

NATGF#14665-17-01609

NOTICE OF CONFIDENTIALITY OF RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

TERMINATION AND RELEASE OF RIGHT OF WAY EASEMENT

This Termination and Release of Right of Way Easement (this "Termination") is executed by Williamson County, Texas (referred to herein as "County"), to be effective as of _____, 2017.

RECITALS

A. F. John Olson granted Williamson County, Texas, an easement and right of way over a portion of his land for a period of ten (10) years pursuant to that certain Right of Way Easement dated March 15, 1944, and filed for record on March 22, 1944, in Volume 318, Page 571, Williamson County, Texas (the "Right of Way Easement").

B. The Right of Way Easement granted the County an easement and right of way for a period of ten (10) years over and across a certain tract of land owned by F. John Olson, said land being more particularly described as follows (the "Property"):

All that certain tract or parcel of land lying and being situated in Williamson County, Texas, out of and a part of the W.J. BAKER SURVEY, Abstract 65, in Williamson County, Texas, and being a part of a tract of land described in a deed from F. John Olson and wife, Davida Olson, to Sam Wernli, Jr., dated December 31, 1946, and recorded in Volume 341, Page 407, Deed Records of Williamson County, Texas, the tract of land herein conveyed being described by metes and bounds as follows:

BEGINNING at a point in the South line of the Sam Wernli, Jr. tract, at the Southwest corner of a tract of 2 acres described in a Warranty Deed from Sam Wernli, Jr., et ux, to M. R. Sharp, Jr., dated May 20, 1958, and recorded in Volume 423, Page 251, Deed Records of Williamson County, Texas, which point is 578.9 feet from the Southeast corner of the original Wernli tract, said Southeast corner being on the East line of the W. J. Baker Survey, 2264.4 feet from the recognized Northeast corner of the Baker Survey;

THENCE South 71 deg. West with the South line of the Wernli tract, parallel with and one (1) foot North of the North edge of a line of power poles, 1165.2 feet, more or less, to an iron pipe in the East margin of the old Taylor-Circleville Road, for the Southwest corner hereof;

THENCE North 28 deg. West 2299 feet, more or less, with the East margin of said Road to an iron stake for Northwest corner hereof;

THENCE North 71 deg. East 1663 feet, more or less, to a point in the West margin of State Highway Number 95, for the Northeast corner hereof;

THENCE South 27 deg. 16 min. East 2083.2 feet with the West right-of-way line of State Highway Number 95 to a 4-inch square concrete marker, for the Northeast corner of the M. R. Sharp, Jr. 2-acre tract;

THENCE South 71 deg. West 411.5 feet to a concrete monument;

THENCE South 19 deg. East 205 feet to the PLACE OF BEGINNING and containing approximately 83 acres of land, more or less; and being the same property described in a deed from Sam Wernli, Jr., and wife, Gussie Wernli, to Emmett R. Albrecht and wife, Dorothy S. Albrecht, dated April 16, 1959, of record in Volume 429, Page 614, Deed Records of Williamson County, Texas.

SAVE AND EXCEPT all of TORTUGA VISTA ACRES, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet I, Slide 324, Plat Records, Williamson County, Texas.

C. The Right of Way Easement has expired according to its terms and the County, as owner of the Right of Way Easement, desires to document the termination and release of the Right of Way Easement in its entirety.

AGREEMENT

NOW, THEREFORE, for and in consideration of the foregoing premises and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the undersigned hereby certifies that it is the sole and exclusive owner of the Right of Way Easement identified above, and hereby RELEASES, DISCHARGES and TERMINATES all of its rights, title, interest, claims and demands with respect to the Right of Way Easement, and declares that the Right of Way Easement is hereby terminated and of no further force or effect with respect to the Property. This Termination is binding upon County and its respective successors and assigns.

EXECUTED to be effective as of the _____ day of _____, 2017.

Williamson County, Texas

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS

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§

COUNTY OF _____

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The foregoing instrument was acknowledged before me on this the ____ day of _____, 2017, by _____, _____ on behalf of Williamson County, Texas.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
