

QUITCLAIM DEED

CR 202

THE STATE OF TEXAS

§

§ **KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF WILLIAMSON

§

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) and other good and valuable consideration to Grantor in hand paid by COLLINS PARTNERS LTD., a Texas limited partnership, hereinafter referred to as “Grantee”, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have Quitclaimed and do by these presents Bargain, Sell, Release and forever Quitclaim unto Grantee all of Grantor’s right, title, interest, claim and demand in and to those certain tracts or parcels of land, situated in the County of Williamson, State of Texas, more particularly described in Exhibit “A” (the “Property”) attached hereto and incorporated herein for any and all purposes.

This Quitclaim is made subject to the continued rights of existing utilities, if any, as provided by law, and any required adjustment will be at no cost to the Grantor. In addition, this Quitclaim is subject to all matters of public record and to all easements, leases, agreements or licenses, or other interests which affect the Property, and to any matter which would be disclosed by title examination, survey, investigation or inquiry, including but not limited to the rights of parties in possession.

THIS QUITCLAIM OF THE PROPERTY IS MADE ON AN “AS IS” BASIS, WITH ALL FAULTS AND WITH ANY AND ALL LATENT AND PATENT DEFECTS. BY ACCEPTANCE HEREOF, GRANTEE ACKNOWLEDGES THAT GRANTEE HAS NOT RELIED UPON ANY COVENANT, REPRESENTATION OR WARRANTY, ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY GRANTOR OR BY ANY REPRESENTATIVE OF GRANTOR WITH RESPECT TO THE PROPERTY, AND THAT NEITHER GRANTOR NOR ANY REPRESENTATIVE OF GRANTOR HAS MADE ANY COVENANT, REPRESENTATION OR WARRANTY, ORAL OR WRITTEN, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, PHYSICAL CONDITION, PRESENCE OF HAZARDOUS MATERIALS, VALUATION, UTILITY, FITNESS FOR A PARTICULAR PURPOSE OR OTHERWISE. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE HAS INSPECTED THE PROPERTY AND THE PHYSICAL AND TOPOGRAPHIC CONDITION OF THE PROPERTY AND ACCEPTS QUITCLAIM TO THE PROPERTY “AS IS” IN ITS EXISTING PHYSICAL AND TOPOGRAPHIC CONDITION AND THAT GRANTEE IS RELYING ON GRANTEE’S OWN EXAMINATION OF THE PROPERTY.

TO HAVE AND TO HOLD for said purposes together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said Grantee forever.

(signature on following page)

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2016.

GRANTOR:

WILLIAMSON COUNTY

Date

By: _____
Dan A. Gattis, County Judge

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me on the ____ day of _____, 2016, by Dan A. Gattis, County Judge of Williamson County, Texas, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

After Recording Return to:
Sheets & Crossfield, P.C.
309 E. Main Street
Round Rock, TX 78664

EXHIBIT A

METES AND BOUNDS DESCRIPTION

FOR A 0.149 ACRE TRACT OF LAND LOCATED IN THE THOMAS W. MOORE SURVEY, ABSTRACT NO. 419, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF COUNTY ROAD 202. SAID 0.149 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found monumenting the most northerly northwest corner of a called 92.23 (Tract 1) acre tract of land conveyed to Collins Partners, LTD., recorded in Volume 2106, Page 868 of the Official Records of Williamson County, Texas, said 92.23 acre tract of land being more fully described in Volume 596, Page 578 of the Deed Records of Williamson County, Texas, and the northeast corner of a called 1.11 acre tract of land conveyed to Michael B. Collins and wife Karen S. Collins, recorded in Document No. 2015053195 of the Official Public Records of Williamson County, Texas, said 1.11 acre tract of land being a remnant portion of a called 96.23 acre tract of land described in Volume 595, Page 623 of the Deed Records of Williamson County, Texas, same being on the southerly right-of-way line of said County Road 202, for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2" iron rod found monumenting an interior ell corner of said 92.23 acre Collins Partners, LTD. Tract and the southeast corner of said 1.11 acre Collins tract, bears S 30°04'12" W for a distance of 227.89 feet;

THENCE, departing said southerly right-of-way line of County Road 202, **N 31°44'49" E** over and across said right-of-way of County Road 202 for a distance of **22.92 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the centerline of said County Road 202 right-of-way, for the northwest corner hereof;

THENCE, with said centerline of County Road 202, the following two (2) courses and distances:

1. **S 58°16'23" E** for a distance of **173.71 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point;
2. **S 77°24'48" E** for a distance of **101.87 feet** to a calculated point in the centerline of the North Fork of the San Gabriel River, same being on the east terminus line of said County Road 202, for the northeast corner hereof;

THENCE, **S 22°13'34" E** with the east terminus line of said County Road 202 and the centerline of said North Fork of the San Gabriel River for a distance of **26.70 feet** to a calculated point for the northeast corner of said 92.23 acre Collins Partners, LTD. tract and the southeast terminus corner of said County Road 202, for the southeast corner hereof;

THENCE, departing said centerline of the North Fork of the San Gabriel River, with said southerly right-of-way line of County Road 202 and the north boundary line of said 92.23 acre Collins Partners, LTD. tract, the following two (2) courses and distances:

1. **N 77°29'20" W** passing at a distance of 87.78 feet a PK nail found with shiner marked "SURVTECH, LLC", in all a total distance of **123.19 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point;
2. **N 58°17'36" W** for a distance of **175.21 feet** to the **POINT OF BEGINNING** hereof and containing 0.149 acre of land more or less.

BEARING BASIS: State Plane Coordinate System, NAD-83, Texas Central Zone (4203).
Distances are surface based on a combined surface adjustment factor of 1.00014.

A drawing has been prepared to accompany this metes and bounds description.

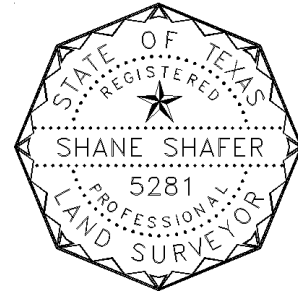
<> *DIAMOND SURVEYING, INC.*
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

Shane Shafer

April 21, 2016

SHANE SHAFER, R.P.L.S. NO. 5281

DATE



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

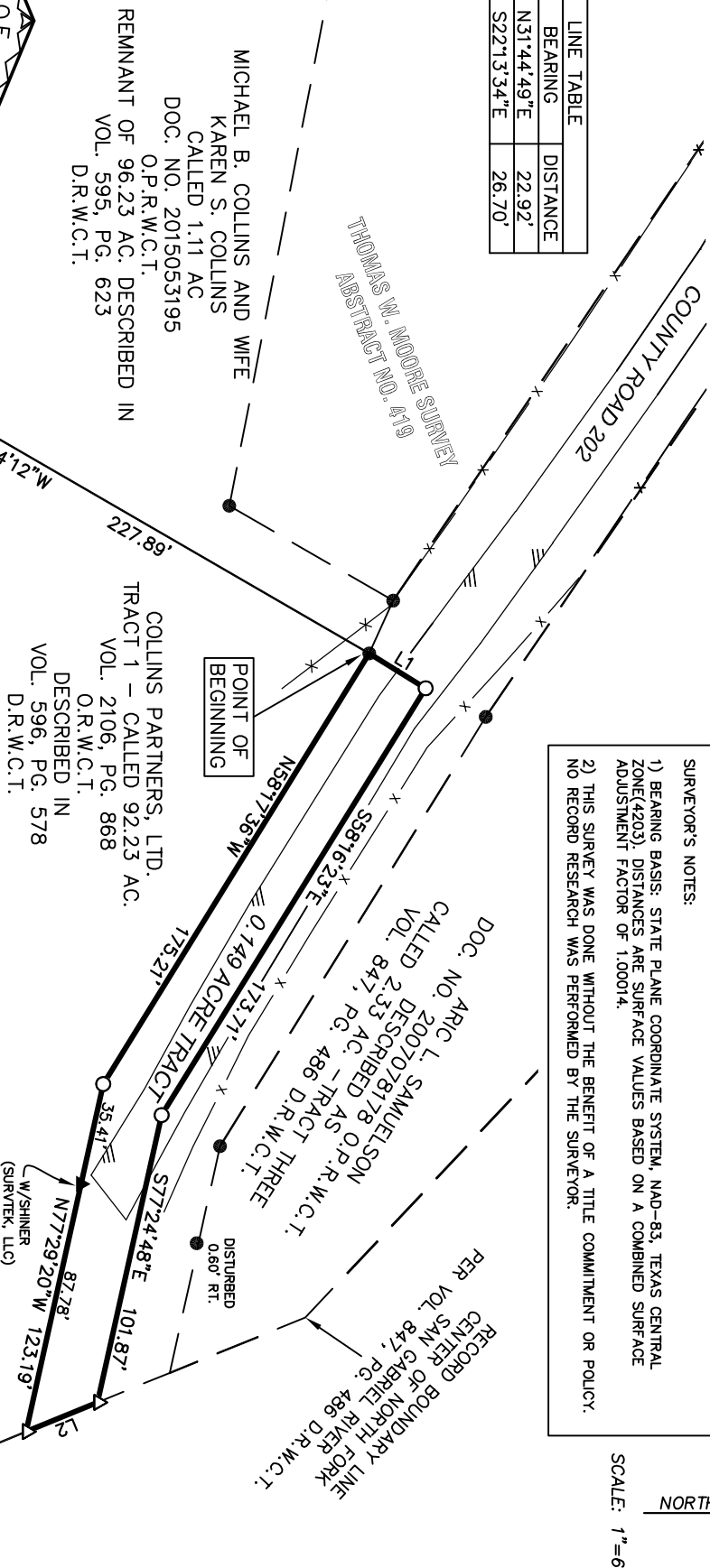
STANDARD LAND SURVEY FOR A 0.149 ACRE TRACT OF LAND LOCATED IN THE THOMAS W. MOORE SURVEY, ABSTRACT NO. 419, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF COUNTY ROAD 202, WILLIAMSON COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	N31°44'49"E	22.92'
L2	S22°13'34"E	26.70'

SURVEYOR'S NOTES:
 1) BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS CENTRAL ZONE(4203). DISTANCES ARE SURFACE VALUES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.
 2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. NO RECORD RESEARCH WAS PERFORMED BY THE SURVEYOR.

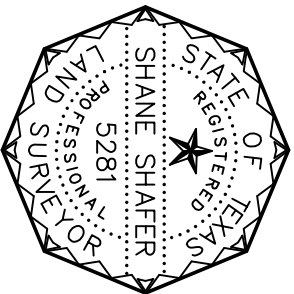
SCALE: 1"=60'

NORTH



LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- ▲ PK NAIL FOUND
- 1/2" IRON ROD W/CAP SET
- △ CALCULATED POINT
- X— BARBED WIRE FENCE
- //— EDGE OF PAVEMENT
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



To: WILLIAMSON COUNTY 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 April 15, 2016. At the time of this survey there were no evidence of encroachments, conflicts or protrusions apparent on the ground. EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV Standard Land Survey. 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

APRIL 21, 2016
 DATE