

EXHIBIT

"A"

REAL ESTATE CONTRACT

This Real Estate Contract ("Contract") is entered into between the CITY OF ROUND ROCK, a Texas home-rule municipal corporation ("Seller"), and ROUND ROCK TRANSPORTATION AND ECONOMIC DEVELOPMENT CORPORATION, a Type B Texas economic development corporation ("Buyer"), upon the terms and conditions set forth as follows:

1. Purchase and Sale of Property

1.01 Seller sells and agrees to convey, and Buyer purchases and agrees to pay for, all of that certain 0.676 acre, 0.781 acre and 1.191 acre tracts of land located in Williamson County, Texas, and as shown in the exhibit attached hereto and incorporated herein as Exhibits "A-1, A-2, and A-3".

1.02 This sale and purchase includes all rights and appurtenances pertaining to the Property, including any right, title, or interest of Seller in adjacent streets, alleys, or rights-of-way, together with any improvements, fixtures, and personal property situated on and attached to the Property.

1.03 The real property described above, and any rights or appurtenances are referred to in this Contract as the "Property."

2. Sales Price

2.01 Amount of Sales Price. The sales price for the Property shall be the sum of TWO MILLION ONE HUNDRED THOUSAND and NO/100 DOLLARS (\$2,100,000.00) ("Sales Price").

2.02 Payment of Sales Price. The full amount of the Sales Price shall be payable in cash at the closing.

3. Representations and Warranties of Seller

Seller represents and warrants to Buyer, as of the Closing Date, as follows:

3.01 There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers.

3.02 Seller has complied with all applicable laws, ordinances, regulations, and restrictions relating to the Property, or any part of it.

3.03 Seller is not aware of any material physical defects to the Property.

3.04 Seller is not aware of any environmental hazards or conditions that affect the Property.

3.05 Seller is not aware that the Property is or has ever been used for the storage or disposal of hazardous materials or toxic waste, or any underground tanks or containers.

3.06 Seller is not aware that radon, asbestos insulation or fireproofing, urea formaldehyde foam insulation, lead based paint or other pollutants or contaminants of any nature now exist or have ever existed on the Property.

The foregoing reports are the only reports that Seller is aware of regarding environmental conditions, the storage or disposal of hazardous materials, underground tanks, or pollutants or contaminants of any nature that have existed on the Property.

4. Closing

4.01 Date and Location. The closing will be held at the office of Sheets & Crossfield, P.C., on or before May 25, 2017 ("Closing Date"), or at a time, date, and place agreed on by Seller and Buyer, or within 10 days after the completion of any title curative matters if necessary for items shown on the Title Report or in the Contract.

4.02 Sellers Responsibilities at Closing. At the closing Seller will:

(A) Deliver to Buyer a properly executed and acknowledged Special Warranty Deed in the form of Exhibit "B" attached hereto (the "Deed"), conveying marketable title in fee simple to all of the Property, free of all liens, encumbrances, conditions, easements, assessments, and restrictions, except for the following:

- (i) Any exceptions approved by Buyer in accordance with Section 3 of this Contract;
- (ii) Any exceptions approved by Buyer in writing; and
- (iii) Currently existing easements, covenants, conditions and restrictions of record affecting the Property.

(B) Deliver to Buyer possession of the Property.

4.03 Buyer's Responsibilities at Closing. At the closing Buyer will pay Seller the Sales Price.

4.04 Prorations. General real estate taxes for the current year relating to the Property, interest on any existing indebtedness, rents, insurance, and utility charges, if any, will be prorated as of the Closing Date and will be adjusted in cash at the Closing. If the Closing occurs before the tax rate has been fixed for the current year, the apportionment of taxes will be on the basis of the tax rate for the preceding year applied to the latest assessed valuation. All special taxes or assessments to the Closing Date will be paid by Seller, if any.

4.05 Apportionment of Costs. All costs and expenses of closing in consummating the sale and purchase of the Property will be paid as follows:

- (A) Deed, tax certificates, and title curative matters, if any, paid by Seller.
- (B) All other closing costs to be paid by Seller.
- (C) Attorney's fees paid by each respectively.

5. Breach by Seller

5.01 Buyer's Rights in the Event of Breach by Seller. If Seller fails to fully and timely perform any of its obligations under this Contract or fails to consummate the sale of the Property for any reason (except for Buyer's default), Buyer will have the right cancel this Contract.

6. Breach by Buyer

6.01 Seller's Rights in the Event of Breach by Buyer. In the event Buyer fails to consummate the purchase of the Property, Seller will have the right to cancel this Contract.

7. Miscellaneous Provisions

7.01 Assignment. This Contract is not assignable without the express written consent of Seller.

7.02 Survival of Covenants. Any of the representations, warranties, covenants, and agreements of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the closing of the transactions contemplated by this Contract, will survive the closing.

7.03 Notice. 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 Buyer, as the case may be, at the address set forth in the signature block below.

7.04 Texas Law to Apply. 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.

7.05 Parties Bound. 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.

7.06 Legal Construction. In case any one or more of the provisions contained in this Contract may for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability will not affect any other provision hereof, and this Contract will be construed as if the invalid, illegal, or unenforceable provision had never existed.

7.07 Prior Contracts Superseded. 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 of this Contract.

7.08 Time of Essence. Time is of the essence in this Contract.

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

7.10 Effective Date. This Contract shall be effective as of the date it is approved by the Round Rock City Council, which date is indicated beneath the Mayor's signature below.

7.11 Signature Warranty Clause. The signatories to this contract represent and warrant that they have the authority to execute this Contract on behalf of Seller and Buyer, respectively.

7.12 Real Estate Brokers. Buyer and Seller represent and warrant to each other that neither party has contracted with any real estate brokers on this transaction.

The parties are signing this Contract on the dates indicated.

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SELLER

CITY OF ROUND ROCK, TEXAS

221 E. Main Street
Round Rock, TX 78664

By: _____
Alan McGraw, Mayor

Date: _____

Attest:

For City, Approved as to Form:

Sara White, City Clerk

Stephan L. Sheets, City Attorney

BUYER

**ROUND ROCK TRANSPORTATION
AND ECONOMIC DEVELOPMENT
CORPORATION**

221 E. Main Street
Round Rock, TX 78664

By: _____
Alan McGraw, President

Date: _____

Exhibits A-1 through A-3

METES AND BOUNDS DESCRIPTION

FOR A 0.676 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND BEING 0.053 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.676 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

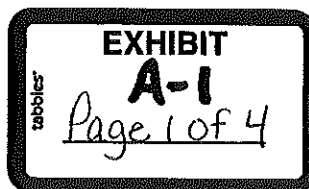
BEGINNING at an iron rod found with aluminum cap stamped "CORR" on the southeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southwest corner of a called 0.169-acre tract of land conveyed to the CITY OF ROUND ROCK, TEXAS, recorded in Document No. 2014022531, (O.P.R.W.C.T.), same being on a point in the curving northerly right-of-way line of the UNION PACIFIC RAILROAD, monumenting the southeast corner and **POINT OF BEGINNING** hereof;

THENCE with the southerly boundary line of said 0.236-acre CITY OF ROUND ROCK tract, same being with said northerly right-of-way line of the UNION PACIFIC RAILROAD with a curve to the left, an arc length of **110.21 feet**, said curve having a radius of **3062.12 feet**, a central angle of **02°03'44"** and having a chord which bears **S 69°08'20" W** for a distance of **110.20 feet** to an iron rod found with aluminum cap stamped "CORR", on the southwest corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the southeast corner of said 0.8791-acre CITY OF ROUND ROCK tract, monumenting the end of this curve;

THENCE with the southerly boundary line of said 0.8791-acre CITY OF ROUND ROCK tract and said northerly right-of-way line of the UNION PACIFIC RAILROAD with a curve to the left, an arc length of **293.09 feet**, said curve having a radius of **2700.08 feet**, a central angle of **06°13'10"** and having a chord which bears **S 65°08'07" W** for a distance of **292.95 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the southwest corner hereof, from which an iron rod found, on the southwest corner of said 0.8791-acre CITY OF ROUND ROCK tract, bears **S 61°23'59" W** for a distance of **59.00 feet**;

THENCE departing said northerly right-of-way line of the UNION PACIFIC RAILROAD, through the interior of said 0.8791-acre CITY OF ROUND ROCK tract and said E. BAGDAD AVENUE, the following five (5) courses and distances:

1. With a curve to the left an arc length of **72.22 feet**, said curve having a radius of **252.00 feet**, a central angle of **16°25'15"**, and having a chord which bears



N 46°21'49" E for a distance of 71.98 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve;

2. N 38°09'12" E for a distance of 126.42 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the beginning of a curve to the right;
3. With said curve to the right passing at an arc length of 48.94 feet a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting said southerly right-of-way line of E. BAGDAD AVENUE and the northerly boundary line of said 0.8791 acre CITY OF ROUND ROCK tract, in all a total arc length of 154.89 feet, said curve having a radius of 267.00 feet, a central angle of 33°14'21" and having a chord which bears N 54°46'22" E for a distance of 152.73 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve;
4. N 71°23'33" E for a distance of 82.49 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
5. S 19°25'28" E for a distance of 15.07 feet to an iron rod found with aluminum cap stamped "CORR", on the northeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on the northwest corner of said 0.169-acre CITY OF ROUND ROCK tract, monumenting a point in the easterly boundary line hereof;

THENCE S 19°25'28" E with the easterly boundary line of said 0.236-acre CITY OF ROUND ROCK tract and the westerly boundary line of said 0.169-acre CITY OF ROUND ROCK tract, for a distance 92.11 feet to the POINT OF BEGINNING hereof and containing 0.676 acre of land more or less.

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

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

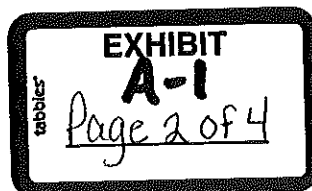
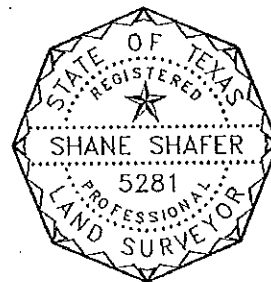
◇ DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

Shane Shafer

APRIL 10, 2017

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

DATE



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.676 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND BEING 0.053 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

BLOCK 10,
CAB. A, SL. 190
P.R.W.C.T.
LOT 2 LOT 1

S. SHEPPARD ST.
(80' R.O.W.)

BLOCK 11, CAB. A, SL. 190
P.R.W.C.T.
LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

S. BURNETT ST.
(80' R.O.W.)

SCALE: 1" = 50'

R.O.W. TO BE VACATED
0.053 ACRE
WITHIN THE R.O.W. OF
E. BAGDAD AVE.

E. BAGDAD AVE.
(80' R.O.W. CAB. A, SL. 190)

EXISTING SOUTH R.O.W. LINE
E. BAGDAD AVE.

CITY OF ROUND ROCK
(2.1355 AC.)
TRACT I
DOC. 2013081105
O.P.R.W.C.T.

CITY OF ROUND ROCK
(0.8791 AC.)
TRACT II
DOC. 2013081105
O.P.R.W.C.T.

SUBJECT TRACT
0.676 AC.

CITY OF
ROUND ROCK
0.236 AC.
DOC. 2014022530
O.P.R.W.C.T.

CITY OF
ROUND ROCK
0.169 AC.
DOC. 2014022531
O.P.R.W.C.T.

EXHIBIT
A-1
Page 3 of 4

P.O.B.
SURFACE VALUES
N: 10159683.31
E: 3133892.34
COMBINED SURFACE
ADJUSTMENT
FACTOR: 0.99988784

LEGEND

- FOUND IRON ROD
- CORR
- FOUND IRON ROD WITH ALUMINUM CAP STAMPED "CORR"
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ⊗ X CUT FOUND IN CONCRETE
- P.O.B. = POINT OF BEGINNING

O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T. = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY

SURFACE VALUES
N: 10159492.65
E: 3133471.77
COMBINED SURFACE
ADJUSTMENT
FACTOR: 0.99988784

EXISTING NORTH R.O.W.
UNION PACIFIC RAILROAD
(R.O.W. VARIES)

S19°25'28"E

92.11'

107.18'

15.07'

82.49'

N71°23'33"E

C47

C43

C41

C17

126°42'

C50

C6

C5

C27

SHEET 1 OF 2

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

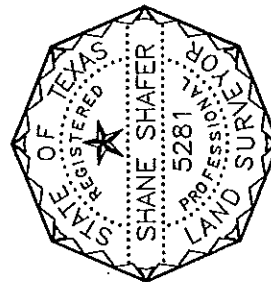
FOR A 0.676 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND ALL OF THE CALLED 0.236 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, RECORDED IN DOCUMENT NO. 2014022530, (O.P.R.W.C.T.), AND BEING 0.053 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	72.22'	252.00'	16°25'15"	N46°21'49"E	71.98'
C6	352.09'	2700.08'	7°28'17"	S64°30'34"W	351.84'
C17	48.94'	267.00'	10°30'09"	N43°24'17"E	48.87'
C27	110.21'	3,062.12'	2°03'44"	S69°08'20"W	110.20'
C42	59.00'	2,700.08'	1°15'07"	S61°23'59"W	59.00'
C43	96.23'	267.00'	20°38'57"	N61°04'04"E	95.71'
C47	154.89'	267.00'	33°14'21"	N54°46'22"E	152.73"
C50	293.09'	2700.08'	6°13'10"	S65°08'07"W	292.95'

GENERAL NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. COMBINED SURFACE ADJUSTMENT FACTOR USED FOR THIS SURVEY IS 0.99988784
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

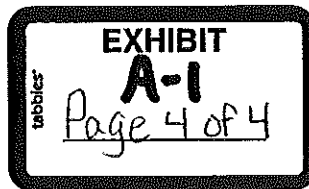


I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on March 14, 2017. At the time of this survey there was no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Standard Land Survey. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

SHEET 2 OF 2

Shane Shafer
Shane Shafer, R.P.L.S. NO. 5281
APRIL 10, 2017
DATE

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100



METES AND BOUNDS DESCRIPTION

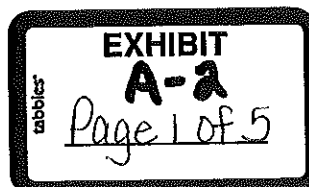
FOR A 0.781 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING 0.317 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.781 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with aluminum cap stamped "CORR" on the northeast corner of said 0.236-acre CITY OF ROUND ROCK tract, from which an iron rod found with aluminum cap stamped "CORR" on the southeast corner of said 0.236-acre CITY OF ROUND ROCK tract, same being on a point in the curving northerly right-of-way line of the UNION PACIFIC RAILROAD, bears S 19°25'28" E for a distance of 92.11 feet;

THENCE S70°42'59" W with the north boundary line of said 0.236 acre CITY OF ROUND ROCK tract, the north boundary line of said 0.8791 acre CITY OF ROUND ROCK tract and said south right-of-way line of E. BAGDAD AVENUE, passing at a distance of 110.23 feet an iron rod found with aluminum cap stamped "CORR" on the northwest corner of said 0.236 acre CITY OF ROUND ROCK tract, same being on the northeast corner of said 0.8791 acre CITY OF ROUND ROCK tract, in all a total distance of 309.57 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the southeasterly boundary line of the herein described tract for the POINT OF BEGINNING hereof;

THENCE departing said south right-of-way line of E. BAGDAD AVENUE, through the interior of said 0.8791 acre CITY OF ROUND ROCK tract and said 2.1355 acre CITY OF ROUND ROCK tract, the following six (6) courses and distances:

1. S 38°09'12" W for a distance of 72.79 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the beginning of a curve to the right;
2. With said curve to the right an arc distance of 76.14 feet, said curve having a radius of 187.00 feet, a central angle of 23°19'48" and having a chord which bears S 49°49'06" W for a distance of 75.62 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the point of reverse curvature of a curve to the left;
3. With said curve to the left an arc distance of 175.83 feet, said curve having a radius of 2762.50 feet, a central angle of 03°38'48" and having a chord which bears S 59°39'36" W



for a distance of 175.80 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for the southwest corner hereof;

4. N 32°44'39" W for a distance of 48.37 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the beginning of a curve to the right;
5. With said curve to the right an arc distance of 16.75 feet, said curve having a radius of 72.00 feet, a central angle of 13°19'34" and having a chord which bears N 26°04'52" W for a distance of 16.71 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the end of this curve;
6. N 19°25'01" W for a distance of 36.23 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on said south right-of-way line of E. BAGDAD AVENUE, same being on a point in the northerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract;

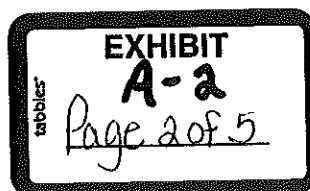
THENCE departing said south right-of-way line of E. BAGDAD AVENUE, through the interior of said E. BAGDAD AVENUE, the following three (3) courses and distances:

1. N 19°25'01" W for a distance of 26.33 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for the northwest corner hereof;
2. N 70°34'59" E for a distance of 248.39 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point hereof;
3. N 38°10'16" E for a distance of 98.69 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on a point in the south terminus line of S. SHEPPARD STREET, for an angle point hereof;

THENCE N 70°42'59" E, in part with the south terminus line of said S. SHEPPARD STREET and in part with the south boundary line of Lot 10, Block 11, as recorded in said Cabinet A, Slide 190, for a distance of 39.35 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for the northeast corner hereof;

THENCE through the interior of said E. BAGDAD AVENUE, the following three (3) courses and distances:

1. S 51°49'44" E for a distance of 40.64 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the beginning of a curve to the left;
2. With said curve to the left an arc distance of 34.16 feet, said curve having a radius of 332.00 feet, a central angle of 05°53'43" and having a chord which bears S 41°06'04" W



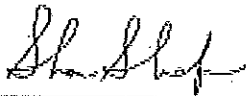
for a distance of **34.14** feet to a 1/2" iron rod set with cap marked "Diamond Surveying", on the end of this curve;

3. **S 38°09'12" W** for a distance of **53.64** feet to the **POINT OF BEGINNING** hereof and containing 0.781 acre of land more or less.

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

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

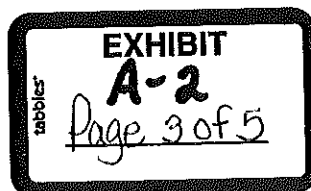
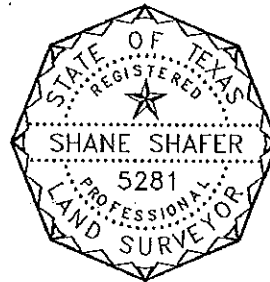
<> **DIAMOND SURVEYING, INC.**
115 SKYLINE ROAD, GEORGETOWN, TX 76526
(312) 631-3100



APRIL 10, 2017

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

DATE



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.781 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), A PORTION OF THE CALLED 0.8791 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING 0.317 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

S. MAY'S ST.

10	LOT
9	LOT
8	LOT
7	LOT
6	LOT
5	LOT
4	LOT
3	LOT
2	LOT
1	LOT

S. LAMPASAS ST.
(80' R.O.W.)

10	LOT
9	LOT
8	LOT
7	LOT
6	LOT
5	LOT
4	LOT
3	LOT
2	LOT
1	LOT

S. SHEPPARD ST.
(80' R.O.W.)

10	LOT
9	LOT
8	LOT
7	LOT
6	LOT
5	LOT
4	LOT
3	LOT
2	LOT
1	LOT

10	LOT
9	LOT
8	LOT
7	LOT
6	LOT
5	LOT
4	LOT
3	LOT
2	LOT
1	LOT

SCALE: 1" = 100'

E. BAGDAD AVE.
(80' R.O.W. CAB. A, SL. 190)

UNION PACIFIC
RAILROAD COMPANY
0.065 AC. BEING
A REMNANT PORTION
OF 57.36 AC.
VOL. 22, PG. 441
D.R.W.C.T.

CITY OF ROUND ROCK
(2.1355 AC.)
TRACT I
DOC. 2013081105
O.P.R.W.C.T.

SUBJECT TRACT
0.781 AC.

UNION PACIFIC RAILROAD
(R.O.W. VARIES)

EXISTING SOUTH R.O.W. LINE
E. BAGDAD AVE.

P.O.B.
SURFACE VALUES
N: 1015967.95
E: 313369.51
COMBINED SURFACE
ADJUSTMENT
FACTOR: 0.99988784

CITY OF ROUND ROCK
0.236 AC.
DOC. 201402530
O.P.R.W.C.T.

E. BAGDAD AVE.
(80' R.O.W. CAB. A, SL. 190)

P.O.C.
SURFACE VALUES
N: 1015970.18
E: 3133861.71
COMBINED SURFACE
ADJUSTMENT
FACTOR: 0.99988784

S. BURNET ST.
(80' R.O.W.)

LEGEND

- △ CALCULATED POINT
- FOUND IRON ROD
- CORR FOUND IRON ROD WITH ALUMINUM CAP STAMPED "CORR"
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ✕ X CUT FOUND IN CONCRETE
- CONCRETE MONUMENT FOUND
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY

GENERAL NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. COMBINED SURFACE ADJUSTMENT FACTOR USED FOR THIS SURVEY IS 0.99988784
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

SHEET 1 OF 2

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100

EXHIBIT
A-2
Page 4 of 5

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.781 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), A PORTION OF THE CALLED 0.8781 ACRE TRACT OF LAND (TRACT II) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING 0.317 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS

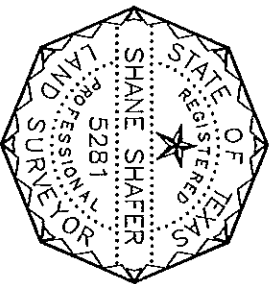
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C28	175.83'	2,762.50'	3°38'48"	S59°39'36"W	175.80'
C36	34.16'	332.00'	5°53'43"	S41°06'04"W	34.14'
C37	76.14'	187.00'	23°19'48"	S49°49'08"W	75.62'
C38	16.75'	72.00'	13°19'34"	N26°04'52"W	16.71'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S38°09'12"W	72.79'
L2	N32°44'39"W	48.37'
L3	N19°25'01"W	62.55'
L4	N38°10'16"E	98.69'
L5	N70°42'59"E	39.35'
L6	S51°49'44"E	40.64'
L7	S38°09'12"W	53.64'
L8	S19°25'28"E	92.11'

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on March 14, 2017. At the time of this survey there was no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Standard Land Survey. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



SHEET 2 OF 2

Shane Shafer, R.P.L.S. NO. 5281

APRIL 10, 2017
DATE

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100

EXHIBIT

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Page 5 of 5

EXHIBIT A-3

METES AND BOUNDS DESCRIPTION

FOR A 1.191 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I), CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING 0.170 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.191 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

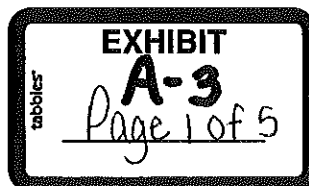
COMMENCING at an iron rod found on the southwest corner of said 2.1355 acre CITY OF ROUND ROCK tract, same being on a point in the easterly right-of-way line of S. MAYS STREET (80' right-of-way width), same being on the northerly right-of-way of the UNION PACIFIC RAILROAD, same being on a southeast corner of a remnant portion of the called 57.36 acre tract of land conveyed to UNION PACIFIC RAILROAD COMPANY, recorded in Volume 22, Page 441, Deed Records of Williamson County, Texas, from which an iron rod found on an angle point in the south boundary line of said 2.1355 acre CITY OF ROUND ROCK tract and an angle point in said northerly right-of-way line of the UNION PACIFIC RAILROAD bears N 51°42'34" E for a distance of 203.26 feet;

THENCE N 19°21'15" W with said easterly right-of-way line of S. MAYS STREET and the west boundary line of said 2.1355 acre CITY OF ROUND ROCK tract, same being through the interior of said 57.36 acre UNION PACIFIC RAILROAD COMPANY tract, for a distance of 58.80 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the southwest corner and **POINT OF BEGINNING** hereof;

THENCE N 19°21'15" W with the westerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being with said easterly right-of-way line of S. MAYS STREET, same being through the interior of said called 57.36-acre UNION PACIFIC RAILROAD COMPANY tract for a distance of **142.30 feet** to a concrete monument found on the most westerly northwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, monumenting an angle point hereof;

THENCE N 25°37'05" E continuing with the westerly boundary line of said 2.1355-acre CITY OF ROUND ROCK tract, same being through the interior of said 57.36-acre UNION PACIFIC RAILROAD COMPANY tract, for a distance of **106.07 feet** to a calculated point on the most northerly northwest corner of said 2.1355-acre CITY OF ROUND ROCK tract, same being on a point in the original northerly boundary line of said 57.36-acre UNION PACIFIC RAILROAD COMPANY tract, same being on a point in the southerly right-of-way line of said E. BAGDAD AVENUE, for an angle point hereof, and from which an iron rod found, bears S19°44'26"E for a distance of 2.74 feet;

THENCE S 70°42'59" W with said northerly boundary line of the called 57.36-acre UNION PACIFIC RAILROAD COMPANY tract, same being with said southerly right-of-



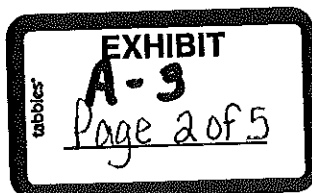
way line of said E. BAGDAD AVENUE for a distance of **74.96 feet**, to a calculated point, for an angle point hereof;

THENCE through the interior said E. BAGDAD AVENUE, the following two (2) courses and distances:

1. **N 19°21'15" W** for a distance of **25.53 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northwest corner hereof;
2. **N 70°34'59" E** for a distance of **286.85 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the northeast corner hereof;
3. **S 19°25'01" E** for a distance of **26.20 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", on said southerly right-of-way line of E. BAGDAD AVENUE, same being on a point in the northerly boundary line of said 2.1355 acre CITY OF ROUND ROCK tract;

THENCE departing said southerly right-of-way line of E. BAGDAD AVENUE, through the interior of said 2.1355 acre CITY OF ROUND ROCK tract, the following seven (7) courses and distances:

1. **S 19°25'01" E** for a distance of **36.36 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the beginning of a curve to the left;
2. With said curve to the left an arc distance of **29.77 feet**, said curve having a radius of **128.00 feet**, a central angle of **13°19'38"** and having a chord which bears **S 26°04'43" E** for a distance of **29.71 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve;
3. **S 32°44'39" E** for a distance of **48.37 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the southeast corner hereof, from which a "X" cut found in concrete on the southeast corner of said 2.1355 acre CITY OF ROUND ROCK tract, and an angle point in said northerly right-of-way line of the UNION PACIFIC RAILROAD, same being on the west boundary line of a called 0.8791 acre tract of land (TRACT II) described in said Document No. 2013081105, bears **N 73°48'40" E** for a distance of **209.02 feet**;
4. With a curve to the left an arc distance of **92.99 feet**, said curve having a radius of **2762.50 feet**, a central angle of **01°55'43"** and having a chord which bears **S 55°42'39" W** for a distance of **92.98 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the point of compound curvature of a curve to the left;



5. With said curve to the left an arc distance of **53.15 feet**, said curve having a radius of **549.00 feet**, a central angle of **05°32'48"** and having a chord which bears **S 51°58'24" W** for a distance of **53.13 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the end of this curve;
6. **S 49°12'00" W** for a distance of **164.99 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the beginning of a curve to the right;
7. With said curve to the right an arc distance of **8.37 feet**, said curve having a radius of **167.00 feet**, a central angle of **02°52'16"** and having a chord which bears **S 50°38'08" W** for a distance of **8.37 feet** to the **POINT OF BEGINNING** hereof and containing 1.191 acres of land more or less.

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

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. All distances are surface distances. Combined Surface Adjustment Factor used for this survey is 0.99988784.

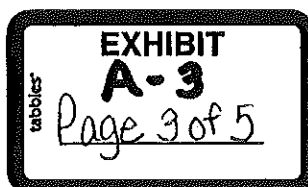
<> **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 76030
(512) 631-3100

Shane Shafer

APRIL 20, 2017

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

DATE



FOR A 1.191 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT I) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, AND BEING 0.170 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

LOT 10	LOT 9	LOT 8	LOT 7	LOT 6	LOT 5	LOT 4	LOT 3	LOT 2	LOT 1

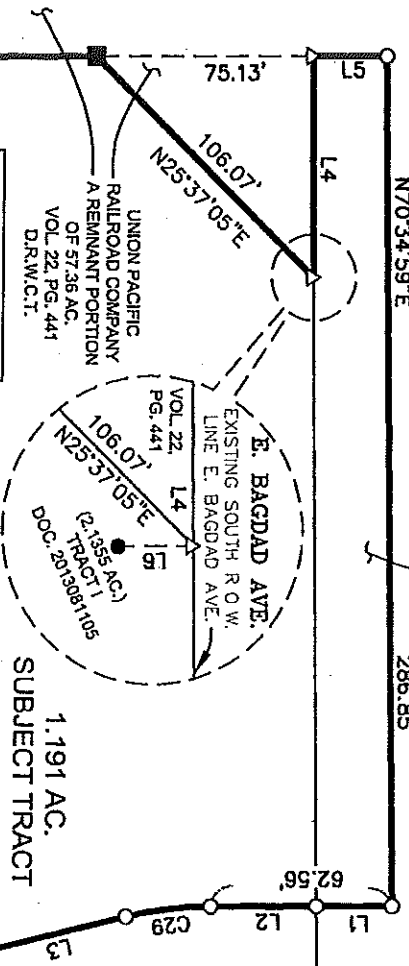
S. LAMPASAS ST.
(80' R.O.W.)

LOT 10	LOT 9	LOT 8	LOT 7	LOT 6	LOT 5

SCALE: 1" = 60'

R.O.W. TO BE VACATED
0.170 ACRE
WITHIN THE R.O.W. OF
E. BAGDAD AVE.
(80' R.O.W. CAB. A, SL. 190)

S. MAYS ST.
(80' R.O.W.)



P.O.B.
SURFACE VALUES
N: 10159244.61
E: 3133077.92
COMBINED SURFACE
ADJUSTMENT
FACTOR: 0.99988784

P.O.C.
SURFACE VALUES
N: 10159189.13
E: 3133037.40
COMBINED SURFACE
ADJUSTMENT
FACTOR: 0.99988784

EXISTING NORTH R.O.W.
EXISTING PACIFIC RAILROAD
(R.O.W. VARIES)

LEGEND

- △ CALCULATED POINT
- FOUND IRON ROD
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ✕ CUT FOUND IN CONCRETE
- CONCRETE MONUMENT FOUND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
P.R.W.C.T. = PLAT RECORDS OF WILLAMSON COUNTY, TEXAS
D.R.W.C.T. = DEED RECORDS OF WILLAMSON COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY

SHEET 1 OF 2

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100

EXHIBIT
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Page 4 of 5

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 1.191 ACRE TRACT OF LAND SITUATED IN THE WILEY HARRIS SURVEY, ABSTRACT NO. 298, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF THE CALLED 2.1355 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO THE CITY OF ROUND ROCK, TEXAS, AS RECORDED IN DOCUMENT NO. 2013081105, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, AND BEING 0.170 ACRE WITHIN THE RIGHT-OF-WAY OF E. BAGDAD AVENUE (80' RIGHT-OF-WAY WIDTH) PER CABINET A, SLIDE 190, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.37'	167.00'	2°52'16"	S50°38'08"W	8.37'
C4	53.15'	549.00'	5°32'48"	S51°58'24"W	53.13'
C29	29.77'	128.00'	13°13'38"	S26°04'43"E	29.71'
C39	203.31'	2,698.78'	4°18'59"	N51°42'34"E	203.26'
C45	92.99'	2762.50'	1°55'43"	S55°42'39"W	92.98'

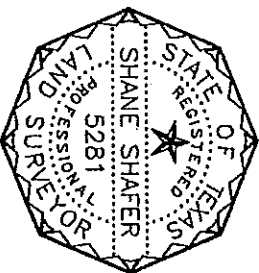
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 19°25'01"E	26.20'
L2	S 19°25'01"E	36.36'
L3	S 32°44'39"E	48.37'
L4	S 70°42'58"W	74.96'
L5	N 19°21'15"W	25.53'
L6	S 19°44'26"E	2.74'

GENERAL NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. COMBINED SURFACE ADJUSTMENT FACTOR USED FOR THIS SURVEY IS 0.999988784
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND DOES NOT SHOW EASEMENTS THAT MAY AFFECT THE SUBJECT TRACT. THIS SURVEY IS NOT INTENDED TO BE USED AS A LAND TITLE SURVEY.
- 3) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLAMSON COUNTY, TEXAS.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on March 14, 2017. At the time of this survey there was no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Standard Land Survey. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



SHEET 2 OF 2

Shane Shafer, R.P.L.S. NO. 5281
APRIL 20, 2017
DATE

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100

EXHIBIT

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Page 5 of 5

Exhibit B

Form of Special Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS THAT:

COUNTY OF WILLIAMSON

§

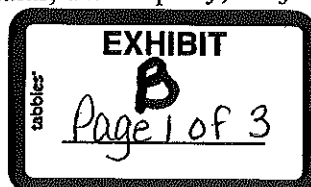
CITY OF ROUND ROCK, TEXAS, a home rule municipality ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid by ROUND ROCK TRANSPORTATION AND ECONOMIC DEVELOPMENT CORPORATION, a Texas nonprofit corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Williamson County, Texas, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

This conveyance is made subject and subordinate to the encumbrances and exceptions ("Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes, but only to the extent they affect or relate to the Property.

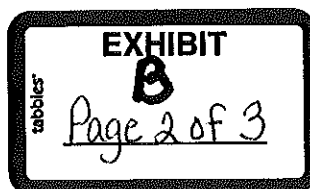
TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions and the Special Restrictions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions and the



Special Restrictions, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, but with full substitution and subrogation of Grantee in and to all covenants of warranty by parties other than Grantor heretofore given or made with respect to the rights, titles, and interests herein conveyed or any part thereof.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 201__ and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee.

[Remainder of Page Intentionally Left Blank]



Grantee's address for tax notices is _____.

EXECUTED as of the _____ day of _____, 201__.

GRANTOR:

CITY OF ROUND ROCK, TEXAS,
a home rule municipality

By:

Alan McGraw, Mayor

Address

Date: _____

Attest:

City Secretary

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was ACKNOWLEDGED before me, on the _____ day of _____, 20__, by Alan McGraw, Mayor of CITY OF ROUND ROCK, TEXAS, a home rule municipality, on behalf of said home rule municipality.

[S E A L]

Notary Public, State of Texas

My Commission Expires:

Printed Name of Notary Public

When recorded, return to:

Sheets & Crossfield

309 East Main

Round Rock, Texas 78664

