

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

**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.**

**NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:**

That **WILLIAMSON COUNTY, TEXAS**, a Texas political subdivision, 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 **WILCO LAND INVESTMENTS I, LLC**, a Texas limited liability company, **WILCO LAND INVESTMENTS II, LLC**, a Texas limited liability company, and **WILCO LAND INVESTMENTS III, LLC**, a Texas limited liability company, equally and undivided, hereinafter referred to as "Grantee", receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto Grantee, all of those certain tracts or parcels of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows:

All of those certain tracts of land being more fully described by metes and bounds in Exhibits "A" and "B", attached hereto and incorporated herein.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Easements and rights-of-way of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, 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.

**TO HAVE AND TO HOLD** the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**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 \_\_\_\_\_, 2017,  
by Dan A. Gattis, as County Judge, on behalf of said county.

\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.  
309 E. Main St.  
Round Rock, Texas 78664

## EXHIBIT A

2.79 ACRE R.O.W. TAKE  
GREENLIEF FISK SURVEY, ABST. NO. 5

Williamson County, Texas

FW 02016R B

JOB NO. 564-002  
MARCH 10, 2003

### METES AND BOUNDS DESCRIPTION

BEING A 2.79 ACRE TRACT OF LAND SITUATE, LYING, AND BEING IN THE STATE OF TEXAS, COUNTY OF WILLIAMSON, LOCATED IN THE GREENLIEF FISK SURVEY, ABSTRACT NO. 5, BEING A PORTION OF THAT CERTAIN 530.45 ACRE TRACT, IN DEED TO 1941, LTD., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2000024139, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at an 1/2" iron rod found in the northerly Right-of-Way line of State Highway 29, (100' R.O.W.), said point being the southeasterly corner of said 530.45 acre 1941, Ltd. tract, and also being the southwesterly corner of that certain 530.45 acre tract in deed to Jack and Mildred Kauffman, as recorded in Volume 589, Page 914, of the Deed Records of Williamson County, Texas; THENCE, N 89° 54' 13" W (N 88° 27' 00" W, record), along the northerly Right-of-Way line of said State Highway 29, and along the southerly line of said 530.45 acre 1941 Ltd. tract, a distance of 488.86 feet to a TE Haynie Capped Iron Rod set; THENCE, departing the northerly Right-of-Way line of said State Highway 29, and through the said 530.45 acre 1941 Ltd. tract, the following eight (8) courses and distances:

1. N 54° 09' 19" W, a distance of 171.74 feet to a TE Haynie Capped Iron Rod set;
2. N 09° 09' 19" W, a distance of 247.20 feet to a TE Haynie Capped Iron Rod set;
3. N 09° 09' 19" W, a distance of 200.00 feet to a TE Haynie Capped Iron Rod set;
4. N 17° 41' 10" W, a distance of 202.24 feet to a TE Haynie Capped Iron Rod set;
5. N 18° 16' 49" W, a distance of 201.56 feet to a TE Haynie Capped Iron Rod set;
6. N 14° 51' 57" W, a distance of 201.00 feet to a TE Haynie Capped Iron Rod set;
7. N 10° 35' 15" W, a distance of 200.06 feet to a TE Haynie Capped Iron Rod set;
8. N 08° 09' 19" W, a distance of 262.34 feet to a TE Haynie Capped Iron Rod set for the point of curvature of a curve to the left; THENCE, continuing through the said 530.45 acre 1941, Ltd. tract, and along said curve to the left having a delta angle of 00° 52' 15", a radius of 3635.00 feet, a tangent length of 27.63 feet, an arc length of 55.26 feet, and a chord which bears N 09° 35' 27" W, for a distance of 55.26 feet, to a TE Haynie Capped Iron Rod set for the POINT OF BEGINNING OF THE HEREIN DESCRIBED 2.79 ACRE TRACT:

THENCE, continuing through the said 530.45 acre 1941, Ltd. tract, and along a curve to the left having a delta angle of 04° 24' 52", a radius of 3635.00 feet, a tangent length of 140.10 feet, an arc length of 280.07 feet, and a chord which bears N 12° 14' 01" W, for a distance of 280.00 feet, to a TE Haynie Capped Iron Rod set;

THENCE, continuing through the said 530.45 acre 1941, Ltd. Tract the following three (3) courses

and distances:

1. N 77° 45' 27" E, a distance of 435.90 feet to a TE Haynie Capped Iron Rod;

2. S 12° 14' 33" E, a distance of 280.00 feet to a TE Haynie Capped Iron Rod;

3. S 77° 45' 27" W, a distance of 435.95 feet to the POINT OF BEGINNING, containing 2.79 acres of land, being in accordance with SURVEY PLAT, 02016R, B prepared from an on the ground survey performed under my supervision in the month of November and December, 2002. The bearing reference is Texas State Plane NAD 83, Central Zone 4203, with a combined scale factor of 1.00013.

BEARING CONTROL IS BASED ON U.S.G.S. MONUMENTS:

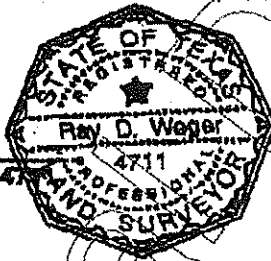
GEORGETOWN LAT 30° 40' 53.48127"(N) (NAD 83)  
LONG 97° 41' 07.17138"(W) (NAD 83)

HOG MOUNTAIN LAT 30° 55' 07.21931"(N) (NAD 83)  
LONG 97° 48' 13.56882"(W) (NAD 83)

**RECORDERS MEMORANDUM**

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Ray D. Weger  
Ray D. Weger, R.L.S. 4711



07/18/03  
Date

EXHIBIT B

2.46 ACRE R.O.W. TAKE  
GREENLIEF FISK SURVEY, ABST. NO. 6

Williamson County, Texas

FN 02016R\_C

JOB NO. 684-002  
MARCH 10, 2003

METES AND BOUNDS DESCRIPTION

BEING A 2.46 ACRE TRACT OF LAND SITUATE, LYING, AND BEING IN THE STATE OF TEXAS, COUNTY OF WILLIAMSON, LOCATED IN THE GREENLIEF FISK SURVEY, ABSTRACT NO. 6 BEING A PORTION OF THAT CERTAIN 530.45 ACRE TRACT, IN DEED TO 1941, LTD., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NO. 2000024139, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** at an 1/2" iron rod found in the northerly Right-of-Way line of State Highway 29, (100' R.O.W.), said point being the southwesterly corner of that certain 5.00 acre tract in deed to Virginia Dipprey, as recorded in document no. 9813209 of the said Official Records of Williamson County, said point also being in the southerly line of said 530.45 acre 1941, Ltd. tract, **THENCE**, N 58° 37' 06" W (N 57° 09' 00" W, record) a distance of 593.13 feet (592.70 feet, record) to a point, said point being the most westerly southwest corner of said 530.45 acre 1941 Ltd. tract, **THENCE**, N 16° 25' 16" E (N 16° 55' 00" E, record) departing the northerly Right-of-Way line of said State Highway 29, and along a westerly line of said 530.45 acre 1941 Ltd. tract, a distance of 1933.38 feet (1931.00 feet, record) to a 1/2" Iron Rod found; **THENCE**, N 08° 02' 36" W, (N 04° 38' 00" W, record) along a westerly line of said 530.45 acre 1941 Ltd. tract, a distance of 2448.33 feet (2636.30, record) to a TE Haynie Capped Iron Rod set, said point being the point of curvature for a non-tangent curve to the left, **THENCE**, departing the westerly line of said 530.45 acre 1941 Ltd. tract, and through the said 530.45 acre 1941 Ltd. tract, and along said curve to the left having a delta angle of 06° 18' 16", a radius of 7900.00 feet, a tangent length of 435.08 feet, an arc length of 869.27 feet, and a chord which bears S 36° 14' 02" E. for a distance of 868.64 feet, to a TE Haynie Capped Iron Rod set for the **POINT OF BEGINNING OF THE HEREIN DESCRIBED 2.46 ACRE TRACT**:

**THENCE**, continuing through said 530.45 acre 1941 Ltd. tract, the following four (4) courses and distances:

1. S 84° 24' 58" E, a distance of 318.20 feet to a TE Haynie Capped Iron Rod set;
2. S 39° 24' 58" E, a distance of 363.71 feet to a TE Haynie Capped Iron Rod set;
3. S 50° 35' 02" W, a distance of 225.00 feet to a TE Haynie Capped Iron Rod set;
4. N 39° 24' 58" W, a distance of 584.56 feet to a TE Haynie Capped Iron Rod set, said point being the point of curvature for a curve to the right;

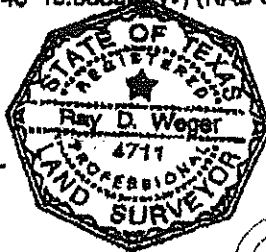
**THENCE**, continuing through said 530.45 acre 1941 Ltd. tract, and along said curve to the right having a delta angle of 00° 01' 48", a radius of 7900.00 feet, a tangent length of 2.08 feet, an arc length of 4.15 feet, and a chord which bears N 39° 24' 04" W, for a distance of 4.15 feet, to the **POINT OF BEGINNING**, containing 2.46 acres of land, being in accordance with SURVEY PLAT, 02016R\_C prepared from an on the ground survey performed under my supervision in the months of November and December, 2002. The bearing reference is Texas State Plane NAD 83, Central Zone 4203, with a combined scale factor of 1.00013.

BEARING CONTROL IS BASED ON U.S.G.S. MONUMENTS:

GEORGETOWN LAT 30° 40' 53.48127"(N) (NAD 83)  
LONG 97° 41' 07.17138"(W) (NAD 83)

HOG MOUNTAIN LAT 30° 55' 07.21931"(N) (NAD 83)  
LONG 97° 48' 13.56652"(W) (NAD 83)

Ray D. Weger  
Ray D. Weger, R.P.L.S. 4711



**RECORDERS MEMORANDUM**  
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clearly legible for satisfactory recordation.

03/15/02  
Date