

RELEASE OF DRAINAGE EASEMENT

County Road 119

THE STATE OF TEXAS

'

'

KNOW ALL BY THESE PRESENTS:

'

COUNTY OF WILLIAMSON

That, WILLIAMSON COUNTY, TEXAS ("County"), for and in consideration of the sum of One and No/100 Dollars (\$1.00) and in consideration of and contingent upon the simultaneous grant of a relocated Drainage Easement to the County by Ventana Hills, Ltd. which is required for construction of the proposed County Road 119 improvement project, and for other good and valuable consideration paid to it, the receipt and sufficiency of which is hereby acknowledged, does hereby ABANDON, RELEASE and DISCHARGE its interest in a Drainage Easement as described within that certain document dated July 27, 2015, recorded in **Document No. 2015064706**, Official Records of Williamson County, Texas, a copy of which is attached hereto as Exhibit "A".

This instrument is given specifically to release the entirety of said easement, and said easement is terminated by abandonment, termination, vacation, and cessation of purpose, and such easement will be of no further effect, whether legal or equitable.

IN WITNESS WHEREOF, WILLIAMSON COUNTY, TEXAS has caused this instrument to be executed on this the _____ day of the month of _____, 2016.

RELEASOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Dan A. Gattis, County Judge

Acknowledgement

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

Before me, the undersigned authority, on this day personally appeared Dan A. Gattis, County Judge of Williamson County, Texas, and acknowledged to me that he executed the same on behalf of Williamson County, Texas for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2016.

[SEAL]

NOTARY PUBLIC, State of Texas
Print Name:

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage and for making connections therewith.

Grantor does hereby bind its heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantors, but not otherwise. This conveyance is made subject to any validly existing matters of record affecting this Property which are recorded in the Official Records of Williamson County, Texas.

The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements placed thereon, or the maintenance of the surface of the Property for the conveyance of stormwater drainage without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the 27 day of July, 2015.

[signature pages follow]

GRANTOR:

VENTANA HILLS, LTD.,

a Texas limited partnership

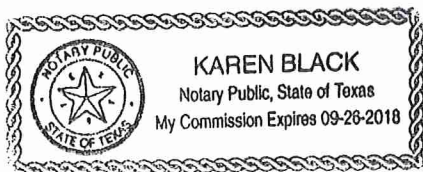
By: White Bluff Development, LLC
A Texas limited liability company
Its sole general partner

By: [Signature]
Name: Stewart Pate
Title: Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

This instrument was acknowledged before me on this the 27 day of July, 2015 by Stewart Pate, Manager of White Bluff Development, LLC, a Texas limited liability company, the sole general partner of Ventana Hills, Ltd., a Texas limited partnership, on behalf of said company and limited partnership, and for the purposes and consideration recited therein.



[Signature]
Notary Public, State of Texas

EXHIBIT A

County: Williamson
Parcel No.: 7E
Highway: C.R. 119
Limits: C.R. 164 (Limmer Loop) to Chandler Road

DESCRIPTION OF DRAINAGE EASEMENT 7E

DESCRIPTION OF A 0.256 ACRE (11,139 SQ.FT.) EASEMENT FOR DRAINAGE PURPOSES LOCATED IN THE JAMES NIELL SURVEY, ABSTRACT NO. 477 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 57.895 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO VENTANA HILLS, LTD., AND RECORDED IN DOCUMENT NUMBER 2007068155 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.256 ACRE (11,139 SQ.FT.) EASEMENT, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found at the southeast corner of said 57.895 acre tract, same being the northeast corner of a called 101.8 acre tract of land, Tract 2, described in a Deed of Gift to Gary M. Olander, et al, and recorded in Document Number 9828013 of the Official Records of Williamson County, Texas (O.R.W.C.TX.);

THENCE S 68°21'55" W, with the common line of said 57.895 acre tract and said 101.8 acre tract, a distance of 939.49 feet to a 1/2-inch iron rod with a plastic cap stamped "SAM INC" set 60.00 feet right of County Road (C.R.) 119 Engineer's Centerline Station (E.C.S.) 66+66.66, being on the proposed east right-of-way line of C.R. 119;

THENCE, with the said proposed east right-of-way line of C.R. 119, through the interior of said 57.895 acre tract the following two (2) courses and distances lettered a-b:

- a) N 60°09'04" W, a distance of 26.99 feet to a 1/2-inch iron rod with a plastic cap stamped "SAM INC" set 60.00 feet right of E.C.S. 66+93.64, for the beginning of a curve to the right, and
- b) with the curve to the right, an arc distance of 45.24 feet, through a central angle of 01°03'45", having a radius of 2,440.00 feet, and a chord that bears N 59°37'12" W, a distance of 45.24 feet to a 1/2-inch iron rod with a plastic cap stamped "SAM INC" set 60.00 feet right of E.C.S. 67+40.00 for the **POINT OF BEGINNING** and the southwest corner of the easement described herein;

1) **THENCE**, continuing with the proposed east right-of-way line of said C.R. 119, through the interior of said 57.895 acre tract and the curve to the right, an arc distance of 48.80 feet, through a central angle of 01°08'45", having a radius of 2,440.00 feet, and a chord that bears N 58°30'57" W, a distance of 48.80 feet to a 1/2-inch iron rod with a plastic cap stamped "SAM INC" set 60.00 feet right of E.C.S. 67+90.00, for the northwest corner of the easement described herein,

THENCE, leaving the proposed east right-of-way of said C.R. 119, through the interior of said 57.895 acre tract the following three (3) courses and distances numbered 2-4:

2) N 32°03'26" E, a distance of 240.00 feet to a 1/2-inch iron rod with a plastic cap stamped "SAM INC" set 300.00 feet right of E.C.S. 67+90.00, for the northeast corner of the easement described herein,

3) S 58°30'57" E, a distance of 44.00 feet to a 1/2-inch iron rod with a plastic cap stamped "SAM INC" set 300.00 feet right of E.C.S. 67+40.00, for the southeast corner of the easement described herein, and

4) S 30°54'40" W, a distance of 240.00 feet to the **POINT OF BEGINNING**, and containing 0.256 acre (11,139 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 1.000122465.

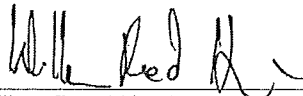
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

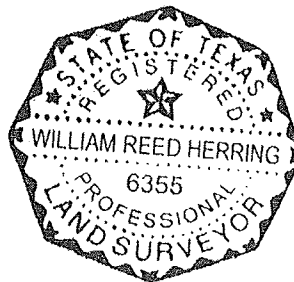
KNOW ALL MEN BY THESE PRESENTS:

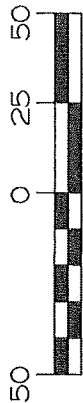
That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 30th day of October, 2014 A.D.

SURVEYING AND MAPPING
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





WILLIAMSON COUNTY, TEXAS

PROPOSED LINE
R.O.W.

JAMES NIELL
SURVEY, A-477

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N60°09'04"W	26.99'
L2	S58°30'57"E	44.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01°03'45"	2,440.00'	45.24'	45.24'	N59°37'12"W
C2	01°08'45"	2,440.00'	48.80'	48.80'	N58°30'57"W

VENTANA HILLS, LTD.
CALLED 57.895 ACRES
DOC. NO. 2007068155
O.P.R.W.C. TX.

LEGEND

- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD W/"SAM INC"
- CAP SET UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- PK NAIL FOUND UNLESS NOTED
- CALCULATED POINT
- PROPERTY LINE
- RECORD INFORMATION
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF REFERENCE
- NOT TO SCALE
- PUBLIC UTILITY EASEMENT
- PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

C.R. 119
ENGINEER'S ALIGNMENT
CURVE DATA

PI STA 75+74.71
D = 38' 49" 39.01" (RT)
L = 1694.17'
T = 881.06'
R = 2,500.00'
PC STA 66+93.64
PT STA 83+87.81

68+00
C.R. 119 ENGINEER'S CENTERLINE

(7)

P.O.B.
STA 67+40.00
60.00' RT

C1
STA 66+93.64
60.00' RT

C2
STA 67+90.00
60.00' RT

N32°03'26"E
240.00'-W
PROPOSED DRAINAGE EASEMENT
0.256 ACRE

(7E)

S30°54'40"W
240.00'-W

STA 67+90.00
300.00' RT

STA 67+40.00
300.00' RT

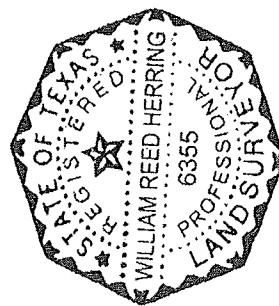
PROPOSED LINE
R.O.W.

(6)

PC STA 66+66.66
60.00' RT

(N71°E 708 VARAS)
939.21' 55"W

GARY M. OLANDER, ET AL
CALLED 101.8 ACRES
(TRACT 2)
DOC. NO. 9828013
O.R.W.C. TX.



P.O.C.

NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD 83 (1993) TEXAS STATE PLANE. ALL DISTANCES SHOWN ARE UNADJUSTED. THE CENTERLINE IS CALCULATED BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000122465.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
- C.R. 119 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM BURY AND PARTNERS SCHEMATIC AND RECEIVED BY SAM, INC. ON OCTOBER 11, 2012.

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.

10/30/2014
DATE

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



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064000

DRAINAGE EASEMENT SKETCH
PROPERTY OF
VENTANA HILLS, LTD.
PARCEL 7E
0.256 AC. (11,139 SQ. FT.)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2015064706

2

Texas American Title Company
Attn: Julia Bechara
715 Discovery Blvd., Ste. 205
Cedar Park, TX 78613



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

July 28, 2015 10:58 AM

FEE: \$0.00 BARRICK