

EXHIBIT

"A"

REAL ESTATE CONTRACT

Gattis School Road Ph. 3 Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between NORTH FOREST OFFICE SPACE-AUSTIN, LLC, (referred to in this Contract as "Seller", whether one or more) and the CITY OF ROUND ROCK, 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 0.253 acre (11,003 square foot) tract of land out of and situated in the Asa Thomas Survey, Abstract No. 609 in Williamson County, Texas; more fully described in Exhibit "A", attached hereto and incorporated herein (**Parcel 16**); and

All of that certain 0.030 acre (1,288 square foot) tract of land out of and situated in the Asa Thomas Survey, Abstract No. 609 in Williamson County, Texas; more fully described in Exhibit "B", attached hereto and incorporated herein (**Parcel 17**); and

All of that certain 0.232 acre (10,094 square foot) tract of land out of and situated in the Asa Thomas Survey, Abstract No. 609 in Williamson County, Texas; more fully described in Exhibit "C", attached hereto and incorporated herein (**Parcel 22**);

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 in Exhibit "A" not otherwise retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the Property, compensation for any improvements on the Property, and for any damage or cost of cure for the reconfiguration of the remaining property of Seller shall be as follows:

- (a) Parcel 16: \$63,817
- (b) Parcel 17: \$7,857
- (c) Parcel 22: \$60,654

Total Purchase Price = ONE HUNDRED THIRTY-TWO THOUSAND THREE HUNDRED TWENTY-EIGHT AND no/100 Dollars (\$132,328.00).

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash 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; Need to see if we still have a lease in place with the neighbors.

(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 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 May 31, 2020, 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 the City of Round Rock, Texas a duly executed and acknowledged Deed conveying good and indefeasible title in fee simple to all of the Property described in Exhibits "A-C", free and clear of any and all liens and restrictions, except for the following: does NFOS have to prepare the deed? Can we get them to pay for the prep fees.

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable; can this be paid at closing? I am assuming we are going to fight our taxes and this could be an issue.
- (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 "D" attached hereto.

(3) Provide reasonable assistance as requested and at no cost to Seller to cause Title Company to provide Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, issued by Title Company, in Purchaser's favor in the full amount of the Purchase Price, insuring Grantee's fee simple and/or easement interests in and to 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.

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 Property shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing. 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, however, Seller shall otherwise be responsible for all ad valorem taxes to the date of deeded ownership transfer. Agricultural roll-back taxes, if any, which directly result from this transaction and conveyance shall be paid by Purchaser.

Closing Costs

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

- (1) Owner's Title Policy and survey to be paid by Purchaser.

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

ARTICLE VI BREACH BY SELLER

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

ARTICLE VII BREACH BY PURCHASER

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

ARTICLE VIII MISCELLANEOUS

Notice

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

Texas Law to Apply

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

Parties Bound

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

Legal Construction

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

Prior Agreements Superseded

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

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

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

Memorandum of Contract

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

Compliance

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

Effective Date

8.10 This Contract shall be effective as of the date it is approved by the Round Rock city council or city manager, which date is indicated beneath the Mayor's or City Manager'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.

SELLER:

NORTH FOREST OFFICE SPACE-AUSTIN, LLC

By: Brendan R Jordan

Address: 305 N Heatherwilde Blvd Suite 250

Name: Brendan Jordan

Pflugerville, TX 78660

Its: President

Date: 4/27/20

PURCHASER:

CITY OF ROUND ROCK, TEXAS

By: _____
Craig Morgan, Mayor

Address: 221 E. Main Street
Round Rock, Texas 78664

Date: _____

EXHIBIT A

County: Williamson
Parcel: 16
Project: Gattis School Road

PROPERTY DESCRIPTION FOR PARCEL 16

DESCRIPTION OF A 0.253 ACRE (11,003 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 1, BLOCK A, (REMAINDER OF 2.966 ACRES) INTERCHANGE BUSINESS PARK SECTION ONE (REVISED), A SUBDIVISION OF RECORD IN CABINET J, SLIDE 24-25 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN GENERAL WARRANTY DEED TO NORTH FOREST OFFICE SPACE-AUSTIN, LLC RECORDED IN DOCUMENT NO. 2018017862 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.253 ACRE (11,003 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found 544.96 feet right of proposed Gattis School Road Baseline Station 70+49.36, being the common westerly corner of said remainder of Lot 1 and Lot 5, Block A, said Interchange Business Park, Section One, same being a point in the easterly boundary line of that called 4.769 acre tract of land described in General Warranty Deed to Challenger School Foundation recorded in Document No. 2015019937 of the Official Public Records of Williamson County, Texas;

THENCE, departing said Lot 5, with the common boundary line of said 4.769 acre tract and said remainder of Lot 1, N 20°58'15" W, for a distance of 476.03 feet to an iron rod with aluminum cap stamped "ROW 4933" set, (Grid Coordinates determined as N=10154340.45, E=3142109.37 TxSPC Zone 4203), 80.00 feet right of proposed Gattis School Road Baseline Station 69+58.31, being in the proposed southerly right-of-way (ROW) line of Gattis School Road, (ROW width varies), for the southwesterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, departing said proposed southerly ROW line, with the common boundary line of said remainder of Lot 1 and said 4.769 acre tract, N 20°58'15" W, for a distance of **59.34** feet to a 1/2" iron rod found, being the northeasterly corner of said 4.769 acre tract, same being the northwesterly corner of said remainder of Lot 1, in the existing southerly ROW line of Gattis School Road (ROW width varies), for the northwesterly corner of the herein described tract;
- 2) **THENCE**, departing said 4.769 acre tract, with said existing southerly ROW line, same being the northerly boundary line of said remainder of Lot 1, N 88°08'51" E, for a distance of **273.50** feet, to a 1/2" iron rod found, being the northeasterly corner of said remainder of Lot 1, same being the northwesterly corner of the Replat of Lot 2, Block A, Interchange Business Park, Section 1, (Lot 2B 1.6813 acres), a subdivision of record in Document No. 2015052457 of the Official Public Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;
- 3) **THENCE**, departing said existing southerly ROW line, with the common boundary line of said remainder of Lot 1 and said Lot 2B, S 11°10'50" E, for a distance of **25.67** feet to an iron rod with aluminum cap stamped "ROW 4933" set, 78.08 feet right of proposed Gattis School Road Baseline Station 72+20.30, being in said proposed southerly ROW line of Gattis School Road, for the southeasterly corner of the herein described tract, and from which, a 1/2" iron rod found, being the southeasterly corner of said remainder of Lot 1 and the southwesterly corner of said Lot 2B, same being the northerly boundary line of said Lot 5 bears S 11°10'50" E, at a distance of 520.89 feet;

- 4) **THENCE**, departing said Lot 2B, with said proposed southerly ROW line, through the interior of said remainder Lot 1, **S 81°21'28" W**, for a distance of **260.05** feet to the **POINT OF BEGINNING**, containing 0.253 acre (11,003 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.

M. Stephen Truesdale

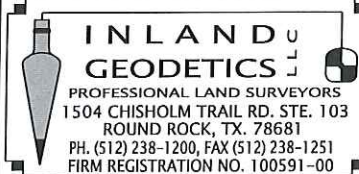
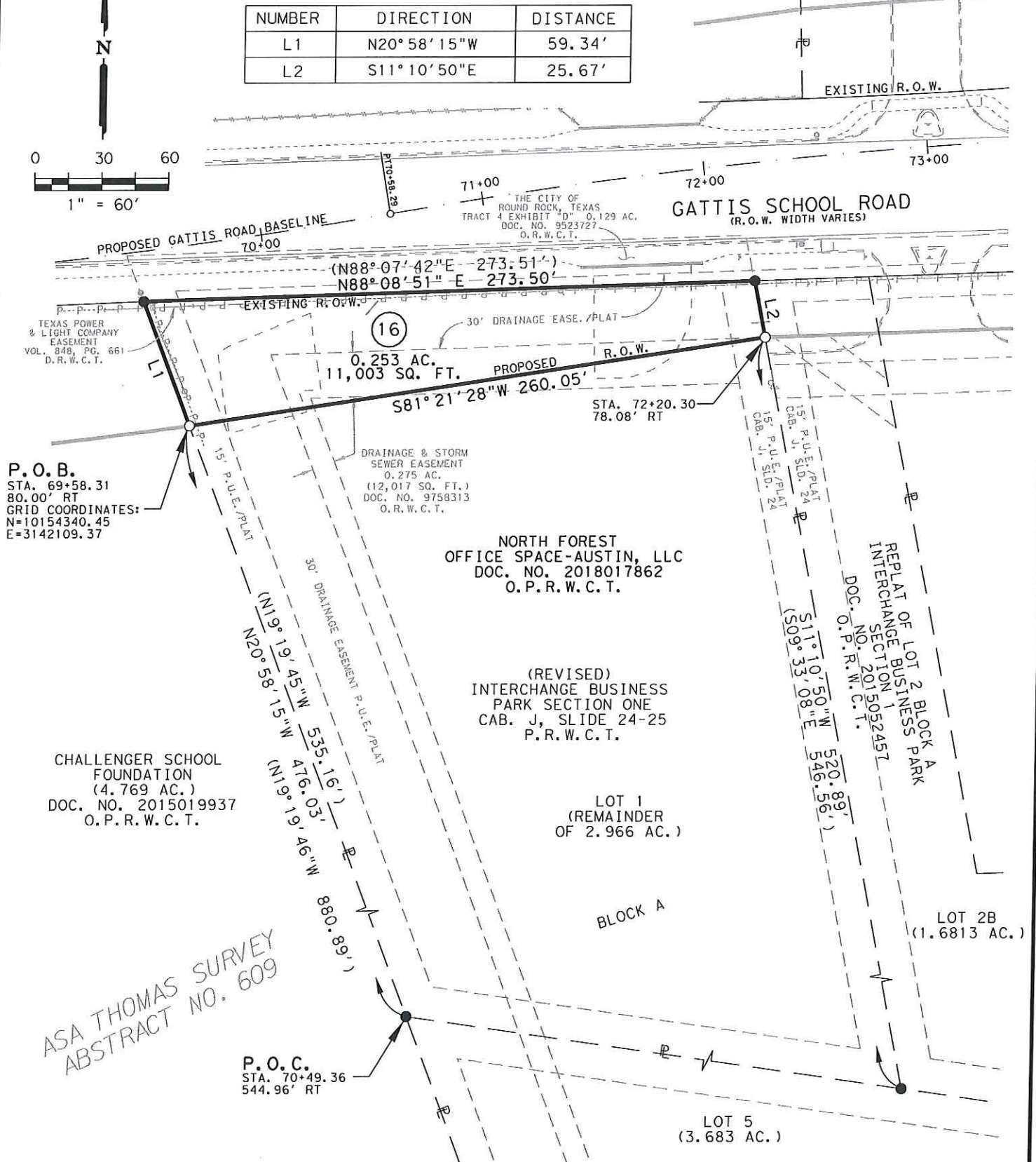
22 APR 2020

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



PLAT TO ACCOMPANY PARCEL DESCRIPTION

03/01/19
PAGE 3 OF 5

PARCEL PLAT SHOWING PROPERTY OF
**NORTH FOREST OFFICE
SPACE-AUSTIN, LLC**

PARCEL 16

SCALE
1" = 60'

PROJECT
GATTIS SCHOOL ROAD

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

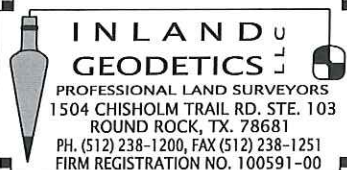
03/01/19
PAGE 4 OF 5

- 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.1920242-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MAY 30, 2019, ISSUE DATE JUNE 10 2019.

1. RESTRICTIVE COVENANTS: CABINET J, SLIDE 24 PLAT RECORDS, SUBJECT TO, VOLUME 1450, PAGE 135, SUBJECT TO IF APPLICABLE, VOLUME 2579, PAGE 427, SUBJECT TO, DOCUMENT NO. 9538412, OFFICIAL RECORDS, DOES NOT AFFECT, DOCUMENT NO. 199960282, DOCUMENT NO. 199980090, DOCUMENT NO. 2017075533, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS, DOES NOT AFFECT.
- 10A. 30 FOOT DRAINAGE EASEMENT ALONG THE NORTH AND WEST PROPERTY LINES AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF, AFFECTS AS SHOWN.
- B. 30 FOOT DRAINAGE EASEMENT ALONG THE NORTH PROPERTY LINE AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF, AFFECTS AS SHOWN.
- C. 15 FOOT PUBLIC UTILITY EASEMENT ALONG ALL PROPERTY LINES AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF, AFFECTS AS SHOWN.
- D. 20 FOOT DEDICATED ROW ALONG THE FRONT PROPERTY LINE AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A, DOES NOT AFFECT.
- E. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET J, SLIDE 24, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- F. ELECTRIC/TELEPHONE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 848, PAGE 661, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- G. DRAINAGE AND STORM SEWER EASEMENT TO CITY OF ROUND ROCK RECORDED IN DOCUMENT NO. 9758313, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- H. ELECTRIC/COMMUNICATIONS EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY LLC RECORDED IN DOCUMENT NO. 2018025515, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MAY AFFECT.
- I. TERMS, CONDITIONS, AND STIPULATIONS IN THE RECIPROCAL RESTRICTIVE COVENANT AGREEMENT: (TRACT 1) RECORDED IN VOLUME 1450, PAGE 135, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO IF APPLICABLE.
- J. TERMS, CONDITIONS, PROVISIONS, BUILDING LINES, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS: (TRACTS 1-3) RECORDED IN VOLUME 2579, PAGE 427 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- L. TERMS, CONDITIONS, AND STIPULATIONS IN THE ACCESS EASEMENT AGREEMENT AGREEMENT: (TRACTS 1-3) RECORDED IN DOCUMENT NO. 2013109256, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS.
- M. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN DOCUMENT NO. 2015052457, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- N. 15 FOOT PUBLIC UTILITY EASEMENT ALONG THE WEST PROPERTY LINE AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: (TRACT 2), DOES NOT AFFECT.
- O. 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE STREETSIDE PROPERTY LINE AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: (TRACT 2), DOES NOT AFFECT.
- P. WASTEWATER EASEMENT (TRACT 2) TO CITY OF ROUND ROCK RECORDED IN DOCUMENT NO. 2015024281, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- Q. ELECTRIC/COMMUNICATIONS EASEMENT (TRACT 2) TO ONCOR ELECTRIC DELIVERY COMPANY LLC RECORDED IN DOCUMENT NO. 2018025515, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BLANKET EASEMENT, MAY AFFECT.
- R. WATERLINE EASEMENT (TRACT 3) TO CITY OF ROUND ROCK RECORDED IN DOCUMENT NO. 2017025726, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- S. ELECTRIC/COMMUNICATIONS EASEMENT (TRACT 3) TO ONCOR ELECTRIC DELIVERY COMPANY LLC RECORDED IN DOCUMENT NO. 2017047003, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

PARCEL PLAT SHOWING PROPERTY OF
**NORTH FOREST OFFICE
SPACE-AUSTIN, LLC**

PARCEL 16

SCALE
1" = 60'

PROJECT
GATTIS SCHOOL ROAD

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

03/01/19
PAGE 5 OF 5

LEGEND

- | | |
|--------------------------------------|--------------------------------------|
| ● 1/2" IRON ROD FOUND, UNLESS NOTED | ℄ CENTER LINE |
| ⊙ IRON SET W/ PLASTIC CAP | ℄ PROPERTY LINE |
| STAMPED "INLAND-4933" | () RECORD INFORMATION |
| ⊙ IRON ROD FOUND W/PLASTIC | — LINE BREAK |
| CAP, AS NOTED | — DENOTES COMMON OWNERSHIP |
| ⊕ COTTON GIN SPINDLE FOUND | P.O.B. POINT OF BEGINNING |
| ⊙ 1/2" IRON PIPE FOUND, UNLESS NOTED | P.O.C. POINT OF COMMENCING |
| X X CUT FOUND | N.T.S. NOT TO SCALE |
| ⊗ MAG NAIL FOUND | STMSE STORM SEWER EASEMENT |
| ▲ 60/D NAIL FOUND | SSE SANITARY SEWER EASEMENT |
| △ MAG NAIL SET | P.U.E. PUBLIC UTILITY EASEMENT |
| △ CALCULATED POINT | D.R.W.C.T. DEED RECORDS |
| ○ IRON ROD W/ ALUMINUM CAP | WILLIAMSON COUNTY, TEXAS |
| STAMPED "ROW-4933" SET | O.R.W.C.T. OFFICIAL RECORDS |
| (UNLESS NOTED OTHERWISE) | WILLIAMSON COUNTY, TEXAS |
| | O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS |
| | WILLIAMSON COUNTY, TEXAS |
| | P.R.W.C.T. PLAT RECORDS |
| | WILLIAMSON COUNTY, TEXAS |

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 22 APR 2020

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, TEXAS 78681

	ACRES	SQUARE FEET
ACQUISITION	0.253	11,003
CALC/DEED AREA	2.709	118,004
REMAINDER AREA	2.456	107,001

PARCEL PLAT SHOWING PROPERTY OF
**NORTH FOREST OFFICE
SPACE-AUSTIN, LLC**

PARCEL 16

SCALE
1" = 60'

PROJECT
GATTIS SCHOOL ROAD

COUNTY
WILLIAMSON

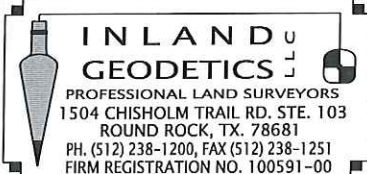


EXHIBIT B

County: Williamson
Parcel: 17
Project: Gattis School Road

PROPERTY DESCRIPTION FOR PARCEL 17

DESCRIPTION OF A 0.030 ACRE (1,288 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 2B, (1.6813 ACRES) REPLAT OF LOT 2, BLOCK A, INTERCHANGE BUSINESS PARK SECTION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015052457 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED IN GENERAL WARRANTY DEED TO NORTH FOREST OFFICE SPACE-AUSTIN, LLC RECORDED IN DOCUMENT NO. 2018017863 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.030 ACRE (1,288 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found 596.35 feet right of proposed Gattis School Road Baseline Station 72+81.14, being the common southerly corner of said Lot 2B and the remainder of Lot 1, Block A, Interchange Business Park, Section One (Revised), a subdivision of record in Cabinet J, Slide 24-25 of the Plat Records of Williamson County, Texas, same being a point in the northerly boundary line of Lot 5, Block A, said Interchange Business Park, Section One (Revised);

THENCE, departing said Lot 5, with the common boundary line of said Lot 2B and said remainder of Lot 1, N 11°10'50" W, for a distance of 520.89 feet to an iron rod with aluminum cap stamped "ROW 4933" set, (Grid Coordinates determined as N=10154379.52, E=3142366.41 TxSPC Zone 4203), 78.08 feet right of proposed Gattis School Road Baseline Station 72+20.30, being in the proposed southerly right-of-way (ROW) line of Gattis School Road, (ROW width varies), for the southwesterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, departing said proposed southerly ROW line, with the common boundary line of said Lot 2B and said remainder of Lot 1, N 11°10'50" W, for a distance of **25.67** feet to a 1/2" iron rod found, being the northeasterly corner of said remainder of Lot 1, same being the northwesterly corner of said Lot 2B, in the existing southerly ROW line of Gattis School Road (ROW width varies), for the northwesterly corner of the herein described tract;
- 2) **THENCE**, departing said remainder of Lot 1, with said existing southerly ROW line, same being the northerly boundary line of said Lot 2B, N 88°05'02" E, for a distance of **50.85** feet, to the calculated northeasterly corner of said Lot 2B, same being the northwesterly corner of Lot 2A, (1.2386 acres) said Replat Of Lot 2, Block A, for the northeasterly corner of the herein described tract;
- 3) **THENCE**, departing said existing southerly ROW line, with the common boundary line of said Lot 2B and said Lot 2A, S 11°10'50" E, for a distance of **25.65** feet to an iron rod with aluminum cap stamped "ROW 4933" set, 81.22 feet right of proposed Gattis School Road Baseline Station 72+72.73, being in said proposed southerly ROW line of Gattis School Road, for the southeasterly corner of the herein described tract;

- 4) **THENCE**, departing said Lot 2A, with said proposed southerly ROW line, through the interior of said Lot 2B, **S 88°03'45" W**, for a distance of **50.85** feet to the **POINT OF BEGINNING**, containing 0.030 acre (1,288 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.

M. Stephen Truesdale

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

22 APR 2020

Date





C:*HOME-OFFICE*RTG-GATTIS SCHOOL\PARCEL 17-NORTH FOREST OFFICE SPACE-AUSTIN\PARCEL 17-NORTH FOREST OFFICE SPACE-AUSTIN-REV.dgn

PLAT TO ACCOMPANY PARCEL DESCRIPTION

03/04/19
PAGE 4 OF 5

- 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.1920242-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MAY 30, 2019, ISSUE DATE JUNE 10 2019.

1. RESTRICTIVE COVENANTS: CABINET J, SLIDE 24, PLAT RECORDS, SUBJECT TO, DOCUMENT NO. 2015052457, OFFICIAL PUBLIC RECORDS, SUBJECT TO, VOLUME 1450, PAGE 135, SUBJECT TO IF APPLICABLE, VOLUME 2579, PAGE 427, SUBJECT TO, DOCUMENT NO. 9538412, OFFICIAL RECORDS, DOES NOT AFFECT, DOCUMENT NO. 199960282, SUBJECT TO, DOCUMENT NO. 199980090, SUBJECT TO, DOCUMENT NO. 2017075533, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY TEXAS, DOES NOT AFFECT.
- 10A. 30 FOOT DRAINAGE EASEMENT ALONG THE NORTH AND WEST PROPERTY LINES AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF, DOES NOT AFFECT.
- B. 30 FOOT DRAINAGE EASEMENT ALONG THE NORTH PROPERTY LINE AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF, AFFECTS AS SHOWN.
- C. 15 FOOT PUBLIC UTILITY EASEMENT ALONG ALL PROPERTY LINES AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF, AFFECTS AS SHOWN.
- D. 20 FOOT DEDICATED ROW ALONG THE FRONT PROPERTY LINE AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A, DOES NOT AFFECT.
- E. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN CABINET J, SLIDE 24, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.
- F. ELECTRIC/TELEPHONE EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 848, PAGE 661, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- G. DRAINAGE AND STORM SEWER EASEMENT TO CITY OF ROUND ROCK RECORDED IN DOCUMENT NO. 9758313, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- H. ELECTRIC/COMMUNICATIONS EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY LLC RECORDED IN DOCUMENT NO. 2018025515, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MAY AFFECT.
- I. TERMS, CONDITIONS, AND STIPULATIONS IN THE RECIPROCAL RESTRICTIVE COVENANT AGREEMENT: (TRACT 1) RECORDED IN VOLUME 1450, PAGE 135, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO IF APPLICABLE.
- J. TERMS, CONDITIONS, PROVISIONS, BUILDING LINES, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS: (TRACTS 1-3) RECORDED IN VOLUME 2579, PAGE 427 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- L. TERMS, CONDITIONS, AND STIPULATIONS IN THE ACCESS EASEMENT AGREEMENT AGREEMENT: (TRACTS 1-3) RECORDED IN DOCUMENT NO. 2013109256, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS.
- M. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN DOCUMENT NO. 2015052457, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS.
- N. 15 FOOT PUBLIC UTILITY EASEMENT ALONG THE WEST PROPERTY LINE AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: (TRACT 2), AFFECTS AS SHOWN.
- O. 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE STREETSIDE PROPERTY LINE AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF: (TRACT 2), AFFECTS AS SHOWN.
- P. WASTEWATER EASEMENT (TRACT 2) TO CITY OF ROUND ROCK RECORDED IN DOCUMENT NO. 2015024281, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT AS SHOWN.
- Q. ELECTRIC/COMMUNICATIONS EASEMENT (TRACT 2) TO ONCOR ELECTRIC DELIVERY COMPANY LLC RECORDED IN DOCUMENT NO. 2018025515, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BLANKET EASEMENT, MAY AFFECT.
- R. WATERLINE EASEMENT (TRACT 3) TO CITY OF ROUND ROCK RECORDED IN DOCUMENT NO. 2017025726, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- S. ELECTRIC/COMMUNICATIONS EASEMENT (TRACT 3) TO ONCOR ELECTRIC DELIVERY COMPANY LLC RECORDED IN DOCUMENT NO. 2017047003, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

PARCEL PLAT SHOWING PROPERTY OF
**NORTH FOREST OFFICE
SPACE-AUSTIN, LLC**

PARCEL 17

SCALE
1" = 60'

PROJECT
GATTIS SCHOOL ROAD

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

03/04/19
PAGE 5 OF 5

LEGEND

- | | |
|--------------------------------------|---------------------------------------|
| ● 1/2" IRON ROD FOUND, UNLESS NOTED | € CENTER LINE |
| ⊙ IRON SET W/ PLASTIC CAP | ℙ PROPERTY LINE |
| STAMPED "INLAND-4933" | () RECORD INFORMATION |
| ⊕ IRON ROD FOUND W/PLASTIC | — LINE BREAK |
| CAP, AS NOTED | ↗ DENOTES COMMON OWNERSHIP |
| ★ COTTON GIN SPINDLE FOUND | P.O.B. POINT OF BEGINNING |
| ⊙ 1/2" IRON PIPE FOUND, UNLESS NOTED | P.O.C. POINT OF COMMENCING |
| X X CUT FOUND | N.T.S. NOT TO SCALE |
| ⊗ MAG NAIL FOUND | STMSE STORM SEWER EASEMENT |
| ▲ 60/D NAIL FOUND | SSE SANITARY SEWER EASEMENT |
| △ MAG NAIL SET | P.U.E. PUBLIC UTILITY EASEMENT |
| △ CALCULATED POINT | D.R.W.C.T. DEED RECORDS |
| ○ IRON ROD W/ ALUMINUM CAP | O.R.W.C.T. WILLIAMSON COUNTY, TEXAS |
| STAMPED "ROW-4933" SET | O.P.R.W.C.T. OFFICIAL RECORDS |
| (UNLESS NOTED OTHERWISE) | O.P.R.W.C.T. WILLIAMSON COUNTY, TEXAS |
| | P.R.W.C.T. PLAT RECORDS |
| | P.R.W.C.T. WILLIAMSON COUNTY, TEXAS |

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.

2) This survey was performed without benefit of a Title Abstract. There may be other instruments of record that affect this tract not depicted hereon.

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
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, TEXAS 78681

	ACRES	SQUARE FEET
ACQUISITION	0.030	1,288
CALC/DEED AREA	1.6813	73,240
REMAINDER AREA	1.6513	71,952

PARCEL PLAT SHOWING PROPERTY OF
**NORTH FOREST OFFICE
SPACE-AUSTIN, LLC**

PARCEL 17

SCALE 1" = 60'	PROJECT GATTIS SCHOOL ROAD	COUNTY WILLIAMSON
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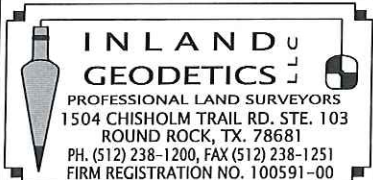


EXHIBIT C

County: Williamson
Parcel: 22
Project: Gattis School Road

PROPERTY DESCRIPTION FOR PARCEL 22

DESCRIPTION OF A 0.232 ACRE (10,094 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ASA THOMAS SURVEY, ABSTRACT NO. 609, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 3, BLOCK A AS DEPICTED ON INTERCHANGE BUSINESS PARK, SECTION ONE (REVISED), A SUBDIVISION OF RECORD IN CABINET J, SLIDE 24-25 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DESCRIBED AS 2.53 ACRES (TRACT 1) IN SPECIAL WARRANTY DEED TO NORTH FOREST OFFICE SPACE – AUSTIN, LLC RECORDED IN DOCUMENT NO. 2015042525 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.232 ACRE (10,094 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found 325.38 feet right of proposed Gattis School Road Baseline Station 74+95.86, being the southwesterly corner of said remainder of Lot 3, same being in the easterly boundary line of Lot 2A, Replat of Lot 2, Block A, Interchange Business Park Section 1, a subdivision of record in Document No. 2015052457 of the Official Public Records of Williamson County, Texas, also being the northwesterly corner of Lot 4, Block A, said Interchange Business Park Section 1;

THENCE, departing said Lot 4, with the common boundary line of said remainder of Lot 3, and said Lot 2A, N 01°52'43" W, for a distance of 240.92 feet to an iron rod with aluminum cap stamped "ROW 4933" set (Grid Coordinates determined as N=10154388.65, E=3142636.45 TxSPC Zone 4203), 84.47 feet right of proposed Gattis School Road Baseline Station 74+96.27, for the southwesterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, continuing with said common boundary line, N 01°52'43" W, for a distance of **25.23** feet to an Mag nail with washer stamped "TRUE SURV-6614" found, being in the existing southerly ROW line of Gattis School Road (ROW width varies), same being the northeasterly corner of said Lot 2 A, also being the northwesterly corner of the remainder of said Lot 3, for the northwesterly corner of the herein described tract;
- 2) **THENCE**, departing said Lot 2A, with said existing southerly ROW line of Gattis School Road, being the northerly boundary line of said remainder of Lot 3, N 88°05'02" E, for a distance of **388.75** feet to an "X" cut in concrete found, being the northeasterly corner of said remainder of Lot 3, same being the intersection of said southerly ROW line of Gattis School Road and the westerly ROW line of Double Creek Drive (90' ROW width), for the northeasterly corner of the herein described tract;
- 3) **THENCE**, departing said existing southerly ROW line, with said existing westerly ROW line of Double Creek Drive, S 01°53'43" E, for a distance of **50.06** feet to an iron rod with aluminum cap stamped "ROW 4933" set 109.70 feet right of proposed Gattis School Road Baseline Station 78+84.99, for the southeasterly corner of the herein described tract;

THENCE, departing said existing westerly ROW line, through the interior of said remainder of Lot 3, the following two (2) courses:

- 4) **N 47°02'26" W**, for a distance of **35.38** feet to an iron rod with aluminum cap stamped "ROW 4933" set 84.71 feet right of proposed Gattis School Road Baseline Station 78+59.94, for an angle point;
- 5) **S 88°03'45" W**, for a distance of **363.67** feet to the **POINT OF BEGINNING**, containing 0.232 acre (10,094 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.

M. Stephen Truesdale

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

22 Apr 2020

Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

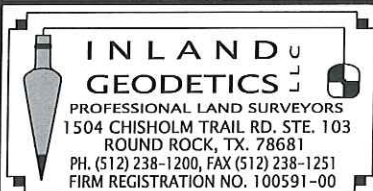
02/04/19
PAGE 4 OF 5

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- B. 30 FOOT DRAINAGE EASEMENT ALONG THE NORTH PROPERTY LINE AS SHOWN ON PLAT AND DEDICATION SET OUT IN SCHEDULE A HEREOF, AFFECTS AS SHOWN.
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- D. 20 FOOT DEDICATED ROW ALONG THE FRONT PROPERTY LINE AS SHOWN ON THE PLAT AND DEDICATION SET OUT IN SCHEDULE A, DOES NOT AFFECT.
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- G. DRAINAGE AND STORM SEWER EASEMENT TO CITY OF ROUND ROCK RECORDED IN DOCUMENT NO. 9758313, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- H. ELECTRIC/COMMUNICATIONS EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY LLC CITY OF ROUND ROCK RECORDED IN DOCUMENT NO. 2018025515, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MAY AFFECT.
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- S. ELECTRIC/COMMUNICATIONS EASEMENT (TRACT 3) TO ONCOR ELECTRIC DELIVERY COMPANY LLC RECORDED IN DOCUMENT NO. 2017047003, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

PARCEL PLAT SHOWING PROPERTY OF
**NORTH FOREST OFFICE
SPACE-AUSTIN, LLC**

PARCEL 22

SCALE
1" = 60'

PROJECT
GATTIS SCHOOL ROAD

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

02/04/19
PAGE 5 OF 5

LEGEND

- 1/2" IRON ROD FOUND, UNLESS NOTED
- ⊙ IRON SET W/ PLASTIC CAP
STAMPED "INLAND-4933"
- ⊕ IRON ROD FOUND W/PLASTIC
CAP, AS NOTED
- ★ COTTON GIN SPINDLE FOUND
- ⊙ 1/2" IRON PIPE FOUND, UNLESS NOTED
- × X CUT FOUND
- ⊗ MAG NAIL FOUND
- ▲ 60/D NAIL FOUND
- △ MAG NAIL SET
- △ CALCULATED POINT
- IRON ROD W/ ALUMINUM CAP
STAMPED "ROW-4933" SET
(UNLESS NOTED OTHERWISE)
- ℄ CENTER LINE
- ℄ PROPERTY LINE
- () RECORD INFORMATION
- LINE BREAK
- DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- N.T.S. NOT TO SCALE
- STMSE STORM SEWER EASEMENT
- SSE SANITARY SEWER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- 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
- P.R.W.C.T. PLAT RECORDS
WILLIAMSON COUNTY, TEXAS

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2) This survey was performed without benefit of a Title Abstract. There may be other instruments of record that affect this tract not depicted hereon.

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.



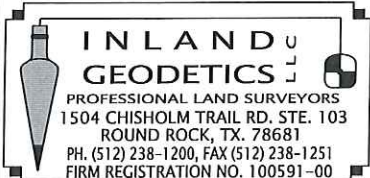
M. Stephen Truesdale 22 APR 2020
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

	ACRES	SQUARE FEET
ACQUISITION	0.232	10,094
CALC/DEED AREA	2.531	110,233
REMAINDER AREA	2.299	100,139

PARCEL PLAT SHOWING PROPERTY OF
**NORTH FOREST OFFICE
SPACE-AUSTIN, LLC**

PARCEL 22

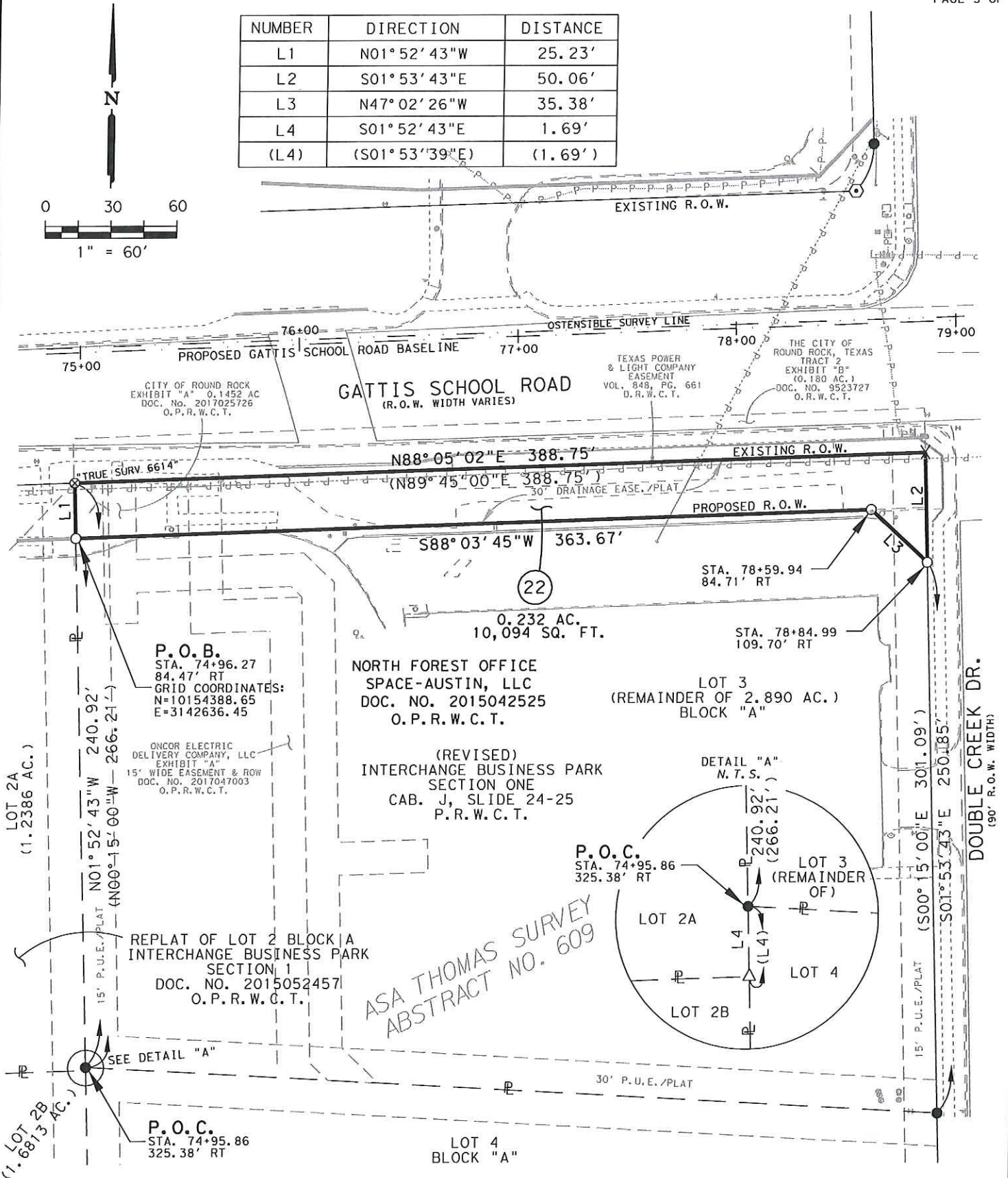
SCALE 1" = 60'	PROJECT GATTIS SCHOOL ROAD	COUNTY WILLIAMSON
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PLAT TO ACCOMPANY PARCEL DESCRIPTION

02/04/19
PAGE 3 OF 5

NUMBER	DIRECTION	DISTANCE
L1	N01°52'43"W	25.23'
L2	S01°53'43"E	50.06'
L3	N47°02'26"W	35.38'
L4	S01°52'43"E	1.69'
(L4)	(S01°53'39"E)	(1.69')



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

PARCEL PLAT SHOWING PROPERTY OF
**NORTH FOREST OFFICE
SPACE-AUSTIN, LLC**

PARCEL 22

SCALE
1" = 60'

PROJECT
GATTIS SCHOOL ROAD

COUNTY
WILLIAMSON

EXHIBIT "D"

Parcel 25

DEED

Gattis School Road Ph. 3 Right of Way

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That NORTH FOREST OFFICE SPACE-AUSTIN, LLC, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by City of Round Rock, 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 CITY OF ROUND ROCK, TEXAS, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows:

All of that certain 0.253 acre (11,003 square foot) tract of land out of and situated in the Asa Thomas Survey, Abstract No. 609 in Williamson County, Texas; more fully described in Exhibit "A", attached hereto and incorporated herein (**Parcel 16**); and

All of that certain 0.030 acre (1,288 square foot) tract of land out of and situated in the Asa Thomas Survey, Abstract No. 609 in Williamson County, Texas; more fully described in Exhibit "B", attached hereto and incorporated herein (**Parcel 17**); and

All of that certain 0.232 acre (10,094 square foot) tract of land out of and situated in the Asa Thomas Survey, Abstract No. 609 in Williamson County, Texas; more fully described in Exhibit "C", attached hereto and incorporated herein (**Parcel 22**)

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the property described in said Exhibit "A" 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 the City of Round Rock, 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 Gattis School Road.

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 City of Round Rock, 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 City of Round Rock, 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 _____, 2020.

[signature page follows]

GRANTOR:

NORTH FOREST OFFICE SPACE-AUSTIN, LLC

By: _____

Name: _____

Its: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

City of Round Rock
Attn: City Clerk
221 Main Street
Round Rock, Texas 78664

AFTER RECORDING RETURN TO: