

DEED WITHOUT WARRANTY

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.

Date: _____, 2016

Grantor: WILLIAMSON COUNTY, TEXAS

Grantor's Mailing Address:

WILLIAMSON COUNTY
c/o Dan A. Gattis
County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626
Williamson County

Grantee: DALH – CEDAR PARK, L.L.C., a Texas limited liability company

Grantee's Mailing Address:

DALH – CEDAR PARK, L.L.C.
1375 Enclave Parkway
Houston, Texas 77077
Harris County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

See Exhibits “A” and “B”, attached hereto and incorporated herein for all intents and purposes.

Reservations from and Exceptions to Conveyance:

Easements and rights-of-way of record; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, 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.

Grantor, for the Consideration, the receipt and sufficiency of which is hereby acknowledged and for which no lien is retained, either expressed or implied, does hereby grant, sell, and convey to Grantee the Property.

TO HAVE AND TO HOLD the Property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, its successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

IN WITNESS WHEREOF, this Deed Without Warranty is executed by Grantor this the ____ day of _____, 2016.

GRANTOR:

WILLIAMSON COUNTY, TEXAS, a political subdivision of the State of Texas

By: _____
DAN A. GATTIS
County Judge

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 2016, by Dan A. Gattis, as County Judge, on behalf of said county.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Mark Miller
Locke Lord LLP
600 Travis, Suite 2800
Houston, TX 77002



Land Surveyors, Inc.

8333 Cross Park Drive

Austin, Texas 78754

Office: 512.374.9722

Fax: 512.873-9743

METES AND BOUNDS DESCRIPTION

BEING 0.1043 OF ONE ACRE (4,543 SQUARE FEET) OF LAND OUT OF THE S. J. DOVER SURVEY, ABSTRACT NUMBER 168, IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF COUNTY ROAD NUMBER 180, A VARIABLE WIDTH RIGHT-OF-WAY IN WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found for the southwest corner of Lot 3, Block A, Hurst-Findeisen Subdivision; a subdivision of record in Document Number 2015000240 of the Official Public Records of Williamson County, Texas, being the northwest corner of a 4.5 acre tract of land conveyed to Lisa Pryor Johnson by instrument of record in Document Number 2013059663 of the Official Public Records of Williamson County, Texas and also being in the east right-of-way line of said County Road Number 180; from which a 3/4" iron pipe found for the southwest corner of said 4.5 acre tract and being an angle point in the west line of an 8.09 acre tract of land conveyed to ARP Autumn Ridge Partners, L.P. by instrument of record in Document Number 2006067662 of the Official Public Records of Williamson County, Texas bears South 20°29'56" East a distance of 531.74 feet (record: South 17°58'00" East a distance of 531.70 feet);

THENCE crossing through the right-of-way of County Road Number 180 the following two (2) courses:

1. South 68°41'21" West, along a prolongation of the south line of said Lot 3, Block A, Hurst-Findeisen Subdivision and the north line of the 4.5 acre tract a distance of 15.25 feet to a calculated point in the centerline of the right-of-way of County Road Number 180 for the POINT OF BEGINNING;
2. continue South 68°41'21" West, along said prolongation of the south line of Lot 3, Block A, Hurst-Findeisen Subdivision and the north line of the 4.5 acre tract a distance of 15.25 feet to a calculated point in the west right-of-way line of County Road Number 180, being the east line of a 2.568 acre tract of land conveyed to Williamson County by instrument of record in Document Number 2008012731 of the Official Public Records of Williamson County, Texas; from which a 1/2" rebar found with cap, stamped "Baker Aicklen", being at the intersection of the prolongation of the south line of Lot 3, Block A, Hurst-Findeisen Subdivision and the north line of the 4.5 acre tract with the west line of said 2.568 acre tract and being in the east right-of-way line of U.S. Highway Number 183A (R.O.W. varies) bears South 68°41'21" West a distance of 35.01 feet;

THENCE North 20°29'56" West (record: North 20°29'40" West), along the west right-of-way line of County Road Number 180 and the east line of the 2.568 acre tract a distance of 225.81 feet to a 1/2" rebar found with an aluminum cap, stamped "X" for the north corner of the 2.568 acre tract and being in the east right-of-way line of U.S. Highway Number 183A; from which said 1/2" rebar found at the intersection of the prolongation of the south line of Lot 3, Block A, Hurst-Findeisen Subdivision and the north line of the 4.5 acre tract with the west line of said 2.568 acre tract and being in the east right-of-way line of U.S. Highway Number 183 bears along a non-tangential curve

to the right, having a radius of 5749.59 feet (record: 5749.59 feet), a length of 229.01 feet, a delta angle of $02^{\circ}16'56''$ and a chord, which bears South $11^{\circ}42'18''$ East a distance of 229.00 feet;

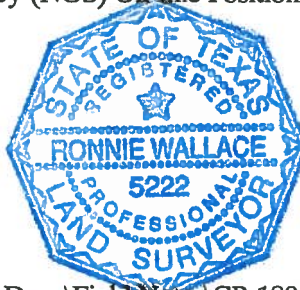
THENCE along the east right-of-way line of said U.S. Highway Number 183A, being a non-tangential curve to the left, having a radius of 5749.59 feet (record: 5749.59 feet), a length of 134.22 feet, a delta angle of $01^{\circ}20'15''$ and a chord, which bears North $13^{\circ}30'53''$ West a distance of 134.21 feet to a calculated point at the intersection of the east right-of-way line of U.S. Highway Number 183A with the centerline of County Road Number 180;

THENCE South $20^{\circ}19'41''$ East, along the centerline of County Road Number 180 a distance of 358.81 feet to the POINT OF BEGINNING.

This parcel contains 0.1043 of one acre (4,543 square feet) of land, more or less, out of the S. J. Dover Survey, Abstract Number 168, in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Texas Central Zone, NAD 83/93 HARN, based upon GPS solutions from the Nation Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Ronnie Wallace 8/23/16
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



File: S:\Projects\Hurst-Findeisen Subdivision\Docs\Field Notes\CR 180 West Half_fn.doc
Drawing: S:\Projects\Hurst-Findeisen Subdivision\Dwg\CR 180 West Half.dwg

MATCHLINE SHEET 4
MATCHLINE SHEET 3

HURST-FINDEISEN SUBDIVISION
DOC. NO. 2015000240
O.P.R.W.C.T.

LOT 3
BLOCK A

6.149 ACRES

POINT OF
COMMENCING

LISA PRYOR JOHNSON
4.5 AC.
DOC. NO. 2013059663
O.P.R.W.C.T.

POINT OF
BEGINNING

GRAPHIC SCALE



SEE SHEET 4
FOR LINE & CURVE
TABLES

"CENTRAL TEXAS REGIONAL MOBILITY
AUTHORITY-177"

*S. J. Dover Survey
Abstract Number 168*

183A TOLL ROAD
(R.O.W. VARIES)

COUNTY ROAD 180
(UNSPECIFIED R.O.W.)

WILLIAMSON COUNTY
2.568 AC.
DOC. NO. 2008012731
O.P.R.W.C.T.

ARP AUTUMN RIDGE
PARTNERS, L.P.
8.09 AC.
DOC. NO.
2006067662
O.P.R.W.C.T.

LEGEND

SYMBOL DESCRIPTION

- 1/2" REBAR FOUND
- ⊙ 3/4" IRON PIPE FOUND
- CONCRETE MONUMENT FOUND (TYPE II)
- ▲ CALCULATED POINT
- () RECORD INFORMATION PER DOC. NO. 2015000240, O.P.R.W.C.T.
- { } RECORD INFORMATION PER DOC. NO. 2008012731, O.P.R.W.C.T.
- [[]] RECORD INFORMATION PER DOC. NO. 2013059663, O.P.R.W.C.T.
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT 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
- R.O.W. RIGHT OF WAY
- REVISED SURVEY REFERENCE-08/23/16-RLW

BEARING BASIS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE 1983/93 HARN, BASED ON GPS
SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

SKETCH TO ACCOMPANY FIELD NOTES
OF 0.1043 OF ONE ACRE (4,543 SQUARE FEET)
OF LAND OUT OF THE S. J. DOVER SURVEY,
ABSTRACT NUMBER 168 IN WILLIAMSON COUNTY,
TEXAS AND BEING A PORTION OF COUNTY ROAD
NUMBER 180, A VARIABLE WIDTH RIGHT-OF-WAY
IN WILLIAMSON COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE AUSTIN, TEXAS 78754

REGISTERED FIRM #10015100

OFFICE: 512.374.9722

ron-baseline@austin.rr.com

File: I:\Projects\Hurst-Findeisen\DWG\CR 180 West Half.dwg

Job No.

Snapshot:

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Scale (Vert.):

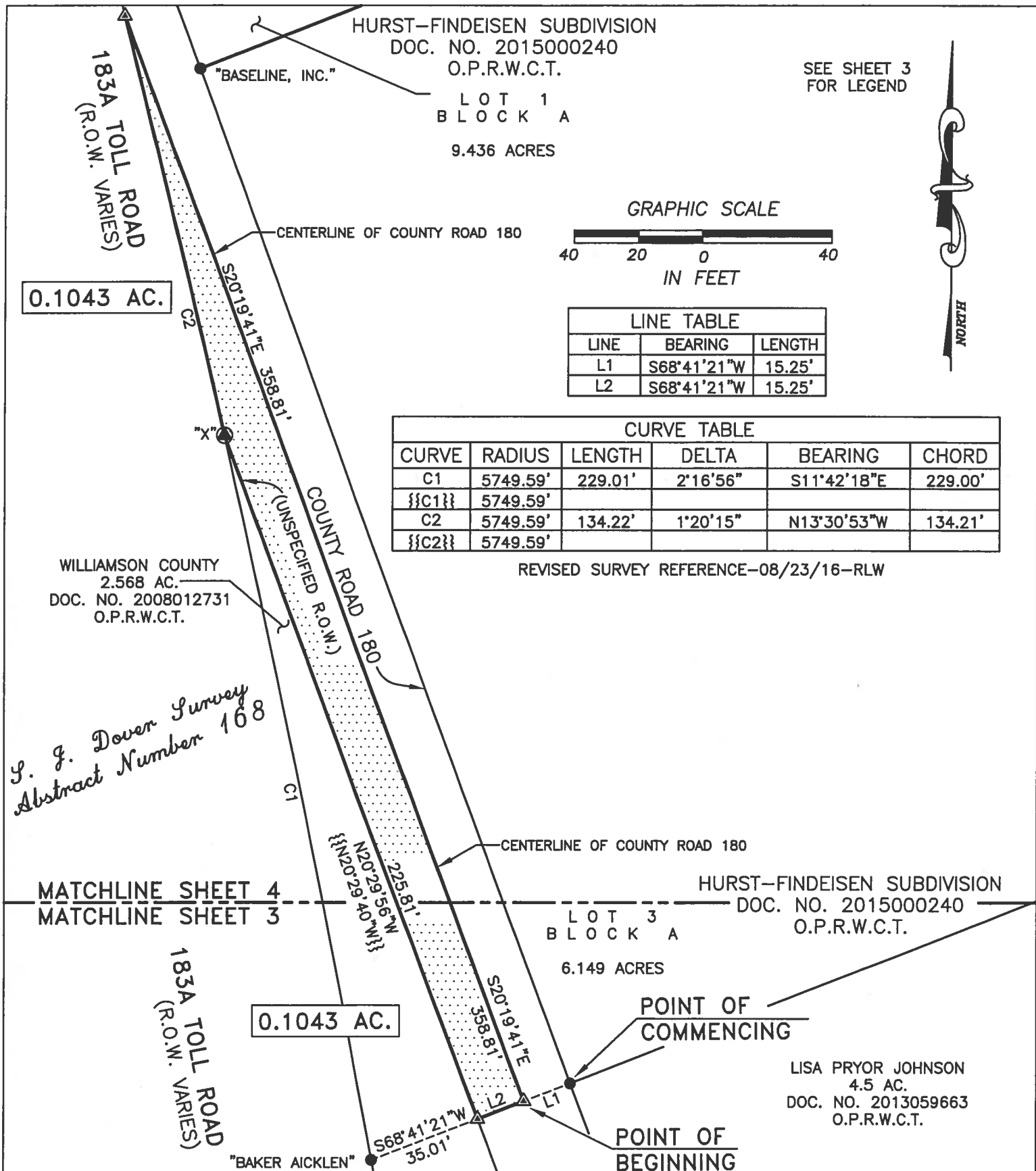
Date: 11/19/15

Checked By: BWB

Drawn By: RLW

SHEET

3 of 4



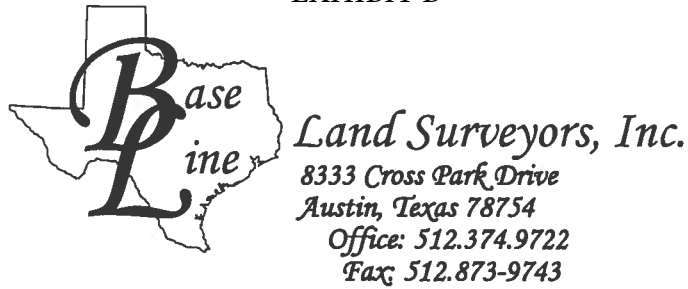
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REGISTERED FIRM #10015100
OFFICE: 512.374.9722
ron-baseline@austin.tx.com

File: \Projects\Hurst-Findeisen\Draw\CR 180 West Half.dwg
Job No. Snapshot:
Scale (Hor.): 1"=40' Scale (Vert.):
Date: 11/19/15 Checked By: BWB Drawn By: RLW

SHEET
4 of 4



METES AND BOUNDS DESCRIPTION

BEING 0.1621 OF ONE ACRE (7,061 SQUARE FEET) OF LAND OUT OF THE S. J. DOVER SURVEY, ABSTRACT NUMBER 168, IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF COUNTY ROAD NUMBER 180, A VARIABLE WIDTH RIGHT-OF-WAY IN WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the southwest corner of Lot 3, Block A, Hurst-Findeisen Subdivision; a subdivision of record in Document Number 2015000240 of the Official Public Records of Williamson County, Texas, being the northwest corner of a 4.5 acre tract of land conveyed to Lisa Pryor Johnson by instrument of record in Document Number 2013059663 of the Official Public Records of Williamson County, Texas and also being in the east right-of-way line of said County Road Number 180; from which a 3/4" iron pipe found for the southwest corner of said 4.5 acre tract and being an angle point in the west line of an 8.09 acre tract of land conveyed to ARP Autumn Ridge Partners, L.P. by instrument of record in Document Number 2006067662 of the Official Public Records of Williamson County, Texas bears South 20°29'56" East a distance of 531.74 feet (record: South 17°58'00" East a distance of 531.70 feet);

THENCE crossing through the right-of-way of County Road Number 180 the following two (2) courses:

1. South 68°41'21" West, along a prolongation of the south line of said Lot 3, Block A, Hurst-Findeisen Subdivision and the north line of the 4.5 acre tract a distance of 15.25 feet to a calculated point in the centerline of the right-of-way of County Road Number 180; from which a 1/2" rebar found with cap, stamped "Baker Aicklen", being at the intersection of the prolongation of the south line of Lot 3, Block A, Hurst-Findeisen Subdivision and the north line of the 4.5 acre tract with the west line of a 2.568 acre tract of land conveyed to Williamson County by instrument of record in Document Number 2008012731 of the Official Public Records of Williamson County, Texas and being in the east right-of-way line of U.S. Highway Number 183A (R.O.W. varies) bears South 68°41'21" West a distance of 50.26 feet;
2. North 20°19'41" West, along said centerline of County Road Number 180 a distance of 358.81 feet to a calculated point in the east right-of-way line of said U.S. Highway Number 183A; from which an 1/2" rebar found with an aluminum cap stamped "X" for the north corner of said 2.568 acre tract and being at the intersection of the west right-of-way line of County Road Number 180 with the east right-of-way line of U.S. Highway Number 183A bears along a non-tangential curve to the right, having a radius of 5749.59 feet (record: 5749.59 feet), a length of 134.22 feet, a delta angle of 01°20'15" and a chord, which bears South 13°30'53" East a distance of 134.21 feet;

THENCE along the east right-of-way line of said U.S. Highway Number 183A the following two (2) courses:

1. along a non-tangential curve to the left, having a radius of 5749.59 feet (record: 5749.59 feet), a length of 165.23 feet, a delta angle of $01^{\circ}38'47''$ and a chord, which bears North $15^{\circ}00'24''$ West a distance of 165.22 feet to a calculated point;
2. North $69^{\circ}02'53''$ East a distance of 1.49 feet to a 1/2" rebar found in the east right-of-way line of U.S. Highway Number 183A and being in the west line of Lot 1, Block A, Hurst-Findeisen Subdivision; from which a 1/2" rebar found for a point of curvature in the east right-of-way line of U.S. Highway Number 183A and being in the west line of Lot 1, Block A, Hurst-Findeisen Subdivision bears North $19^{\circ}57'56''$ West a distance of 20.71 feet (record: North $19^{\circ}57'56''$ West a distance of 20.71 feet;

THENCE South $20^{\circ}09'24''$ East (record: South $20^{\circ}09'24''$ East), along the east right-of-way line of County Road Number 180, being the west line of Lots 1 and 3, Block A, Hurst-Findeisen Subdivision, passing at a distance of 180.07 feet (record: 180.07 feet) a 1/2" rebar found with plastic cap, stamped "Baseline, Inc." for the southwest corner of Lot 1, being the northwest corner of Lot 3, Block A, Hurst-Findeisen Subdivision and continuing for a total distance of 523.08 feet (record: 523.08 feet) to the POINT OF BEGINNING.

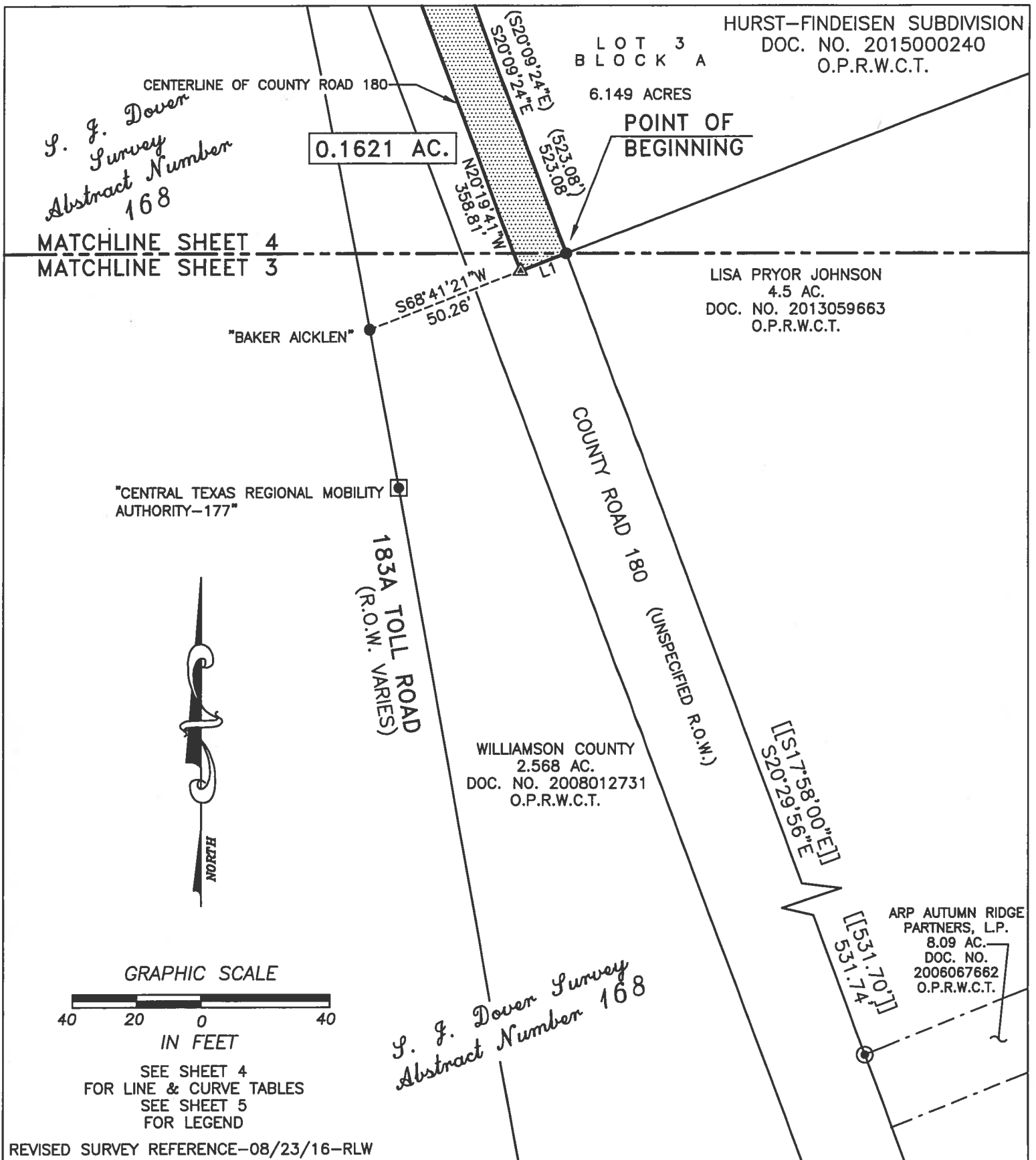
This parcel contains 0.1621 of one acre (7,061 square feet) of land, more or less, out of the S. J. Dover Survey, Abstract Number 168, in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Texas Central Zone, NAD 83/93 HARN, based upon GPS solutions from the Nation Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Ronnie Wallace 8/23/16
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



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Drawing: S:\Projects\Hurst-Findeisen Subdivision\Dwg\CR 180 East Half.dwg



SKETCH TO ACCOMPANY FIELD NOTES
OF 0.1621 OF ONE ACRE (7,061 SQUARE FEET)
OF LAND OUT OF THE S. J. DOVER SURVEY,
ABSTRACT NUMBER 168 IN WILLIAMSON COUNTY,
TEXAS AND BEING A PORTION OF COUNTY ROAD
NUMBER 180, A VARIABLE WIDTH RIGHT-OF-WAY
IN WILLIAMSON COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE AUSTIN, TEXAS 78754

REGISTERED FIRM #10015100

OFFICE: 512.374.9722

ron-baseline@austin.tx.com

File: \Projects\Hurst-Findeisen\Drawings\CR 180 East Half.dwg	Snapshot:
Job No.	Scale (Hor.): 1"=100'
Date: 11/19/15	Scale (Vert.):
Checked By: BWB	Drawn By: RLW

SHEET
3 of 5

SHEET 4
& CURVE
BLES

*S. J. Dover
Survey
Abstract Number
168*

"BASELINE, INC."

HURST-FINDEISEN SUBDIVISION
DOC. NO. 2015000240
O.P.R.W.C.T.

LOT 3
BLOCK A

6.149 ACRES

MATCHLINE SHEET 5
MATCHLINE SHEET 4

SEE SHEET 5
FOR LEGEND



GRAPHIC SCALE



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	5749.59'	134.22'	1°20'15"	S13°30'53"E	134.21'
{{C1}}	5749.59'				
C2	5749.59'	165.23'	1°38'47"	N15°00'24"W	165.22'
{{C2}}	5749.59'				

LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°41'21"W	15.25'
L2	N69°02'53"E	1.49'

WILLIAMSON COUNTY
2.568 AC.
DOC. NO. 2008012731
O.P.R.W.C.T.

REVISED SURVEY REFERENCE-08/23/16-RLW

HURST-FINDEISEN SUBDIVISION
DOC. NO. 2015000240
O.P.R.W.C.T.

LOT 3
BLOCK A

6.149 ACRES

POINT OF
BEGINNING

CENTERLINE OF COUNTY ROAD 180

0.1621 AC.

*S. J. Dover
Survey
Abstract Number
168*

MATCHLINE SHEET 4
MATCHLINE SHEET 3

"BAKER AICKLEN"

LISA PRYOR JOHNSON
4.5 AC.
DOC. NO. 2013059663
O.P.R.W.C.T.

SKETCH TO ACCOMPANY FIELD NOTES
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PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE AUSTIN, TEXAS 78754

REGISTERED FIRM #10015100

OFFICE: 512.374.9722

ron-baseline@austin.tx.us

File: [Projects\Hurst-Findeisen\Draw\CR 180 East Half.dwg]

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 11/19/15

Checked By: BWS

Drawn By: RLW

SHEET

4 of 5

BEARING BASIS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

LEGEND

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND
⊙	3/4" IRON PIPE FOUND
⊠	CONCRETE MONUMENT FOUND (TYPE II)
△	CALCULATED POINT
()	RECORD INFORMATION PER DOC. NO. 2015000240, O.P.R.W.C.T.
{ }	RECORD INFORMATION PER DOC. NO. 2008012731, O.P.R.W.C.T.
[[]]	RECORD INFORMATION PER DOC. NO. 2013059663, O.P.R.W.C.T.
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT 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
R.O.W.	RIGHT OF WAY
REVISED SURVEY REFERENCE-08/23/16-RLW	

HURST-FINDEISEN SUBDIVISION
DOC. NO. 2015000240
O.P.R.W.C.T.

LOT 1
BLOCK A

9.436 ACRES

HURST-FINDEISEN SUBDIVISION
DOC. NO. 2015000240
O.P.R.W.C.T.

LOT 3
BLOCK A

6.149 ACRES

MATCHLINE SHEET 5
MATCHLINE SHEET 4

CENTERLINE OF COUNTY ROAD 180

(N19°57'56"W)
N19°57'56"W
20.71'
(20.71')

183A TOLL ROAD
(R.O.W. VARIES)

0.1621 AC.

GRAPHIC SCALE

40 20 0 40
IN FEET

SEE SHEET 4
FOR LINE & CURVE
TABLES

S. J. Dover
Survey
Abstract Number
168

"BASELINE, INC."

"X"

SKETCH TO ACCOMPANY FIELD NOTES
OF 0.1621 OF ONE ACRE (7,061 SQUARE FEET)
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Drawn By: RLW

SHEET
5 of 5