



**WARRANTY DEED
(Burnet County, Texas)**

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.

Date: July 26th, 2019

Grantor: Larry Naumann

Grantor Mailing Address: Larry Naumann
9301 East SH 71
Spicewood, TX 78669

Grantee: COUNTY OF BURNET, TEXAS

Consideration: Cash and other good and valuable consideration acknowledged as received

Property (Including any improvements if any) to convey by through and under Grantors, but not otherwise: Please see Attached Exhibit "A" map of area which is fully described below:

BEING A 0.95 ACRE TRACT OF LAND OUT OF THE MATIAS SILVA SURVEY NO. 261, ABSTRACT NO. 778, BURNET COUNTY TEXAS BEING A PORTION OF CALLED 118.14 ACRES CONVEYED TO LARRY NAUMANN BY GIFT DEED RECORDED IN VOLUME 631, PAGE 557, THE OFFICIAL PUBLIC RECORD BURNET COUNTY TEXAS (O.P.R.B.C.T.). SAID 0.95 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING THE SOUTHEAST CORNER HEREOF AND BEIGN IN THE SOUTHWEST LINE OF SAID 118.14 ACRES AND THE NORTH LINE OF TRACT "B", 0.36 ACRES CONVEYED TO THE STATE OF TEXAS DESCRIBED IN VOLUME 98, PAGE 354, DEED RECORDS, BURNET COUNTY, TEXAS WITH A TIE TO A TYPE 1 CONCRETE HIGHWAY MONUMENT FOUND WICH BEARS S35°26'28"E (S34°43'E 308.3') 272.41', A BROKEN TYPE 1 CONCRETE HIGHWAY MONUMENT BEING A CONTROLLING MONUMENT FOR ESTABLISHING THE BOUNDRY OF SAID 0.36 ACRE TRACT, AT THE EAST CORNER OF SAID 0.36 ACRE TRACT IN THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 71 AND FROM THERE N60°26'06"W (N59°42'W) 10080.07' TO SAID TYPE ONE CONCRETE HIGHWAY MONUMENT BEING ANOTHER CONTROLLING MONUMENT FOR ESTABLISHING THE BOUNDRY OF SAID 0.36 ACRE TRACT;

THENCE N35°26'28" W (N34°43'W 308.3') 35.89', ALONG THE SOUTH LINE OF THIS 0.95 ACRES AND OF SAID 118.14 ACRES AND THE NORTH LINE OF SAID 0.36 ACRE TRACT, TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING THE SOUTHWEST CORNER HEREOF AND BEING IN

THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 408 AS CALLED IN THE FIELD NOTES OF SAID 0.36 ACRES FROM WHICH POINT THE NORTH CORNER OF SAID 0.36 ACRE TRACT BEARS N60°25'28"W 22.00' (N59°42'W 22') CALLED TO BE IN THE CENTER OF SAID COUNTY ROAD;

THENCE N01°34'38" W 2053.19', ALONG THE WEST LINE OF THIS 0.95 ACRES AND NEAR THE EAST FENCED RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 408, TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING THE NORTHWEST CORNER HEREOF IN THE NORTH LINE OF SAID 118.14 ACRES IN THE CENTER OF A CREEK AND BEING IN THE SOUTH LINE OF 7.00 ACRES CONVEYED TO PAUL QUINNEY AND MELDA QUINNEY, IN VOLUME 385, PAGE 689, O.P.R.B.C.T. ;

THENCE N78°44'14" E (N80°14'E) 20.29', ALONG THE NORTH LINE OF THIS 0.95 ACRES AND OF SAID 118.14 ACRES AND THE SOUTH LINE OF SAID 7.00 ACRES, TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING THE NORTHEAST CORNER HEREOF IN THE CENTER OF SAID CREEK;

THENCE S01°34'38" E 2086.41', ALONG THE EAST LINE OF THIS 0.95 ACRES, TO THE PLACE OF BEGINNING (P.O.B.).

Reservations from Conveyance: None

Exceptions to Conveyances and Warranty: Restrictions, covenants, conditions, easements, if any, relating to the Property, but only to the extent they are still in effect, shown of record in Burnet County, Texas; all zoning laws; regulations; and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the property; and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt is acknowledged, and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

The contract between Grantor as the Seller and Grantee as the Buyer may contain obligations or limitations as to warranties. To the extent the contract provides for such limitations and obligations to survive the contract or this conveyance, then the obligations and limitations shall be deemed incorporated in this deed by reference. The warranty of title in this deed is not affected by and is expressly excluded from the limitations described in this paragraph.

When the content requires, singular nouns and pronouns include the plural.

CONVEYANCE OF 0.71 ACRES BY DONATION

Furthermore, Larry Nauman, referred to as "Grantor" and in consideration of one dollar (\$1.00) and other good and valuable consideration, to Grantor's hand paid by BURNET COUNTY,

TEXAS receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day Donated and by these presents do Grant, Give, and Convey unto BURNET COUNTY, TEXAS, a 0.71 Acre tract of land out of 118.14 acres previously conveyed to Larry Naumann by gift deed recorded in Volume 631, Page 557, the Official Public Record Burnet County Texas (O.P.R.B.C.T.) As shown in the same **EXHIBIT A** described above and attached, and which is situated in Burnet County, Texas. Said 0.71 Acre tract consists of a portion of Burnet County Road 408 that lies upon said tract. The purpose of the donation is to provide right-of-way ownership to BURNET COUNTY, TEXAS for the portion of County Road 408 that lies on said 0.71 acres which serves a public purpose.

TO HAVE AND TO HOLD the 0.71 acres Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto BURNET COUNTY, TEXAS, and its assigns forever; and Grantor does hereby binds himself, his successors and assigns to warrant and forever defend all and singular title to the Property, unto BURNET COUNTY, TEXAS, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by or under the Grantor, but not otherwise.

This donation, grant and conveyance of the Property is subject to all easements, covenants, conditions and other matters of record in the Official Public Records of Burnet County, Texas and applicable to the Property.

(remainder of page intentionally left blank; signature pages follow)


Larry Naumann

STATE OF TEXAS

COUNTY OF BURNET

This instrument was acknowledged before me on July 26, 2019, by Larry Naumann.



Notary Public, State of Texas

Grantee's Mailing Address:
(REQUIRED FOR FILING)
220 S. Pierce
Burnet, Texas 78611

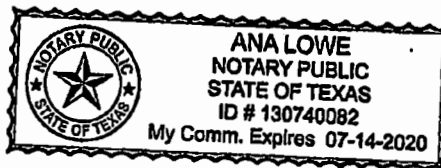


EXHIBIT "X" P. 1 OF 2

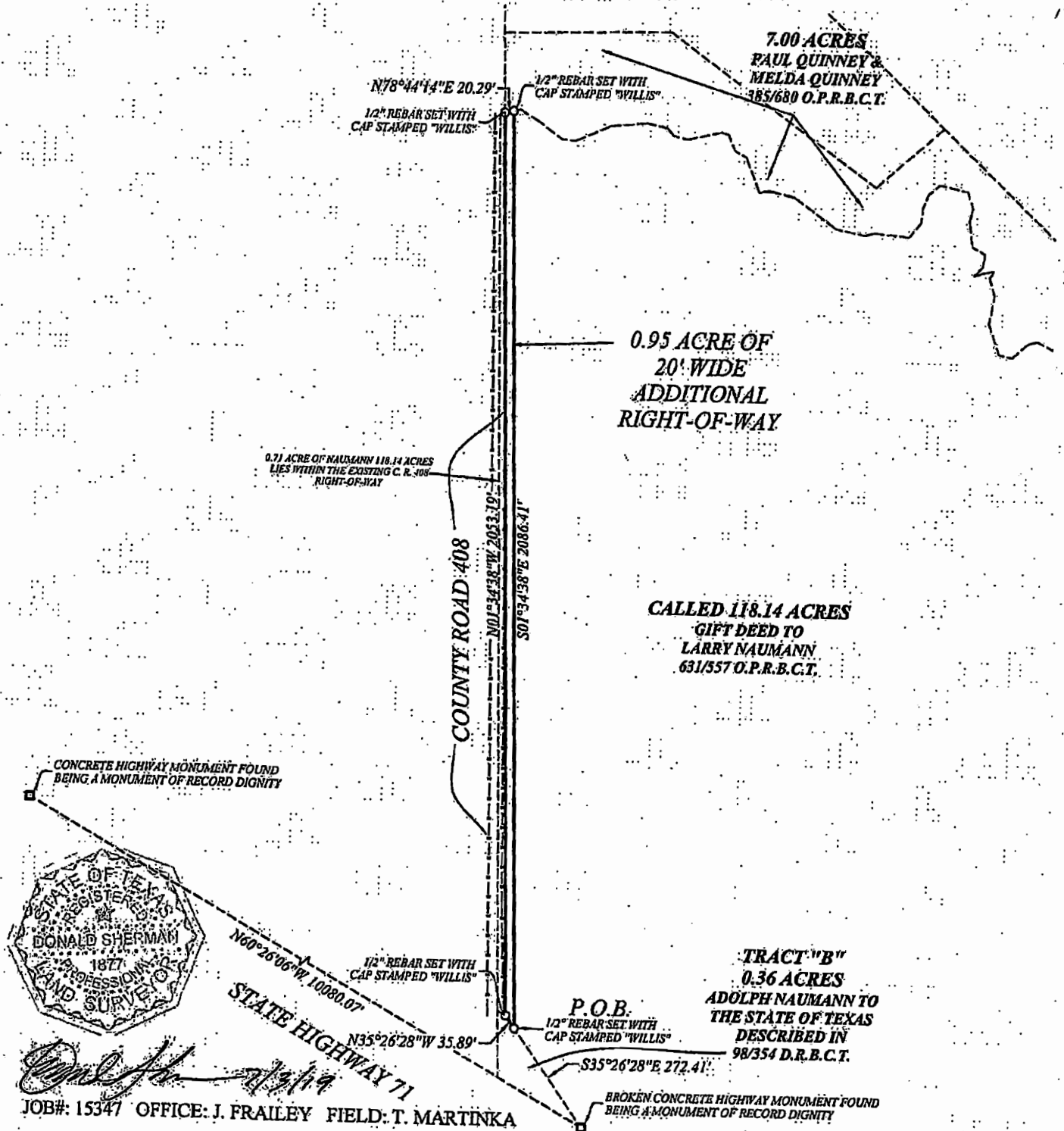
Willis - Sherman Associates, Inc.



LAND SURVEYORS AND PLANNERS
310 MAIN - MARBLE FALLS, TEXAS - 76654
(830) 693-3566 FAX (830) 693-5362
FIRM NUMBER: 10027600

A SURVEY PLAT TO
ACCOMPANY FIELD NOTES
OF 0.95 ACRES
OUT OF THE
MATIAS SILVA
SURVEY NO. 261,
ABSTRACT NO. 778'
BURNET COUNTY, TEXAS.

PAGE 1 OF 2



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PAGE 2 OF 2

STATE OF TEXAS:
COUNTY OF BURNET:

FIELD NOTES TO ACCOMPANY A SURVEY PLAT OF A 0.95 ACRE TRACT OF LAND OUT OF THE MATIAS SILVA SURVEY NO. 261, ABSTRACT NO. 778, BURNET COUNTY TEXAS BEING A PORTION OF CALLED 118.14 ACRES CONVEYED TO LARRY NAUMANN BY GIFT DEED RECORDED IN VOLUME 631, PAGE 557, THE OFFICIAL PUBLIC RECORD BURNET COUNTY TEXAS (O.P.R.B.C.T.). THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83. DISTANCES SHOWN ARE GRID DISTANCES. SURFACE DISTANCES CAN BE OBTAINED USING A SURFACE ADJUSTMENT FACTOR OF 1.00012. () DENOTES RECORD INFORMATION

BEGINNING AT A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING THE SOUTHEAST CORNER HEREOF AND BEING IN THE SOUTHWEST LINE OF SAID 118.14 ACRES AND THE NORTH LINE OF TRACT "B", 0.36 ACRES CONVEYED TO THE STATE OF TEXAS DESCRIBED IN VOLUME 98, PAGE 354, DEED RECORDS, BURNET COUNTY, TEXAS WITH A TIE TO A TYPE 1 CONCRETE HIGHWAY MONUMENT FOUND WHICH BEARS S35°26'28"E (S34°43'E 308.3') 272.41', A BROKEN TYPE 1 CONCRETE HIGHWAY MONUMENT BEING A CONTROLLING MONUMENT FOR ESTABLISHING THE BOUNDARY OF SAID 0.36 ACRE TRACT, AT THE EAST CORNER OF SAID 0.36 ACRE TRACT IN THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 71 AND FROM THERE N60°26'06"W (N59°42'W) 10080.07' TO SAID TYPE ONE CONCRETE HIGHWAY MONUMENT BEING ANOTHER CONTROLLING MONUMENT FOR ESTABLISHING THE BOUNDARY OF SAID 0.36 ACRE TRACT;

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THENCE N78°44'14"E (N80°14'E) 20.29', ALONG THE NORTH LINE OF THIS 0.95 ACRES AND OF SAID 118.14 ACRES AND THE SOUTH LINE OF SAID 7.00 ACRES, TO A 1/2" REBAR SET WITH CAP STAMPED "WILLIS" BEING THE NORTHEAST CORNER HEREOF IN THE CENTER OF SAID CREEK;

THENCE S01°34'38"E 2086.41', ALONG THE EAST LINE OF THIS 0.95 ACRES, TO THE PLACE OF BEGINNING (P.O.B.);

I HEREBY CERTIFY THAT THE FIELD NOTES HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY 7/2/2019 MADE UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE AS DESCRIBED HEREON.

THIS SURVEY WAS MADE FOR THE BENEFIT OF LARRY NAUMANN AND BURNET COUNTY TEXAS.

DATE

7/2/19

DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877

JOB#: 15347 OFFICE: J. FRAILEY FIELD: T. MARTINKA





FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Janet Parker

Janet Parker, County Clerk

Burnet County Texas

7/26/2019 11:31:33 AM

FEE: \$0.00

201907771

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