to the right, having a delta angle of **00°32'07**, a radius of **4,915.00** feet, an arc length of **45.92** feet and a chord which bears **N 12°47'01" W**, for a distance of **45.92** feet to an iron rod with plastic cap stamped "WILLIAMSON COUNTY" found, for a point of compound curvature to the right;
- 8) Along said curve to the right, having a delta angle of **08°00'40**, a radius of **4,911.94** feet, an arc length of **686.79** feet and a chord which bears **N 07°42'13" W**, for a distance of **686.23** feet to an iron rod with plastic cap stamped "WILLIAMSON COUNTY" found, for a point of compound curvature to the right;

County: Williamson
Parcel : 24 – Julie Li
Highway: Bagdad Rd (CR 279)

- 9) Along said curve to the right, having a delta angle of $00^{\circ}14'36$, a radius of 4,905.00 feet, an arc length of 20.83 feet and a chord which bears $N 04^{\circ}30'22'' W$, for a distance of 20.83 feet to an iron rod with plastic cap stamped "WILLIAMSON COUNTY" found, being the southwesterly corner of said remainder of the 20.2 acre tract, same being the northwesterly corner of said remainder of the 19.32 acre tract, for the northwesterly corner of the herein described parcel;
- 10) **THENCE**, departing said existing ROW line, with the common boundary line of said remainder of the 20.2 acre tract and said remainder of the 19.32 acre tract, $N 70^{\circ}08'30'' E$, for a distance of 26.02 feet to the **POINT OF BEGINNING**, containing 1.157 acres (50,397 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

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

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

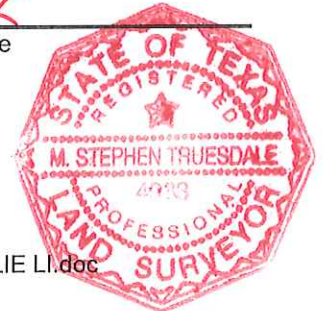
That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision.

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

20 SEP 2022

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date



S:_BINKLEY & BARFIELD\BAGDAD ROAD 2020\PARCELS\PARCEL 24-L\PARCEL 24-JULIE LI.doc

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

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

ROGER DOYLE BONNET & PATRICIA LYNN BONNET, TRUSTEES OF THE ROGER D. AND PATRICIA L. BONNET TRUST
REMAINDER OF 20.2 ACRES
DOC. 2020122052
O.P.R.W.C.T.

P.O.B.

STA. 241+46.16
84.38' RT
GRID COORDINATES:
N=10,203,312.05
E=3,060,048.89

L4 (S71°06'00"W 883.38')

10' UTILITY EASEMENT
VOL. 542, PG. 308
D.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
0.513 ACRES
DOC. 2017030525
O.P.R.W.C.T.

NO.	DIRECTION	DISTANCE
L1	S09°20'36"E	176.71'
L4	N70°08'30"E	26.02'

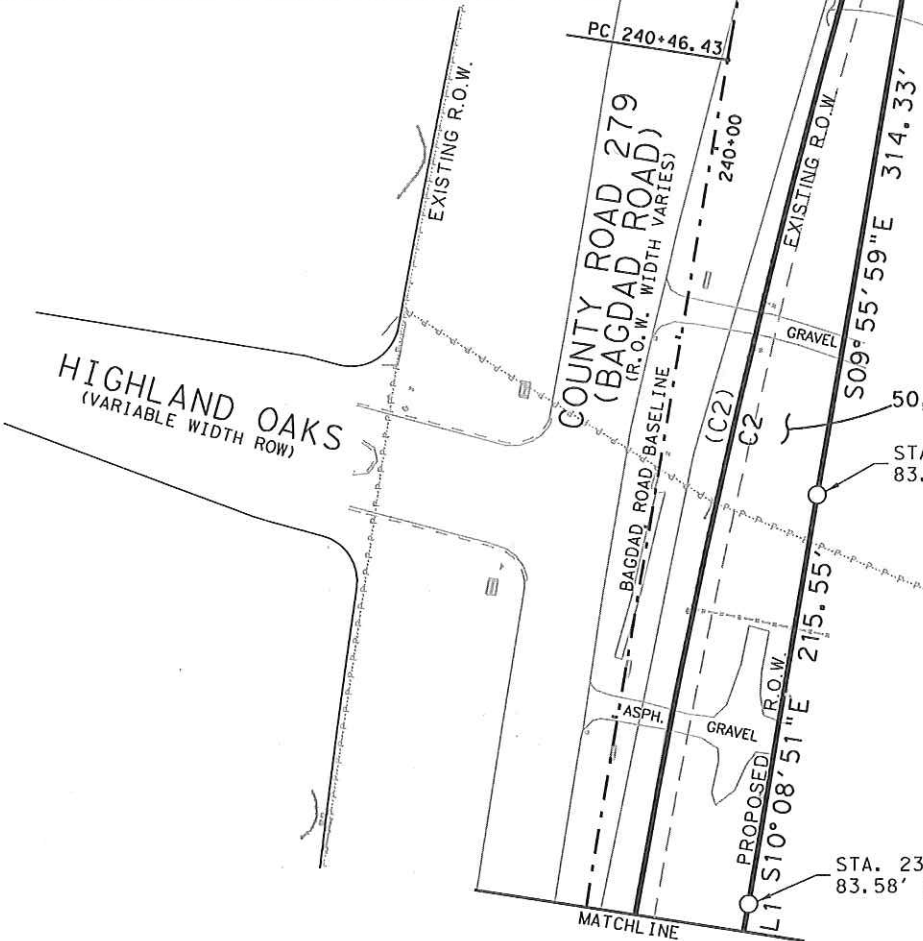
24
1.157 AC.
50,397 SQ. FT.

STA. 238+30.15
83.83' RT

JULIE LI
REMAINDER OF 19.32 ACRES
DOC. 2016119754
O.P.R.W.C.T.

JOSEPH LEE SURVEY
ABSTRACT NO. 393

STA. 236+14.60
83.58' RT



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	08°00'40"	4,911.94'	686.79'	686.23'	N07°42'13"W
(C2)	(08°00'40")	(4,911.94')	(686.78')	(686.22')	(N07°42'57"W)
C3	00°14'36"	4,905.00'	20.83'	20.83'	N04°30'22"W
(C3)	(00°14'38")	(4,905.00')	(20.87')	(20.87')	(N04°25'13"W)

09/15/2022

PARCEL PLAT SHOWING PROPERTY OF

JULIE LI

PARCEL 24
1.157 ACRES
50,397 Sq. Ft.

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PAGE 3 OF 4

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 32' 07"	4,915.00'	45.92'	45.92'	N12° 47' 01"W
(C1)	(00° 32' 04")	(4,915.00')	(45.84')	(45.84')	(N12° 49' 22"W)
C2	08° 00' 40"	4,911.94'	686.79'	686.23'	N07° 42' 13"W
(C2)	(08° 00' 40")	(4,911.94')	(686.78')	(686.22')	(N07° 42' 57"W)

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-165861, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 01, 2022, ISSUE DATE AUGUST 09, 2022".

1. RESTRICTIVE COVENANTS: VOLUME 544, PAGE 56, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT STATES "THESE RESTRICTIONS ARE TO RUN WITH THE LAND UNTIL JANUARY 2000.

(10)2. AN ELECTRIC AND/OR TELEPHONE DISTRIBUTION SYSTEM GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 542, PAGE 231, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM IT'S DESCRIPTION CAN NOT BE LOCATED.

3. AN ELECTRIC STATION EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN DOCUMENT NO. 9547060, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

4. A 10 FOOT UTILITY EASEMENT ALONG ALL LOT LINES OF ALL TRACTS AS DESCRIBED IN VOLUME 542, PAGE 308, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

SILVER CREEK DR.

5. BUILDING SETBACK LINE(S) AS PROVIDED IN RESTRICTIONS IN VOLUME 544, PAGE 56 AND VOLUME 544, PAGE 554, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOCUMENT STATES "THESE RESTRICTIONS ARE TO RUN WITH THE LAND UNTIL JANUARY 2000.

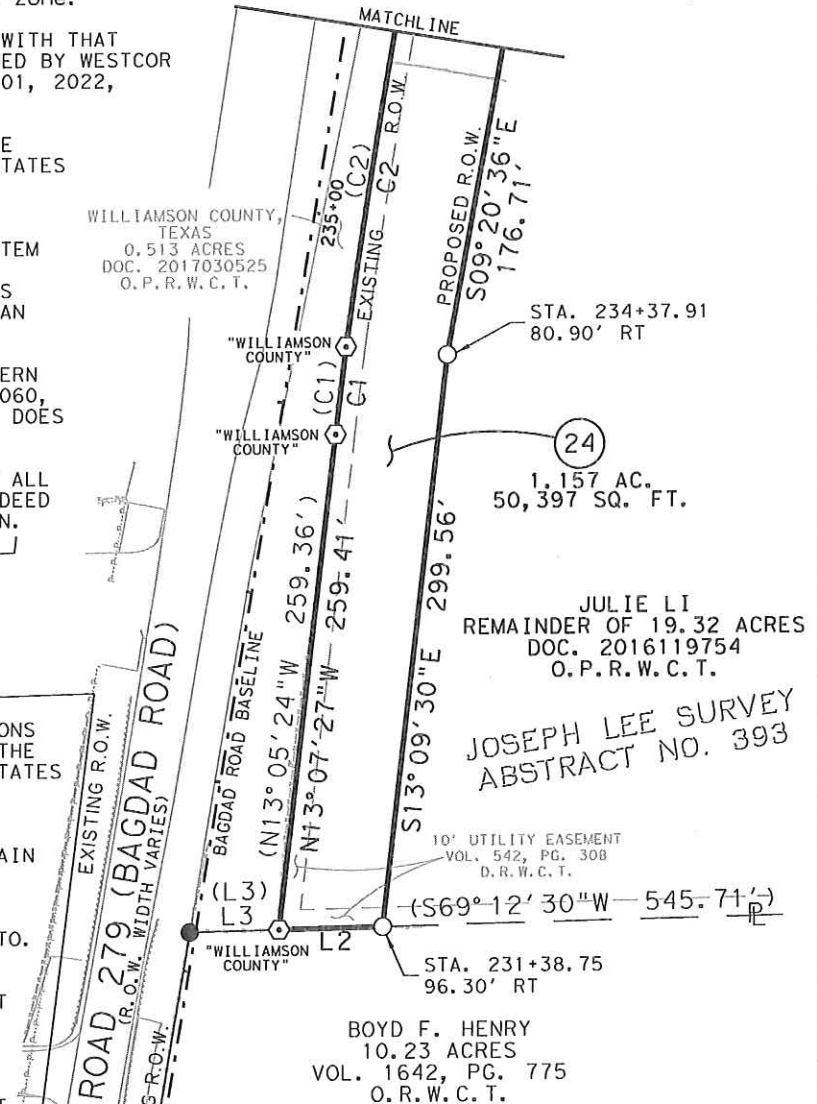
9. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 05-0-49 IN DOCUMENT NO. 2005061142, AND FURTHER RATIFIED IN BY ORDINANCE NO. 06-0-12, RECORDED IN DOCUMENT NO. 2006013010, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN ORDINANCE NO. 16-035-00 OF RECORD IN DOCUMENT NO. 2017011280 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

11. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN RIGHT-OF-WAY DEDICATION OF RECORD IN DOCUMENT NO. 2007053301 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

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

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



NO.	DIRECTION	DISTANCE
L2	S69° 18' 39"W	54.37'
L3	S69° 18' 39"W	46.61'
(L3)	(S69° 09' 49"W)	(46.50')

09/15/2022

PARCEL PLAT SHOWING PROPERTY OF

JULIE LI

PARCEL 24
 1.157 ACRES
 50,397 Sq. Ft.

SCALE
 1" = 100'

PROJECT
 BAGDAD ROAD

COUNTY
 WILLIAMSON

PAGE 4 OF 4

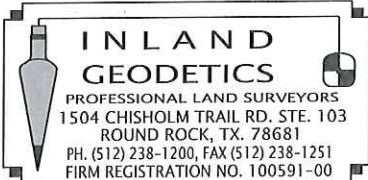


EXHIBIT B

Parcel 30

DEED

County Road 279 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 **JULIE LI** 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 1.157-acre (50,397 square foot) tract of land, out of and situated in the Joseph Lee Survey, Abstract No. 393, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit “A” attached hereto and incorporated herein (**Parcel 24**);

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

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

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

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

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

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is being delivered in lieu of condemnation.

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

[signature page follows]

GRANTOR:

JULIE LI

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the ____ day of _____, 2024 by _____ in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

GRANTEE’S MAILING ADDRESS:

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

AFTER RECORDING RETURN TO: