

**REAL ESTATE CONTRACT
Cobb Cavern Conservation Easement**

STATE OF TEXAS

COUNTY OF WILLIAMSON

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **LYDA FAMILY TRUST** (hereinafter "Seller") and the **WILLIAMSON COUNTY CONSERVATION FOUNDATION**, (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 of land described as follows:

A Conservation Easement (the "Conservation Easement") over all of that certain tract of land situated in Williamson County, Texas, generally described as 98.756 acres of land, more or less, plus a non-exclusive access easement over and across Grantor's Remaining Property along a route to be designated from time to time by Grantor and as further described in the Conservation Easement attached hereto, all of which herein shall mean the "Property" and is more fully shown on Exhibit "A", attached hereto, and made a part hereof.

The Conservation Easement is attached hereto and incorporated herein as Exhibit "A".

**ARTICLE II
PURCHASE PRICE**

2.01. The purchase price for the Easement shall be the sum of ONE MILLION FOUR HUNDRED EIGHTY ONE THOUSAND THREE HUNDRED FORTY AND NO/100 DOLLARS (\$1,481,340.00).

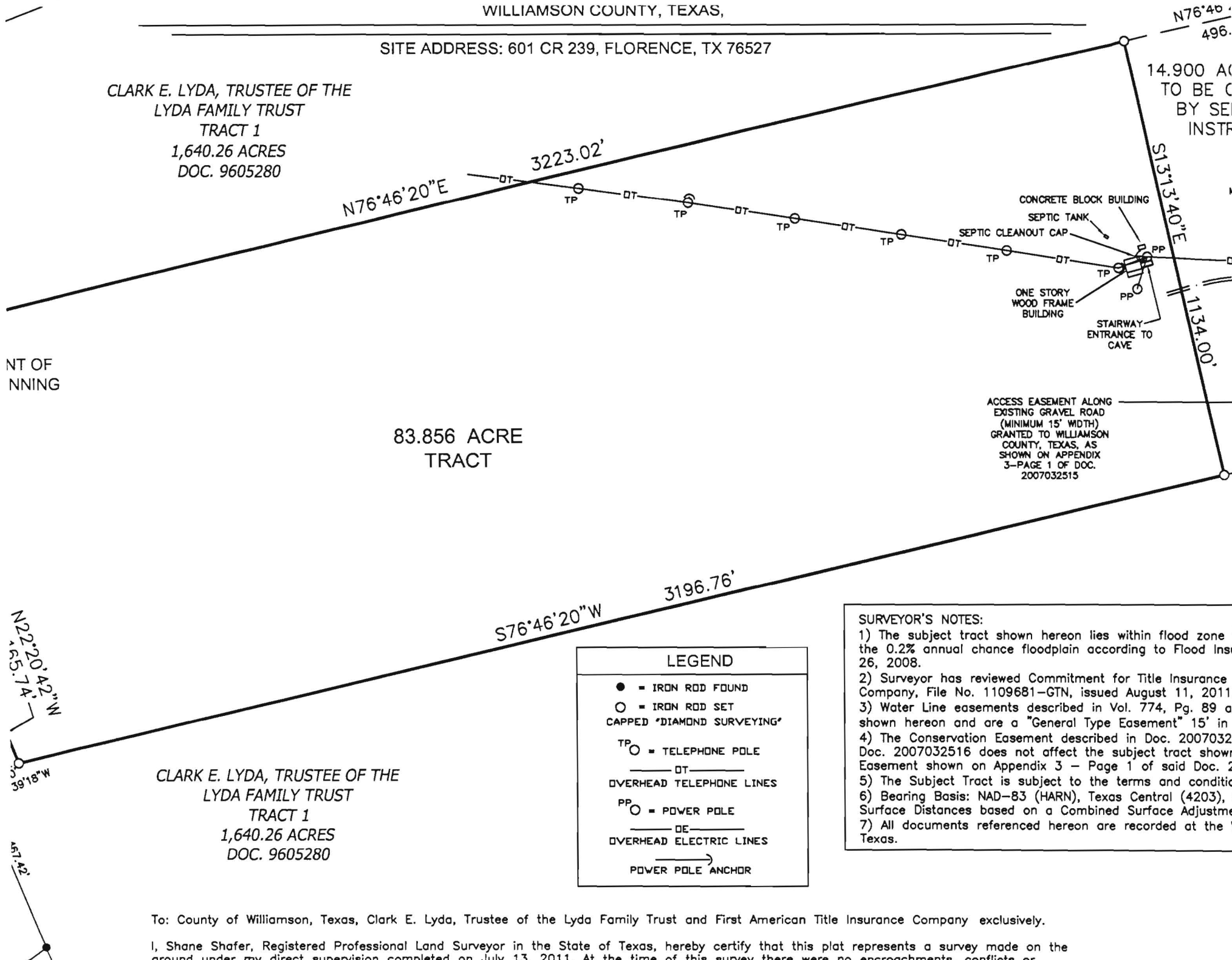
2.02 Pursuant to the terms of an Option Contract dated July 21, 2011, Purchaser has previously paid to Seller the amount of \$275,000.00; and pursuant to an Option Contract Extension dated November 22, 2011, Purchaser has previously paid to seller the amount of \$376,875.00, for which payments Purchaser shall receive a credit herein, leaving EIGHT

SITE ADDRESS: 601 CR 239, FLORENCE, TX 76527

CLARK E. LYDA, TRUSTEE OF THE
LYDA FAMILY TRUST
TRACT 1
1,640.26 ACRES
DOC. 9605280

83.856 ACRE
TRACT

CLARK E. LYDA, TRUSTEE OF THE
LYDA FAMILY TRUST
TRACT 1
1,640.26 ACRES
DOC. 9605280



LEGEND	
●	= IRON ROD FOUND
○	= IRON ROD SET
CAPPED "DIAMOND SURVEYING"	
TP ○	= TELEPHONE POLE
— DT —	OVERHEAD TELEPHONE LINES
PP ○	= POWER POLE
— DE —	OVERHEAD ELECTRIC LINES
→	POWER POLE ANCHOR

SURVEYOR'S NOTES:

- 1) The subject tract shown hereon lies within flood zone "A" the 0.2% annual chance floodplain according to Flood Insurance Study No. 17050-01-0001, dated August 26, 2008.
- 2) Surveyor has reviewed Commitment for Title Insurance issued by First American Title Insurance Company, File No. 1109681-GTN, issued August 11, 2011.
- 3) Water Line easements described in Vol. 774, Pg. 89 and shown hereon and are a "General Type Easement" 15' in width.
- 4) The Conservation Easement described in Doc. 2007032516 does not affect the subject tract shown hereon. The Conservation Easement shown on Appendix 3 - Page 1 of said Doc. 2007032516 does not affect the subject tract shown hereon.
- 5) The Subject Tract is subject to the terms and conditions of the Conservation Easement described in Doc. 2007032516.
- 6) Bearing Basis: NAD-83 (HARN), Texas Central (4203), State Plane (NAD83) Texas Central FIPS 4203, Surface Distances based on a Combined Surface Adjustment.
- 7) All documents referenced hereon are recorded at the Williamson County Clerk's Office, Texas.

To: County of Williamson, Texas, Clark E. Lyda, Trustee of the Lyda Family Trust and First American Title Insurance Company exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direct supervision completed on July 13, 2011. At the time of this survey there were no encroachments, conflicts or

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION
 FOR A 83.856 ACRE TRACT OF LAND BEING SITUATED IN THE PLEASANT BULL SURVEY, ABSTRACT NO. 70,
 WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE CALLED 1,640.26 ACRE TRACT OF LAND
 CONVEYED TO CLARK E. LYDA, TRUSTEE OF THE LYDA FAMILY TRUST, CALLED "TRACT I" AS RECORDED
 IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 9605280 OF THE OFFICIAL RECORDS OF
 WILLIAMSON COUNTY, TEXAS,

SITE ADDRESS: 601 CR 239, FLORENCE, TX 76527

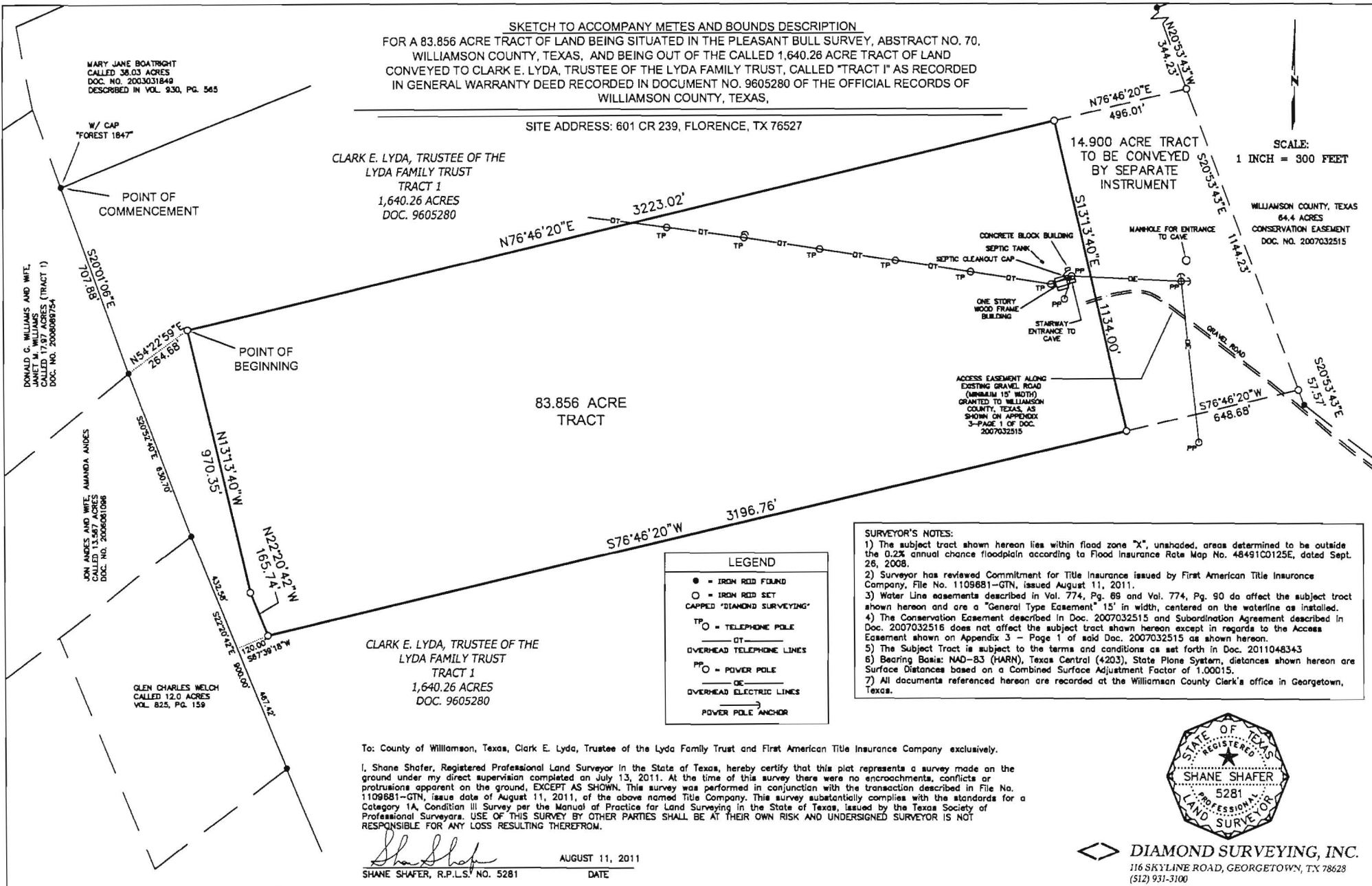
CLARK E. LYDA, TRUSTEE OF THE
 LYDA FAMILY TRUST
 TRACT I
 1,640.26 ACRES
 DOC. 9605280

83.856 ACRE
 TRACT

CLARK E. LYDA, TRUSTEE OF THE
 LYDA FAMILY TRUST
 TRACT I
 1,640.26 ACRES
 DOC. 9605280

SCALE:
 1 INCH = 300 FEET

WILLIAMSON COUNTY, TEXAS
 64.4 ACRES
 CONSERVATION EASEMENT
 DOC. NO. 2007032515



- SURVEYOR'S NOTES:**
- 1) The subject tract shown hereon lies within flood zone "X", unshaded, areas determined to be outside the 0.2% annual chance floodplain according to Flood Insurance Rate Map No. 48491C0125E, dated Sept. 26, 2008.
 - 2) Surveyor has reviewed Commitment for Title Insurance issued by First American Title Insurance Company, File No. 1109881-GTN, issued August 11, 2011.
 - 3) Water Line easements described in Vol. 774, Pg. 89 and Vol. 774, Pg. 90 do affect the subject tract shown hereon and are a "General Type Easement" 15' in width, centered on the waterline as installed.
 - 4) The Conservation Easement described in Doc. 2007032515 and Subordination Agreement described in Doc. 2007032516 does not affect the subject tract shown hereon except in regard to the Access Easement shown on Appendix 3 - Page 1 of said Doc. 2007032515 as shown hereon.
 - 5) The Subject Tract is subject to the terms and conditions as set forth in Doc. 2011048343
 - 6) Bearing Basis: NAD-83 (HARN), Texas Central (4203), State Plane System, distances shown hereon are Surface Distances based on a Combined Surface Adjustment Factor of 1.00015.
 - 7) All documents referenced hereon are recorded at the Williamson County Clerk's office in Georgetown, Texas.

LEGEND	
●	IRON ROD FOUND
○	IRON ROD SET
◇	CAPPED "DIAMOND SURVEYING"
TP	TELEPHONE POLE
OT	OVERHEAD TELEPHONE LINES
PP	POWER POLE
OE	OVERHEAD ELECTRIC LINES
—	POWER POLE ANCHOR

To: County of Williamson, Texas, Clark E. Lyda, Trustee of the Lyda Family Trust and First American Title Insurance Company exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direct supervision completed on July 13, 2011. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed in conjunction with the transaction described in File No. 1109881-GTN, issue date of August 11, 2011, of the above named Title Company. This survey substantially complies with the standards for a Category 1A, Condition III Survey per the Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Shane Shafer
 SHANE SHAFER, R.P.L.S. NO. 5281
 AUGUST 11, 2011
 DATE



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