

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.

DEED WITHOUT WARRANTY

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

BRUSHY CREEK MUNICIPAL UTILITY DISTRICT ("*Grantor*"), for good and valuable consideration in hand paid to Grantor by **WILLIAMSON COUNTY** ("*Grantee*"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED AND CONVEYED and, by these presents, does GRANT AND CONVEY unto Grantee the real property described on **Exhibit "A"**, attached hereto and incorporated herein, together with all improvements thereon, if any (the "*Property*");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's heirs, legal representatives, successors and assigns, forever.

GRANTOR HAS EXECUTED AND DELIVERED THIS DEED AND HAS CONVEYED THE PROPERTY AND GRANTEE HAS RECEIVED AND ACCEPTED THIS DEED AND HAS ACQUIRED THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL.

Executed to be effective as of the ____ day of _____, 2014.

BRUSHY CREEK MUNICIPAL UTILITY
DISTRICT

By: Mike Petter
District Manager

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____,
2014, by Mike Petter, District Manager of Brushy Creek Municipal Utility District, on behalf of
the District.

(seal)

Notary Public Signature

AFTER RECORDING, RETURN TO:

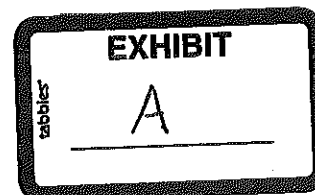
Charles Crossfield
309 East Main
Round Rock, Texas 78664

**Variable Width Right-Of-Way
(For Relocation Of Great Oaks Drive)**

**FIELD NOTE DESCRIPTION OF A
4.510 ACRE TRACT OF LAND OUT OF THE
JAMES GARLAND WALSH and MILDRED LUCILE WALSH,
JAMES GARLAND WALSH, JR. & AVONIA ELIZABETH JAECKS TRACT,
LOCATED IN WILLIAMSON COUNTY, TEXAS**

BEING a 4.510 acre (196,434 square feet) tract of land situated in the Ephraim Evans Survey, Abstract No. 212, and the William Kincaid Survey, Abstract No. 374, Williamson County, Texas; being a portion of the remainder of that certain called 1848.03 acre tract of land described in a Deed from Charles Edwin Walsh and Edith Agnes Walsh, a feme sole to James Garland Walsh, filed for record on December 3, 1957, and recorded in Volume 420, Page 538, Deed Records of Williamson County, Texas (D.R.W.C.T.); and being a portion of the undivided forty-six and one-half percent interest of that certain called 166.48 acre tract of land described in a Gift Deed from James Garland Walsh and Mildred Lucile Walsh to James Garland Walsh, Jr., executed February 27, 1995, and recorded in Document No. 9508005, Official Records of Williamson County, Texas (O.R.W.C.T.), same being recorded in Volume 2684, Page 0507, D.R.W.C.T.; and being a portion of the undivided forty-six and one-half percent interest of that certain called 166.48 acre tract of land described in a Gift Deed from James Garland Walsh and Mildred Lucile Walsh to Avonia Elizabeth Jaecks, executed February 27, 1995, and recorded in Document No. 9508006, Official Records of Williamson County, Texas (O.R.W.C.T.), same being recorded in Volume 2684, Page 0511, D.R.W.C.T.; and being a portion of the undivided one and one-half percent interest of that certain called 166.48 acre tract of land described in a Gift Deed from James Garland Walsh and Mildred Lucile Walsh to James Garland Walsh, Jr., executed April 4, 1996, and recorded in Document No. 9618420, O.R.W.C.T.; and being a portion of the undivided one and one-half percent interest of that certain called 166.48 acre tract of land described in a Gift Deed from James Garland Walsh and Mildred Lucile Walsh to Avonia Elizabeth Jaecks, executed April 4, 1996, and recorded in Document No. 9618421, O.R.W.C.T.; said 4.510 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas State Plane Coordinates NAD83/93 HARN, Texas Central Zone, which is based upon the published positions of the City of Round Rock Control Monuments No. 01-005, 01-031 and 01-032:

BEGINNING at a 1/2-inch iron rod (Control Monument) found marking the common northwest corner of said 166.48 acre tract as described in said Document No.s 9508005, 9508006, 9618420 and 9618421 (hereafter referred to as 166.48 acre tract), and the southwest corner of Lot I, Block I, Brushy Creek North Subdivision Section One, filed for record on April 18, 1977, recorded in Cabinet C, Slide 303, Plat Records of Williamson County, Texas, said point being on the easterly right-of-way (R.O.W.) line of



Field Note Description continued
4.510 acre tract

Great Oaks Drive (a dedicated 100 foot wide R.O.W. per said Brushy Creek North Subdivision Section One), said point also being the northwest corner of the herein described tract and being located at Texas State Plane Coordinate grid position X=3112696.52 and Y=10168744.87, and from which a 1/2-inch iron rod (Control Monument) found marking the northeast corner of said 166.48 acre tract bears North 69 degrees 28 minutes 18 seconds East, at 2,910.49 feet;

THENCE, North 69 degrees 28 minutes 18 seconds East, departing the easterly R.O.W. line of said Great Oaks Drive, and with the common northerly line of said 166.48 acre tract and the southerly line of Block 1 of said Brushy Creek North Subdivision Section One, a distance of 3.89 feet to a calculated point for the northeast corner of the herein described tract, said point also being the beginning of a tangent curve to the left from which the radius point bears North 62 degrees 18 minutes 25 seconds East, at 300.00 feet;

THENCE, departing said common line, and crossing through the interior of said 166.48 acre tract, the following eight (8) calls:

- 1) In a southeasterly direction, with said curve to the left, through a central angle of 57 degrees 04 minutes 03 seconds, an arc length of 298.80 feet, and a chord bearing and distance of South 56 degrees 13 minutes 36 seconds East - 286.61 feet to a calculated point for a corner of the herein described tract and being the end of said curve;
- 2) South 84 degrees 45 minutes 38 seconds East, a distance of 218.82 feet to a calculated point for a corner of the herein described tract and being the beginning of a tangent curve to the right from which the radius point bears South 05 degrees 14 minutes 22 seconds West, at 400.00 feet;
- 3) In a southeasterly direction, with said curve to the right, through a central angle of 65 degrees 07 minutes 30 seconds, an arc length of 454.66 feet, and a chord bearing and distance of South 52 degrees 11 minutes 53 seconds East - 430.58 feet to a calculated point for a corner of the herein described tract and being the end of said curve;
- 4) South 19 degrees 38 minutes 08 seconds East, a distance of 507.99 feet to a calculated point for a corner of the herein described tract and being the beginning of a tangent curve to the right from which the radius point bears South 70 degrees 21 minutes 52 seconds West, at 400.00 feet;
- 5) In a southerly direction, with said curve to the right, through a central angle of 45 degrees 37 minutes 35 seconds, an arc length of 318.53 feet, and a chord bearing and distance of South 03 degrees 10 minutes 40 seconds West - 310.18 feet to a

Field Note Description continued
4.510 acre tract

calculated point for a corner of the herein described tract and being the end of said curve;

- 6) South 25 degrees 59 minutes 27 seconds West, a distance of 226.32 feet to a calculated point for an angle point and corner of the herein described tract;
- 7) South 03 degrees 44 minutes 48 seconds East, a distance of 39.05 feet to a calculated point for an angle point and corner of the herein described tract;
- 8) South 70 degrees 46 minutes 09 seconds East, a distance of 401.65 feet to a calculated point for the southernmost corner of the herein described tract, said point being on the southerly line of said 166.48 acre tract, same being the northerly line of Sam Bass Road - also known as F.M. 175, and from which a 32 inch Live Oak Tree (called 30 inch Liveoak Tree per said deeds for 166.48 acre tract) found marking an angle point along the southerly line of said 166.48 acre tract bears South 72 degrees 43 minutes 40 seconds East, at 193.81 feet;

THENCE, with the southerly line of said 166.48 acre tract, same being the northerly line of said Sam Bass Road, the following three (3) calls:

- 1) North 72 degrees 43 minutes 40 seconds West, a distance of 447.24 feet to a 15 inch Elm Tree (called 12 inch Elm Tree per said deeds for 166.48 acre tract) found for an angle point and corner of the herein described tract;
- 2) North 56 degrees 21 minutes 32 seconds West, a distance of 298.97 feet to a 14 inch Elm Tree (called 12 inch Elm Tree per said deeds for 166.48 acre tract) found for an angle point and corner of the herein described tract;
- 3) North 55 degrees 11 minutes 27 seconds West, a distance of 152.39 feet to a 1/2-inch iron rod (Control Monument) found for the southwest corner of said 166.48 acre tract and a corner of the herein described tract, said point marking the intersection of the easterly R.O.W. line of said Great Oaks Drive and the northerly line of said Sam Bass Road;

THENCE, North 19 degrees 38 minutes 08 seconds West, departing the northerly line of said Sam Bass Road, and with the common easterly R.O.W. line of said Great Oaks Drive and the westerly line of said 166.48 acre tract, a distance of 7.34 feet to a calculated point for a corner of the herein described tract:

THENCE, departing said common line, and crossing through the interior of said 166.48 acre tract, the following eight (8) calls:

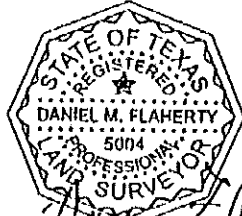
Field Note Description continued
4.510 acre tract

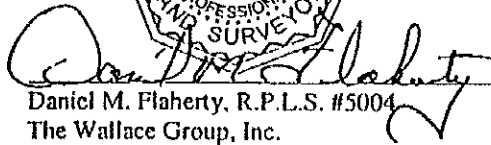
- 1) South 56 degrees 20 minutes 18 seconds East, a distance of 340.68 feet to a calculated point for an angle point and corner of the herein described tract;
- 2) North 77 degrees 00 minutes 01 seconds East, a distance of 49.34 feet to a calculated point for an angle point and corner of the herein described tract;
- 3) North 25 degrees 59 minutes 27 seconds East, a distance of 226.89 feet to a calculated point for a corner of the herein described tract and being the beginning of a tangent curve to the left from which the radius point bears North 64 degrees 00 minutes 33 seconds West, at 300.00 feet;
- 4) In a northerly direction, with said curve to the left, through a central angle of 45 degrees 37 minutes 35 seconds, an arc length of 238.90 feet, and a chord bearing and distance of North 03 degrees 10 minutes 40 seconds East - 232.64 feet to a calculated point for a corner of the herein described tract and being the end of said curve;
- 5) North 19 degrees 38 minutes 08 seconds West, a distance of 507.99 feet to a calculated point for a corner of the herein described tract and being the beginning of a tangent curve to the left from which the radius point bears South 70 degrees 21 minutes 52 seconds West, at 300.00 feet;
- 6) In a northwesterly direction, with said curve to the left, through a central angle of 65 degrees 07 minutes 30 seconds, an arc length of 340.99 feet, and a chord bearing and distance of North 52 degrees 11 minutes 53 seconds West - 322.93 feet to a calculated point for a corner of the herein described tract and being the end of said curve;
- 7) North 84 degrees 45 minutes 38 seconds West, a distance of 218.82 feet to a calculated point for a corner of the herein described tract and being the beginning of a tangent curve to the right from which the radius point bears North 05 degrees 14 minutes 22 seconds East, at 400.00 feet;
- 8) In a northwesterly direction, with said curve to the right, through a central angle of 23 degrees 54 minutes 58 seconds, an arc length of 166.97 feet, and a chord bearing and distance of North 72 degrees 48 minutes 09 seconds West - 165.76 feet to a calculated point for a corner of the herein described tract, said point being on the common easterly R.O.W. line of said Great Oaks Drive and the westerly line of said 166.48 acre tract;

THENCE, North 19 degrees 38 minutes 08 seconds West, with the common easterly R.O.W. line of said Great Oaks Drive and the westerly line of said 166.48 acre tract, a distance of 221.41 feet to the POINT OF BEGINNING of the herein described tract, encompassing within the metes recited 4.510 acres (196,434 square feet) of land, more or less, based on a survey performed by The Wallace Group, Inc. in July of 2003.

Field Note Description continued
4.510 acre tract

I, Daniel M. Flaherty, Registered Professional Land Surveyor No. 5004, State of Texas, do hereby certify that this field note description was prepared from an actual survey of the property performed on the ground and that the same is true and correct.



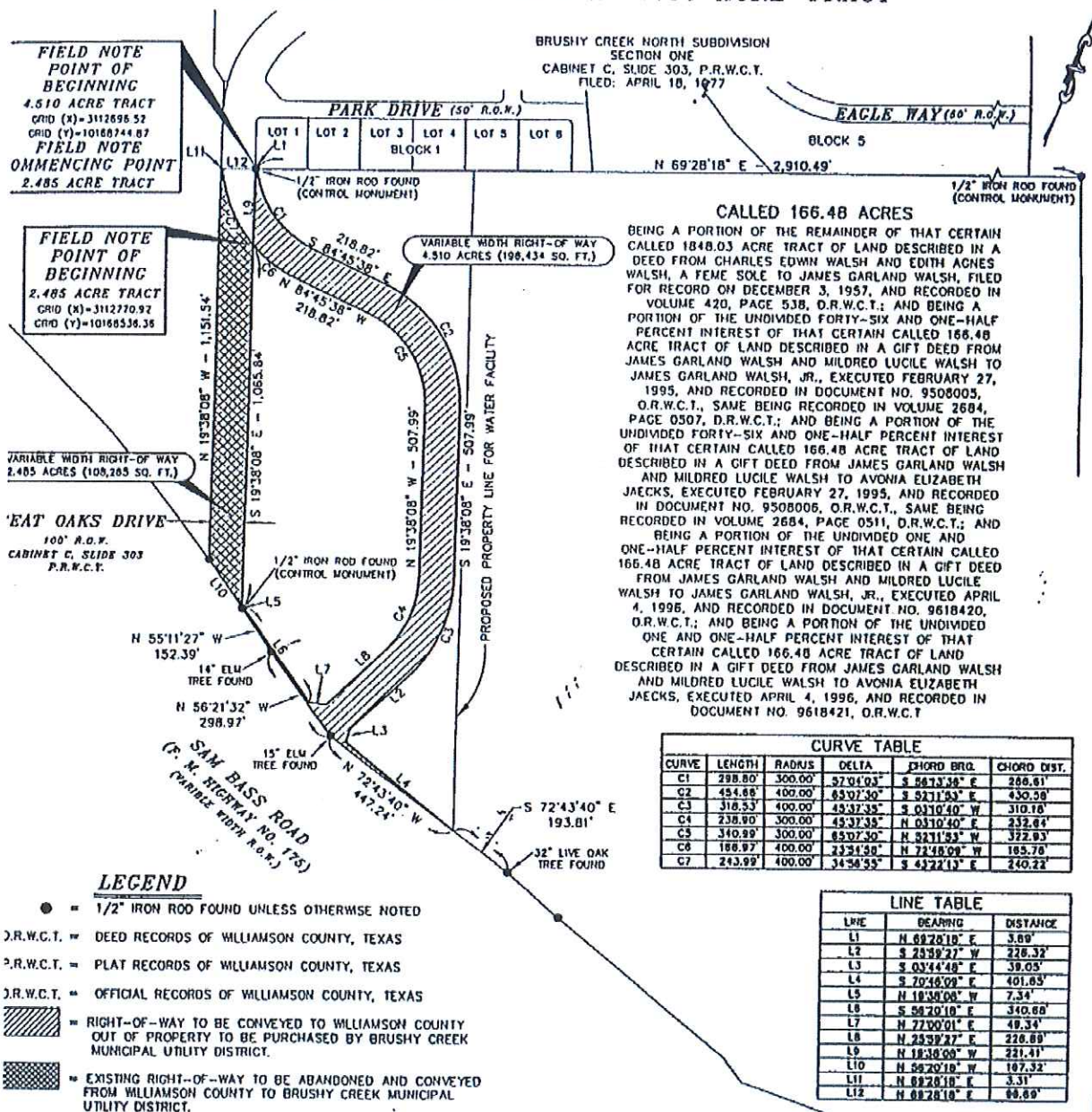

Daniel M. Flaherty, R.P.L.S. #5004

The Wallace Group, Inc.
Old Town Square
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
Work Order No. 15641

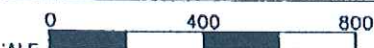
02-12-04
Date

15641-Walsh_FN03.doc

EXHIBIT "A"
DRAWING TO ACCOMPANY FIELD NOTE DESCRIPTION OF
A 4.510 ACRE TRACT AND A 2.485 ACRE TRACT



The Wallace Group, Inc.
Engineers ■ Architects ■ Planners ■ Surveyors
Austin ■ Dallas ■ Killeen ■ Round Rock ■ Waco
One Chisholm Trail, Suite 130, Round Rock, Texas 78681
Ph (512) 248-0065 Fax (512) 246-0359



PLAT NO. RR A-4111 DRAFT DATE 02-12-04 DRAWN BY MJM
 WORK ORDER NO. 15641 FIELDBOOK NO. RR 28/35 C 41 WALSH EN-03/04