

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 ARIC SAMUELSON, 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 1.963 ACRE TRACT OF LAND LOCATED IN THE JACKSON BERRY SURVEY, ABSTRACT NO. 62, THE JAMES LEONARD SURVEY, ABSTRACT NO. 383 AND THE THOMAS W. MOORE SURVEY, ABSTRACT NO. 419, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF COUNTY ROAD 202. SAID 1.963 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 westernmost northwest 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, over and across said County Road 202 right-of-way the following three (3) courses and distances:

1. **N 67°32'02" E** for a distance of **18.41 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", in the centerline of said County Road 202, for an angle point hereof;
2. **N 19°38'26" W** with said centerline of County Road 202 for a distance of **127.97 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the left, for an angle point hereof;
3. With said curve to the left an arc distance of **25.39 feet**, said curve having a radius of **60.00 feet**, a central angle of **24°14'45"**, and a chord which bears **N 62°55'56" E** for a distance of **25.20 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" being on the east right-of-way line of said County Road 202 and the west boundary line of a called 1.98 acre tract of land conveyed to Aric L. Samuelson in said Document No. 2007078178, said 1.98 acre tract of land being more fully described as Tract Two in said Volume 847, Page 486, for the northern most northeast corner hereof;

THENCE, with said east right-of-way line of County Road 202, the west boundary line of said 1.98 acre tract and in part with the west boundary line of a called 2.33 acre tract of land conveyed to Aric L. Samuelson in said Document No. 2007078178, said 2.33 acre tract of land being more fully described as Tract Three in said Volume 847, Page 486, the following eight (8) courses and distances:

1. **S 22°27'58" E** for a distance of **306.24 feet** to a 1/2" iron rod found monumenting an angle point;
2. **S 59°00'29" E** passing at a distance of 305.58 feet a 1/2" iron rod found monumenting the southwest corner of said 1.98 acre Samuelson tract and the northwest corner of said 2.33 acre Samuelson tract, in all a total distance of **521.94 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point;
3. **S 68°44'30" E** for a distance of **84.10 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point;
4. **S 71°09'10" E** for a distance of **411.27 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point;
5. **S 81°28'30" E** for a distance of **18.57 feet** to a 13" Cedar Elm for an angle point;
6. **S 55°47'00" E** for a distance of **287.58 feet** to a 1/2" iron rod found, monumenting an angle point;
7. **S 58°15'11" E** for a distance of **174.80 feet** to a 1/2" iron rod found, monumenting an angle point;
8. **S 77°28'30" E** passing at a distance of 34.88 feet a 1/2" iron rod found (disturbed) 0.60 feet right of this line, in all a total distance of **80.33 feet** to a calculated point for the southeast corner of said 2.33 acre Samuelson tract and the northeast terminus corner of said County Road 202, same being in the center of the North Fork of the San Gabriel River, for the northeast corner hereof;

THENCE, **S 22°13'34" E** with said center of the North Fork of the San Gabriel River and the east terminus line of said County Road 202 for a distance of **26.98 feet** to a calculated point in the center of said County Road 202 for the southeast corner hereof;

THENCE, departing said center of the North Fork of the San Gabriel River and the east terminus line of said County Road 202, over and across said County Road 202, with the centerline of said County Road 202, the following three (3) courses and distances:

1. **N 77°24'48" W** for a distance of **101.87 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point;
2. **N 58°16'23" W** for a distance of **173.71 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point;
3. **N 61°12'38" W** for a distance of **18.83 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting and angle point;

THENCE, departing said centerline of County Road 202, **S 34°13'00" W** over and across the right-of-way of said County Road 202 for a distance of **24.57 feet** to a 1/2" iron rod found monumenting the northeast corner of a called 17.55 acre tract of land conveyed to Aric L. Samuelson in said Document No. 2007078178, said 17.55 acre tract of land being more fully described as Tract Four in said Volume 847, Page 486, same

being the most northerly northwest 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 an angle point hereof, from which a 1/2" iron rod found monumenting the northeast corner of said 1.11 acre Collins tract and 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, bears S 65°42'25" E for a distance of 20.03 feet;

THENCE, with said southerly right-of-way line of County Road 202, the north boundary line of said 17.55 acre Samuelson tract and the north boundary line of said 15.45 acre Samuelson tract, the following five (5) courses and distances:

1. **N 55°55'46" W** for a distance of **244.28 feet** to a fence corner post found for an angle point;
2. **N 70°54'16" W** for a distance of **517.07 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point;
3. **N 59°00'46" W** for a distance of **334.82 feet** to a 1/2" iron rod found monumenting the northeast corner of said 17.55 acre Samuelson tract and the southeast corner of said 15.45 acre Samuelson tract;
4. **N 59°00'03" W** for a distance of **225.09 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying", monumenting an angle point;
5. **N 22°24'17" W** for a distance of **192.86 feet** to the **POINT OF BEGINNING** hereof and containing 1.963 acres 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.

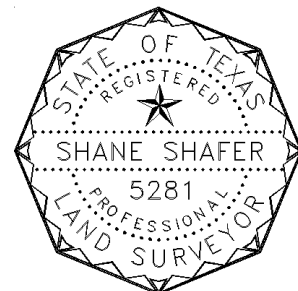
<> **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

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 1.963 ACRE TRACT OF LAND LOCATED IN THE JACKSON BERRY SURVEY, ABSTRACT NO. 62, THE JAMES LEONARD SURVEY, ABSTRACT NO. 383 AND THE THOMAS W. MOORE SURVEY, ABSTRACT NO. 419, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF COUNTY ROAD 202, WILLIAMSON COUNTY, TEXAS.

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

USA A. COUSINS, TRUSTEE OF
THE USA A. COUSINS 2015 TRUST
17.25 AC.
TRACT 1
DOC. NO. 2015101670
O.P.R.W.C.T.

W/CAP
(MEADOR)
S78°45'51"W

POINT OF
BEGINNING

ARIC L. SAMUELSON
DOC. NO. 2007078178
O.P.R.W.C.T.
DESCRIBED AS
TRACT ONE
CALLED 15.45 AC.
VOL. 847, PG. 486
D.R.W.C.T.

S22°27'58"E
306.24'
N22°24'17"W
192.86'

ARIC L. SAMUELSON
DOC. NO. 2007078178
O.P.R.W.C.T.
DESCRIBED AS
TRACT TWO
CALLED 1.98 AC.
VOL. 847, PG. 486
D.R.W.C.T.

PER VOL. 847, PG. 486
SAN GABRIEL RIVER FORK
RECORD BOUNDARY LINE
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.

SCALE: 1"=100'

NORTH



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 II Land Title 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 2

JACKSON BERRY SURVEY
ABSTRACT NO. 62

COUNTY ROAD 202
305.58'

ARIC L. SAMUELSON
DOC. NO. 2007078178
O.P.R.W.C.T.
DESCRIBED AS
TRACT FOUR
17.55 AC.
VOL. 847, PG. 486
D.R.W.C.T.

JAMES LEONARD SURVEY
ABSTRACT NO. 383

DOC. ARIC L. SAMUELSON
TRACT THREE - DESCRIBED AS
VOL. 847, PG. 486 D.R.W.C.T.
CALLED 2.33 AC.

JACKSON BERRY SURVEY
ABSTRACT NO. 62

APPROXIMATE
SURVEY LINE

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

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

STANDARD LAND SURVEY FOR A 1.963 ACRE TRACT OF LAND LOCATED IN THE JACKSON BERRY SURVEY, ABSTRACT NO. 62, THE JAMES LEONARD SURVEY, ABSTRACT NO. 383 AND THE THOMAS W. MOORE SURVEY, ABSTRACT NO. 419, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF COUNTY ROAD 202, WILLIAMSON COUNTY, TEXAS.

RECORD BOUNDARY LINE
CENTER OF NORTH FORK
SAN GABRIEL RIVER
PER VOL. 847, PG. 486 D.R.W.C.T.

SCALE: 1"=100'

NORTH

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS STATED)
▲	PK NAIL FOUND
•FP	FENCE CORNER POST FOUND
○	1/2" IRON ROD W/CAP SET
△	CALCULATED POINT
---	EDGE OF PAVEMENT
---	WIRE FENCE
-X-	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
---	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
---	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N67°32'02"E	18.41'
L2	N19°38'26"W	127.97'
L3	S68°44'30"E	84.10'
L4	S81°28'30"E	18.57'
L5	S77°28'30"E	80.33'
L6	S22°13'34"E	26.98'
L7	N77°24'48"W	101.87'
L8	N61°12'38"W	18.83'
L9	S34°13'00"W	24.57'
L10	S30°04'47"W	65.53'

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	60.00'	25.39'	24°14'45"	N62°55'56"E	25.20'

ARIC L. SAMUELSON
DOC. NO. 2007078178
O.P.R.W.C.T.
DESCRIBED AS
TRACT FOUR
17.55 AC.
VOL. 847, PG. 486
D.R.W.C.T.

DOC. NO. 2007078178
CALLED 2.33 AC. -TRACT THREE
VOL. 847, PG. 486 D.R.W.C.T.

APPROXIMATE SURVEY LINE

THOMAS W. MOORE SURVEY
ABSTRACT NO. 419

JAMES LEONARD SURVEY
ABSTRACT NO. 383

MICHAEL B. COLLINS AND WIFE
KAREN S. COLLINS
CALLED 1.11 AC
DOC. NO. 2015053195
O.P.R.W.C.T.
REMANANT OF 96.23 AC.
DESCRIBED IN
VOL. 595, PG. 623
D.R.W.C.T.

COLLINS PARTNERS, LTD.
TRACT 1 -CALLED 92.23 AC.
VOL. 2106, PG. 868
O.R.W.C.T.
DESCRIBED IN
VOL. 596, PG. 578
D.R.W.C.T.

1/2"

DISTURBED
0.60' RT.

W/SHINER
SURVEYER (LLC)