

EXCHANGE SPECIAL WARRANTY DEED

THE STATE OF TEXAS

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§

COUNTY OF WILLIAMSON

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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.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **WILLIAMSON COUNTY, TEXAS** hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00), in consideration of the grant of that certain exchange tract by deed from Grantee to Grantor, and other good and valuable consideration to Grantor in hand paid by Grantee, 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 **STEPHEN F. BOHLS and WILLIAM B. BOHLS** all of 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 0.135 acre (5,871 SF), more or less, being a part of and out of the W.J. Baker Survey, Abstract No. 65 , Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; and any encroachments or overlapping of improvements.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Stephen F. Bohls and William B. Bohls and their assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantors, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2015.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Dan A. Gattis, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on this the ____ day of _____, 2015 by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas

GRANTEE'S MAILING ADDRESS:

Stephen F. Bohls and William B. Bohls
300 Bowie Street, #3501
Austin, Texas 78703

AFTER RECORDING RETURN TO:

EXHIBIT _____

County: Williamson
Tract No.: 4
Highway: Williamson County Events Center Access Road
Limits: From: F. M. 397 (Carlos G. Parker Blvd.)
To: F. M. 1431 (Chandler Road)

DESCRIPTION FOR TRACT 4

DESCRIPTION OF A 0.135 ACRE (5,871 SQ. FT.) TRACT OF LAND, LOCATED IN THE W. J. BAKER SURVEY, ABSTRACT 65, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 39.863 ACRE TRACT OF LAND AS DEDICATED IN A DEED TO WILLIAMSON COUNTY, TEXAS, AS DESCRIBED IN DOCUMENT NUMBER 2014081582 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.135 ACRE (5,871 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC. FOR THIS TRACT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found 123.29 feet left of Bill Pickett Trail engineer's centerline station (E.C.S.) 54+86.95, on the west line of said 39.863 acre tract, same being on the east line of a called 137.565 acre tract as dedicated in a deed to William B. Bohls and Stephen F. Bohls, Tract Two, recorded in document number 1999080705, O.P.R.W.C.TX.;

THENCE, with a curve to the left, an arc distance of 25.53 feet, through a central angle of 01°09'40", having a radius of 1260.00 feet, and a chord that bears S 15°43'47" W, a distance of 25.53 feet with the west line of said 39.863 acre tract, and the east line of said 137.565 acre tract, to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set 128.51 feet left of E.C.S. 54+57.89, same point being on the proposed west right-of-way line of Bill Pickett Trail, for the **POINT OF BEGINNING** (Grid = N:10196993.68, E:3209156.90) of the tract described herein;

1) **THENCE**, S 04°59'07" W over and across said 39.863 acre tract with the proposed west right-of-way line of Bill Pickett Trail, a distance of 444.69 feet, to a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW" set 88.68 feet left of E.C.S. 50+15.13, being on the common line of said 39.863 acre tract and said 137.656 acre tract, and the beginning of a curve;

2) THENCE, being a curve to right, an arc distance of 447.04 feet, through a central angle of 20°19'41", having a radius of 1,260.00 feet, and a chord that bears N 04°59'07" E, a distance of 444.70 feet to the **POINT OF BEGINNING**, and containing 0.135 acres (5,871 sq. ft.) of land, more or less.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

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

That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 30th day of September, 2015.

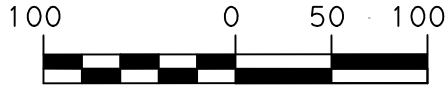
SURVEYING AND MAPPING, LLC.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300

William Reed Herring
Registered Professional Land Surveyor
No. 6355-State of Texas

**PRELIMINARY,
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE**

LEGEND

- CONCRETE MONUMENT FOUND
- ▣ TYPE II CONCRETE MONUMENT FOUND
- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY ROW"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)



GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

WILLIAM B. BOHLS AND
STEPHEN F. BOHLS
TRACT TWO
CALLED 137.565 ACRES
DOC. NO. 1999080705
O.P.R.W.C.TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01° 09' 40"	1260.00'	25.53'	25.53'	S15° 43' 47" W
(C1)	38° 09' 01"	1260.00'	838.97'	823.56'	S02° 45' 33" E
C2	20° 19' 41"	1260.00'	447.04'	444.69'	N04° 59' 07" E

P.O.B.
GRID COORDINATES
E=3209156.90
N=10196993.68
E.C.S. 54+57.89
128.51' LT

**PRELIMINARY,
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE**

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. BILL PICKETT TRAIL ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM K. FRIESE SCHEMATIC RECEIVED BY SAM, LLC. IN SEPTEMBER, 2015.

* COMBINED ACREAGE CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM REED HERRING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355, STATE OF TEXAS

DATE

TIME: 1:46:23 PM
DATE: 10/6/2015
FILE: J:\1015035272\100\Survey\02Base\Parcels\PARCEL_4_1.dgn

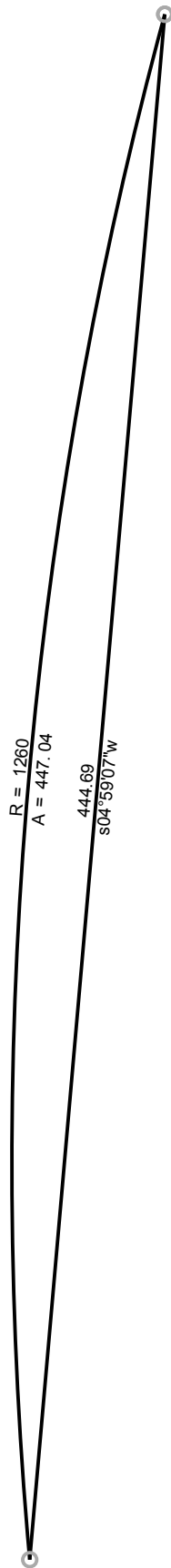
PAGE 3 OF 3
REF. FIELD NOTE NO. 21875

EXISTING	39.863 AC.	ACQUIRE	0.135 AC.	REMAINING	39.728 AC. LEFT
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
TRACT 4
0.135 AC. (5,871 SQ. FT.)



9/30/2015

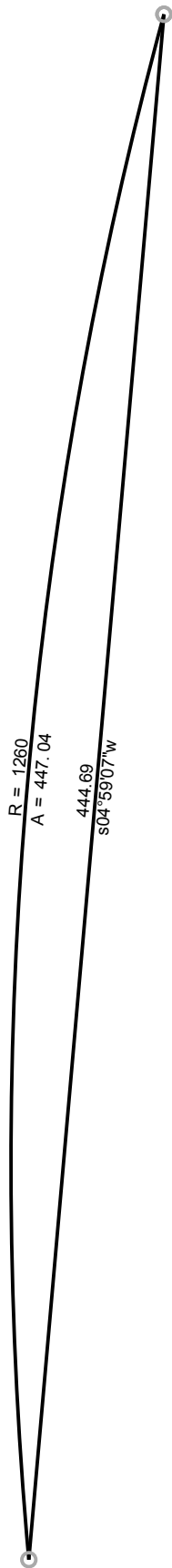
Scale: 1 inch= 50 feet

File: Parcel 04 PLAT.ndp

Tract 1: 0.1348 Acres (5872 Sq. Feet), Closure: s04.5907w 0.01 ft. (1/99191), Perimeter=892 ft.

01 s04.5907w 444.69

02 Rt, r=1260.00, arc=447.04, chord=n04.5907e 444.70



9/30/2015

Scale: 1 inch= 50 feet

File: Parcel 04 SKETCH.ndp

Tract 1: 0.1348 Acres (5872 Sq. Feet), Closure: s04.5907w 0.01 ft. (1/99191), Perimeter=892 ft.

01 s04.5907w 444.69

02 Rt, r=1260.00, arc=447.04, chord=n04.5907e 444.70