

EXHIBIT

"A"

REAL ESTATE CONTRACT

Gattis School Road Ph. 3 Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and SPIRITUAL ASSEMBLY OF BAHAI'S OF ROUND ROCK, TEXAS, (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 0.226 acre (9,863 square foot) tract of land out of and situated in the P.A. Holder Survey, Abstract No. 297 in Williamson County, Texas, being a portion of that called 2.00 acre tract of land described in Warranty Deed recorded in Document No. 9623250, Official Records, Williamson County, Texas; said 0.226 acre tract of land being more fully described in Exhibit "A", attached hereto and incorporated herein (**Parcel 26**);

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 the sum of SEVENTY-SEVEN THOUSAND NINE HUNDRED FORTY-FIVE and 00/100 Dollars (\$77,945.00).

Payment of Purchase Price

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

ARTICLE III
PURCHASER'S OBLIGATIONS

Conditions to Purchaser's Obligations

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

Miscellaneous Conditions

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

ARTICLE IV
REPRESENTATIONS AND WARRANTIES
OF SELLER

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

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

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

4.02. The Property 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 July 30, 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 Exhibit "A", free and clear of any and all liens and restrictions, except for the following:

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

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

(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 transfer 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.

[signature page follows]

SELLER:

SPIRITUAL ASSEMBLY OF BAHA'IS OF ROUND ROCK, TEXAS

By: Dale L. Ricklefs

Address: PO Box 5284

Name: Dale L. Ricklefs

Round Rock, TX 78683-5284

Its: Chairperson

Date: August 19, 2020

PURCHASER:

CITY OF ROUND ROCK, TEXAS

By: _____

Craig Morgan, Mayor

Address: 221 E. Main Street

Date: _____

Round Rock, Texas 78664

EXHIBIT A

County: Williamson
Parcel: 26
Project: Gattis School Road

PROPERTY DESCRIPTION FOR PARCEL 26

DESCRIPTION OF A 0.226 ACRE (9,863 SQUARE FOOT) TRACT OF LAND SITUATED IN THE P.A. HOLDER SURVEY, ABSTRACT NO. 297, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO SPIRITUAL ASSEMBLY OF BAHAI'S OF ROUND ROCK, INC. RECORDED IN DOCUMENT NO. 9623250 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.226 ACRE (9,863 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found, 391.16 feet left of proposed Gattis School Road Baseline Station 81+51.73, being the northwesterly corner of said 2.00 acre tract, same being the northeasterly corner of the remainder of that called 2.00 acre tract of land described in Special Warranty Deed to Nathan Leistico and Kent Leistico recorded in Volume 2074, Page 716 of the Official Records of Williamson County, Texas;

THENCE, with the common boundary line of said remainder of the 2.00 acre tract and said 2.00 acre tract, **S 02°43'12" E**, for a distance of 312.83 feet to an iron rod with aluminum cap stamped "ROW 4933" set (Grid Coordinates determined as N=10154573.15, E=3143302.04 TxSPC Zone 4203), 78.68 feet left of proposed Gattis School Road Baseline Station 81+65.05, in the proposed northerly Right-of-Way (ROW) line of said Gattis School Road (ROW width varies), for the northwesterly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, departing said remainder of the 2.00 acre tract, with said proposed northerly ROW line, through the interior of said 2.00 acre tract, **S 85°36'41" E**, for a distance of **238.55** feet to an iron rod with aluminum cap stamped "ROW 4933" set 67.35 feet left of proposed Gattis School Road Baseline Station 84+02.05, being in the easterly boundary line of said 2.00 acre tract, same being in the westerly boundary line of another called 2.00 acre tract described in Warranty Deed with Vendor's Lien to Spiritual Assembly of Baha'is Faith of Round Rock, Texas, recorded in Document No. 2000012742 of the Official Public Records of Williamson County, Texas, for the northeasterly corner of the herein described tract, and from which a 1/2" iron rod found, being the common northerly corner of both 2.00 acre tracts bears, with the common boundary line of said 2.00 acre tracts **N 02°42'29" W** at a distance of 338.80 feet;
- 2) **THENCE**, departing said proposed northerly ROW line, with said common boundary line of both 2.00 acre tracts, **S 02°42'29" E**, for a distance of **28.61** feet to a 1/2" iron rod found, in the existing northerly ROW line of said Gattis School Road (ROW width varies), being the common southerly corner of said 2.00 acre tracts, for the southeasterly corner of the herein described tract;
- 3) **THENCE**, departing said Baha'is Faith 2.00 acre tract, with said existing northerly ROW line, same being the southerly boundary line of the herein 2.00 acre tract, **S 88°06'30" W**, for a distance of **236.85** feet to a 5/8" iron rod found, being the southwesterly corner of the herein 2.00 acre tract, same being an ell corner in said existing northerly ROW line;

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

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

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

Date: _____



PLAT TO ACCOMPANY PARCEL DESCRIPTION

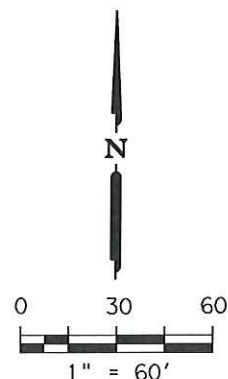
RONALD D. LUTZ, JR.
AND WIFE,
SARA L. LUTZ
(1.00 AC.)
VOL. 2538, PG. 358
O.R.W.C.T.

MICHAEL W. MILLARD AND WIFE,
ANGELA KELLY MILLARD
(1.00 AC.)
VOL. 2430, PG. 260
O.R.W.C.T.

RITA H. GEORGE
(1.00 AC.)
DOC. NO. 2003066118
O.P.R.W.C.T.

P.O.C.
STA. 81+51.73
391.16' LT

NUMBER	DIRECTION	DISTANCE
L1	S02° 42' 29"E	28.61'
L2	N02° 30' 09"W	28.91'
(L2)	(S02° 40' 34"E)	(29.00')
L3	N02° 43' 14"W	25.80'



P. A. HOLDER SURVEY
ABSTRACT NO. 297

SPIRITUAL ASSEMBLY OF
BAHAIS OF ROUND ROCK, INC.
(2.00 AC.)
DOC. NO. 9623250
O.R.W.C.T.

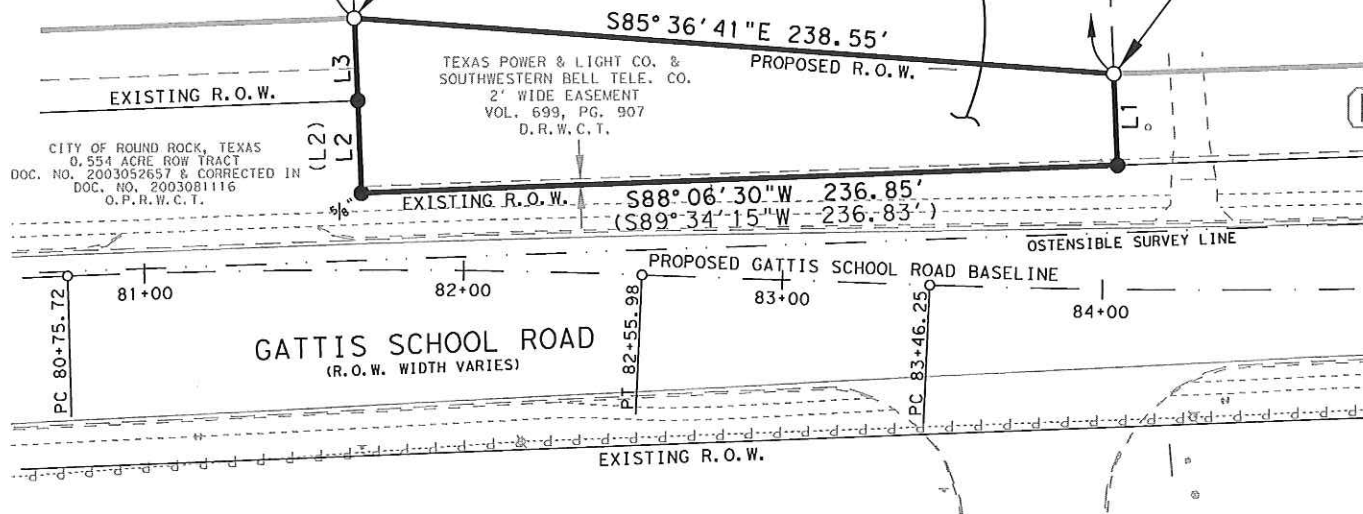
NATHAN LEISTICO and
KENT LEISTICO
(REMAINDER OF 2.00 AC.)
VOL. 2074, PG. 716
O.R.W.C.T.

SPIRITUAL ASSEMBLY OF
BAHA'IS FAITH OF
ROUND ROCK, TEXAS
(2.00 AC.)
DOC. NO. 2000012742
O.P.R.W.C.T.

P.O.B.
STA. 81+65.05
78.68' LT
GRID COORDINATES:
N=10154573.15
E=3143302.04

(26)
0.226 AC.
9,863 SQ. FT.

STA. 84+02.05
67.35' LT



PARCEL PLAT SHOWING PROPERTY OF
**SPIRITUAL ASSEMBLY OF
BAHAIS OF ROUND ROCK, INC.**

PARCEL 26

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

03/05/19
PAGE 4 OF 4

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 | O.R.W.C.T. OFFICIAL RECORDS |
| STAMPED "ROW-4933" SET | O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS |
| (UNLESS NOTED OTHERWISE) | P.R.W.C.T. PLAT RECORDS |
| | 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.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.1920252-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MAY 30, 2019, ISSUE DATE JUNE 10, 2019.

1. RESTRICTIVE COVENANTS: VOLUME 674, PAGE 63, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

10A. ELECTRIC TRANSMISSION EASEMENT TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 337, PAGE 364, VOLUME 377, PAGE 242, FROM ITS DESCRIPTION CAN NOT BE LOCATED, VOLUME 524, PAGE 124, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

B. ELECTRIC AND TELEPHONE EASEMENT TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 544, PAGE 749, VOLUME 558, PAGE 90, FROM ITS DESCRIPTION CAN NOT BE LOCATED, VOLUME 699, PAGE 905, DOES NOT AFFECT, AND VOLUME 699, PAGE 907, OF THE DEED RECORDS OF WILLIAMSON COUNTY, AFFECTS AS SHOWN.

C. ACCESS EASEMENT 30 FEET IN WIDTH RECORDED IN VOLUME 583, PAGE 478, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

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



M. Stephen Truesdale 8 July 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	0.226	9,863
CALC/DEED AREA	2.00	87,120
REMAINDER AREA	1.774	77,257



PARCEL PLAT SHOWING PROPERTY OF
**SPIRITUAL ASSEMBLY OF
BAHAIS OF ROUND ROCK, INC.**

PARCEL 26

SCALE 1" = 60'	PROJECT GATTIS SCHOOL ROAD	COUNTY WILLIAMSON
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Parcel 26

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 SPIRITUAL ASSEMBLY OF BAHA'IS OF ROUND ROCK, TEXAS, 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 0.226 acre (9,863 square foot) tract of land out of and situated in the P.A. Holder Survey, Abstract No. 297 in Williamson County, Texas, being a portion of that called 2.00 acre tract of land described in Warranty Deed recorded in Document No. 9623250, Official Records, Williamson County, Texas; said 0.226 acre tract of land being more fully described in Exhibit "A", attached hereto and incorporated herein **(Parcel 26)**;

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:

SPIRITUAL ASSEMBLY OF BAHA'IS OF ROUND ROCK, TEXAS

By:_____

Name:_____

Its:_____

ACKNOWLEDGMENT

STATE OF _____

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§

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: