

WATER QUALITY/DETENTION POND DEDICATION DEED

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 FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

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

THAT England Ranch NE Limited Partnership, a Texas Limited Partnership, hereinafter referred to as Grantor (whether one or more), the undersigned, ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by WILLIAMSON COUNTY, a political subdivision of the State of Texas ("Grantee"), has DEDICATED, GRANTED, SOLD and CONVEYED, and by these presents does DEDICATE, GRANT, SELL and CONVEY, unto Grantee, the real property situated in Williamson County, Texas, which is described in Exhibit "A", attached hereto and incorporated herein by reference for all purposes ("Property"), and all tenements, hereditaments, rights, privileges, interests, easements and appurtenances belonging or in anywise pertaining to the Property.

TO HAVE AND TO HOLD the above-described premises, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the above-described premises unto Grantee, its legal representatives, successors and assigns, against every person or entity whomsoever lawfully claiming or to claim the same or any part thereof.

If Grantee ever ceases to use the Property as a water quality/detention pond, then the Property conveyed herein shall revert and vest in Grantor, their heirs, successors, or assigns, voiding this

conveyance and entitling Grantor to possession of that portion of the Property without further action.

IN WITNESS WHEREOF, this Dedication Deed is executed on the 18 day of NOVEMBER, 2015.

GRANTOR:

By: England Ranch Management LLC
(a Texas limited liability company)
Its General Partner

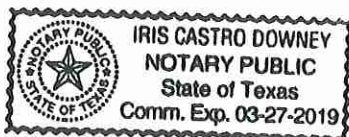
By: [Signature]
Name: Joe F. England
Title: Co-Manager

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on November 18, 2015, by JOE F. ENGLAND of WILLIAMSON COUNTY TX., in the capacity and on behalf of said corporation, and for the purposes and consideration recited herein.



Iris Castro Downey
Notary Public, State of Texas
My commission expires: 3/27/2019

AFTER RECORDING RETURN TO:

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

EXHIBIT DA

Drainage Easement
1.758 Acres of Land
Williamson County, Texas

DESCRIPTION

BEING 1.758 ACRES OF LAND SITUATED IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 552, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF A 390.22 ACRE TRACT OF LAND DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 637, PAGE 535 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMENCING at a 1/2 inch iron rod with plastic cap stamped "Landesign" found on the south right-of-way of Avery Ranch Blvd. (120' R.O.W.), the south line of that certain tract of land conveyed to Williamson County, Texas, by deed recorded in Document No. 2000055510 of the Official Public Records of Williamson County, Texas, and for the northeast corner of that certain tract of land conveyed in a deed to Pearson Place at Avery Ranch, Ltd. of record in Document No. 2008069213 of the Official Public Records of Williamson County, Texas, from which a 1/2 inch iron rod found for the northwest corner of said Pearson Place at Avery Ranch, Ltd. (Document No. 2008069213) and for the northeast corner of that certain tract of land conveyed in a deed to Pearson Place at Avery Ranch, Ltd. of record in Document No. 2008067179 of the Official Public Records of Williamson County, Texas, bears S68°15'59"W a distance of 16.85 feet;

THENCE with the south line of said Avery Ranch Blvd., N68°15'59"E a distance of 1446.31 feet to a point, from which a 1/2 inch iron rod set with cap stamped "Cunningham-Allen, Inc." bears N68°15'59"E a distance of 619.89 feet;

THENCE over and across said 390.22 acre tract, S21°44'01"E a distance of 20.00 feet to the POINT OF BEGINNING of the herein described tract;

THENCE continuing over and across said 390.22 acre tract and 20.00 feet south of and parallel with the right-of way line of said Avery Ranch Blvd. the following two (2) courses and distances:

1. N68°15'59"E a distance of 619.89 feet to a point at the beginning of a curve to the left;
2. With said curve to the left having a radius of 1280.00 feet, an arc length of 248.66 feet, a delta angle of 11°07'51", and a chord which bears N62°42'04"E a distance of 248.27 feet to a point;

THENCE continuing over and across said 390.22 acre tract, the following five (5) courses and distances:

1. S01°31'51"W a distance of 220.51 feet to a point;
2. S68°15'59"W a distance of 342.85 feet to a point;
3. N21°44'01"W a distance of 163.50 feet to a point;
4. S68°15'59"W a distance of 449.50 feet to a point at the beginning of a non-tangential curve

Exhibit " "
Page 2 of 2
9/23/2009

EXHIBIT ~~B~~ A

Drainage Easement
1.758 Acres of Land
Williamson County, Texas

- to the right;
- 5 - With said curve to the right having a radius of 75.00 feet, an arc length of 19.55 feet, a delta angle of 14°56'08", and a chord which bears N17°57'55"E a distance of 19.50 feet to the **POINT OF BEGINNING** of the herein described tract, containing 1.758 acres of land, more or less, within these metes and bounds.

Bearing Reference: Grid North, Texas Coordinate System of 1983 Central Zone (CORS96).

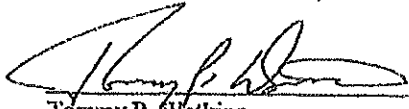
Distances shown hereon are surface using a combined scale factor of 0.999810 (grid = surface x scale factor)

Subject tract shown hereon is an easement. No monumentation set for corners.

Reference is herein made to the sketch accompanying this metes and bounds description.

I hereby certify that this description was prepared from the results of a survey made on the ground under my supervision.

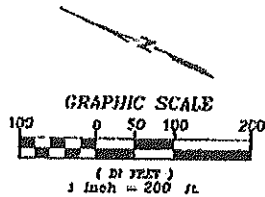
CUNNINGHAM-ALLEN, INC.


Tommy P. Watkins
Registered Professional Land Surveyor No. 4549
State of Texas
Date: 9/23/2009

SKETCH TO ACCOMPANY DESCRIPTION

DRAINAGE EASEMENT
SHEET 1 OF 1

EXHIBIT *PA*



REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.

SUBJECT TRACT SHOWN HEREON IS AN EASEMENT. NO MONUMENTATION SET FOR CORNERS.

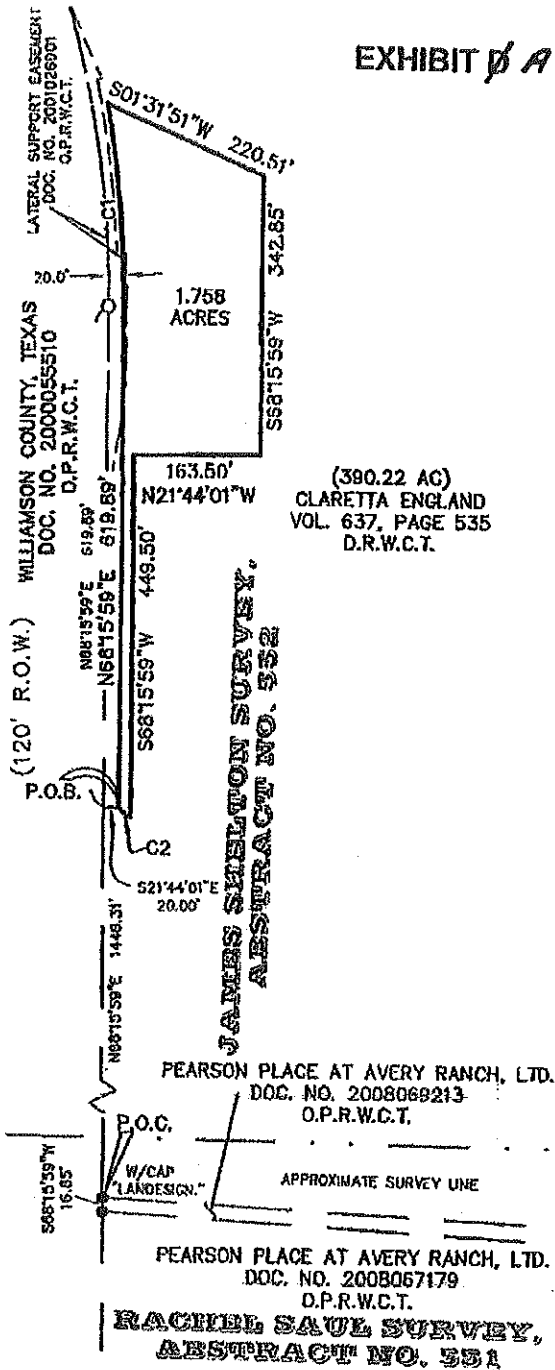
BEARING REFERENCE: TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (CORS98).

DISTANCES SHOWN HEREON ARE SURFACE USING A COMBINED SCALE FACTOR OF 0.999810 (GRID = SURFACE X SCALE FACTOR)

LEGEND

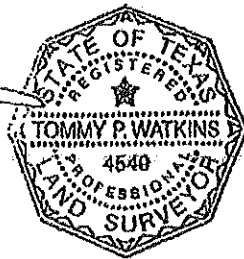
- 1/2" IRON ROD SET WITH CAP
STAMPED "CUNNINGHAM-ALLEN, INC."
- 1/2" IRON ROD FOUND (UNLESS STATED)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

AVERY RANCH BOULEVARD



SURVEYED BY:

Tommy P. Watkins
TOMMY P. WATKINS
REG. PROF. LAND SURVEYOR
NO. 4549
DATE: 5/22/2009



3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819

Cunningham Allen Tel.: (512) 327-2946

Engineers • Surveyors Fax: (512) 327-2973

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	1280.00'	248.66'	11°07'51"	N62°42'04"E	248.27'
C2	75.00'	19.55'	14°56'08"	N17°57'55"E	19.50'

S:\0575201\Drawings\0575201_easement_15' storm along avery ranch blvd.dwg 9/22/2009 16:12 PM CDI

CLIENT: -
DATE: 09-21-2009 CREW: -

OFFICE: -ded
F.B.: -

PROJ #: -DS76001
FILE NAME: -15' storm

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