

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 the LISA A. COUSINS 2015 TRUST, 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 0.066 ACRE TRACT OF LAND LOCATED IN THE JACKSON BERRY SURVEY, ABSTRACT NO. 62, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF COUNTY ROAD 202. SAID 0.066 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found monumenting the northeast corner of a called 15.45 acre tract of land conveyed to Aric L. Samuelson in a Deed, recorded in Document No. 2007078178 of the Official Public Records of Williamson County, Texas, said 15.45 acre tract of land being more fully described as Tract One in a General Warranty Deed, recorded in Volume 847, Page 486 of the Deed Records of Williamson County, Texas, and the southeast corner of a called 17.25 acre tract of land described as Tract 1 in a Special Warranty Gift Deed to Lisa A. Cousins, Trustee of the Lisa A. Cousins 2015 Trust, recorded in Document No. 2015101670 of the Official Public Records of Williamson County, Texas, same being on the west right-of-way line of County Road 202 a variable width right-of-way, for the southwest corner and **POINT OF BEGINNING** hereof, from which an iron rod found with cap marked "MEADOR", monumenting an angle point in the north boundary line of said 15.45 acre Samuelson tract and the south boundary line of said 17.25 acre Cousins tract, bears S 78°45'51" W for a distance of 516.61 feet;

THENCE, **N 22°38'47" W** with said west right-of-way line of County Road 202 and the east boundary line of said 17.25 acre Cousins tract for a distance of **137.19 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the beginning of a curve to the left, for the northwest corner hereof, from which a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point in said west right-of-way line of County Road 202 and the east boundary line of said 17.25 acre Cousins tract, bears N 22°38'47" W for a distance of 101.94 feet;

THENCE, departing said east boundary line of the 17.25 acre Cousins tract, over and across said County Road 202 right-of-way with said curve to the left an arc distance of **27.07 feet**, said curve having a radius of **60.00 feet**, a central angle of **25°50'57"**, and a chord which bears **N 87°58'47" E** for a distance of **26.84 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 northeast corner hereof, from which a cotton spindle found monumenting the southwest corner of a called 24.547 acre tract of land described in a Warranty Deed to Truitt-Doerr Family Limited Partnership, recorded in Document No. 2002077669 of the Official Public Records of Williamson County, Texas, same being on the centerline of said County Road 202 right-of-way bears N 24°45'28" W for a distance of 108.80 feet;

THENCE, **S 19°38'26" E** with said centerline of County Road 202, continuing over and across said County Road 202 for a distance of **127.97 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting the southeast corner hereof;

THENCE, departing said centerline of County Road 202, **S 67°32'02" W** continuing over and across said County Road 202 for a distance of **18.41 feet** to the **POINT OF BEGINNING** hereof and containing 0.066 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.

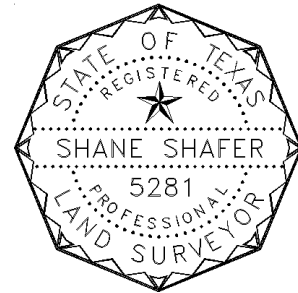
<> **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

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 0.066 ACRE TRACT OF LAND LOCATED IN THE JACKSON BERRY SURVEY, ABSTRACT NO. 62, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF COUNTY ROAD 202, WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°38'47"W	137.19'
L2	S19°38'26"E	127.97'
L3	S67°32'02"W	18.41'
L4	N22°38'47"W	101.94'
L5	N24°45'28"W	108.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	60.00'	27.07'	25°50'57"	N87°58'47"E	26.84'

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ▲ = PK NAIL FOUND
- ⊙ = COTTON SPINDLE FOUND
- = EDGE OF ASPHALT PAVEMENT
- X—X—X = WIRE FENCE
- D.R.W.C.T. = DEED RECORDS WILLIAMSON COUNTY TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS

LISA A. COUSINS, TRUSTEE OF THE
LISA A. COUSINS 2015 TRUST
TRACT 1
DOC. 2015101670
O.P.R.W.C.T.

PROPOSED
RIGHT-OF-WAY
(CUL-DE-SAC)

0.066
ACRE
TRACT

POINT OF
BEGINNING

ARIC L. SAMUELSON
DOC. 2007078178
O.P.R.W.C.T.
DESCRIBED AS
CALLED 1.98 AC.
TRACT TWO
VOL 847, PG. 486
D.R.W.C.T.

ARIC L. SAMUELSON
DOC. 2007078178
O.P.R.W.C.T.
DESCRIBED AS
CALLED 15.45 AC.
TRACT ONE
VOL 847 PAGE 486
D.R.W.C.T.

SURVEYOR'S NOTES:

- 1) 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.
- 2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. NO RECORD RESEARCH WAS PERFORMED BY THE SURVEYOR.

To: WILLIAMSON COUNTY exclusively.

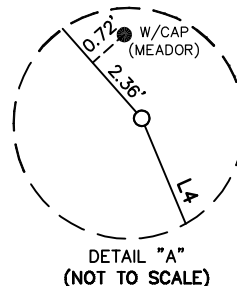
I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direct supervision completed on April 15, 2016. At the time of this survey there were no evidence of encroachments, conflicts or protrusions apparent 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

SHEET 1 OF 1



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

SCALE: 1"=100'

NORTH