

PARTIAL RELEASE OF JUDGMENT

THE STATE OF TEXAS

'

' **KNOW ALL BY THESE PRESENTS:**

COUNTY OF WILLIAMSON

'

That, Dan A. Gattis., County Judge for Williamson County for and in consideration of the sum of Ten Dollars and other good and valuable consideration on behalf of Williamson County, and their successors and assigns partially satisfies any outstanding judgment, costs, and interest due and owing in Cause No. 94-305-T277, in the District Court, 277th Judicial District, Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, do hereby ABANDON, RELEASE and DISCHARGE the Final Judgment as it pertains to the following properties:

Judgment Described in the Following Documents, Recorded in:

Judgment in Tax Suit files under Cause No. 94-305-T277, District Court, Williamson County, Texas, styled County of Williamson Texas, et al versus Harlan lee Leschber, Vickie Hanusch Leschber.

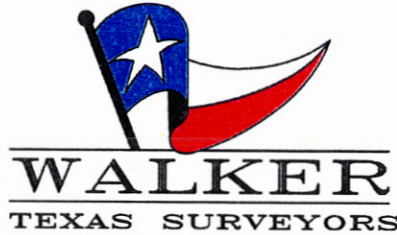
Property (including any improvements) Subject to Judgment:

All of that certain 1.86 acre tract of land, out of the Burrell Eaves Survey, Abstract No. 216, in Williamson County, Texas, and being a portion of that tract described as 113-1/8 acres in a General Warranty Deed to Harlan Lee Leschber and wife, Vickie Leschber, dated March 19, 2008 and recorded as Document Number 2008021818 of the Official Public Records of Williamson County, Texas, and also being a portion of that tract described as 113.8 acres in a General Warranty Deed to Harlan Lee Leschber and wife, Vickie Leschber, dated March 19, 2008 and recorded as Document Number 2008021819 of said Official Public Records, and being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein; and

All of that certain 1.80-acre tract of land, out of the Burrell Eaves Survey, Abstract No. 216, in Williamson County, Texas, and being a portion of that tract described as 113-1/8 acres in a General Warranty Deed to Harlan Lee Leschber and wife, Vickie Leschber, dated March 19, 2008 and recorded as Document Number 2008021818 of the Official Public Records of Williamson County, Texas, and being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein; and

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Exhibit "A"



P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361 Phone
TBPLS Firm #10103800

PERIMETER DESCRIPTION OF A 1.86 ACRE TRACT OF LAND, OUT OF THE BURRELL EAVES SURVEY, ABSTRACT No 216, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 113-1/8 ACRES IN A GENERAL WARRANTY DEED TO HARLAN LEE LESCHBER AND WIFE, VICKIE LESCHBER, DATED MARCH 19, 2008 AND RECORDED AS DOCUMENT NUMBER 2008021818 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 113.8 ACRES IN A GENERAL WARRANTY DEED TO HARLAN LEE LESCHBER AND WIFE, VICKIE LESCHBER, DATED MARCH 19, 2008 AND RECORDED AS DOCUMENT NUMBER 2008021819 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a calculated point in the fenced east margin of County Road 234, and also being in the south margin of County Road 146 for the occupied northwest corner of said 113-1/8 acre Leschber tract and this tract,

THENCE: N 68°42'43" E 9.35 feet with the south margin of County Road 146, and with the north occupied line of said 113-1/8 acre Leschber tract to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set for the northeast corner of this tract;

THENCE: across said 113-1/8 acre tract with the following four (4) courses:

1. 765.26 feet with a curve to the right, having a radius of 5045.00 feet and a chord that bears S 07°26'05" W 764.52 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
2. S 14°19'12" W 211.69 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set ,
3. S 17°01'00" W 129.04 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
4. S 13°24'59" W at 430.94 feet crossing into said 113.8 acre Leschber tract, and continuing for a total distance of 461.66 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,

THENCE: continuing across said 113.8 acre Leschber tract with the following three (3) courses:

1. S 11°46'49" W 138.05 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
2. S 08°28'01" W 1286.20 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
3. S 01°30'47" W 249.14 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set in the north line of that certain tract described as 106 acres in a deed to Ed Ilse, dated September 8, 1913 and recorded in Volume 160, Page 190 of the Deed Records of Williamson County, Texas, for the southeast corner of this tract;

THENCE: S 68°24'05" W 25.75 feet with the south line of said 113.8 acre Leschber tract, and with the north line of said Ilse tract to a calculated point in the east margin of County Road 234 for the southwest corner of this tract, for reference a 3/4" I.D. pipe found for the most westerly southwest corner of said Ilse tract bears S 05°50'10" E 21.04 feet;

THENCE: N 02°58'03" W 23.40 feet with the east margin of County Road 234 to a fence corner post found;

THENCE: with the east margin of County Road 234, and with the west line of said 113.8 acre Leschber tract, as occupied and fenced upon the ground, the following six (6) courses:

1. N 00°43'38" E 102.92 feet to a fence corner post found,
2. N 02°05'07" E 125.72 feet to a fence corner post found,
3. N 07°11'06" E 183.26 feet to a fence corner post found,
4. N 07°57'15" E 265.03 feet to a fence corner post found,
5. N 08°37'16" E 613.97 feet to a fence corner post found;
6. N 09°42'11" E at 384.59 feet passing the northwest corner of said 113.8 acre Leschber tract, and continuing with the west line of said 113-1/8 acre Leschber tract, as occupied and fenced upon the ground, for at total distance of 393.55 feet to a fence corner post found;

THENCE: continuing with the west line of said 113-1/8 acre Leschber tract, as occupied and fenced upon the ground, the following seven (7) courses:

1. N 13°53'27" E 353.22 feet to a fence corner post found,
2. N 17°31'31" E 225.34 feet to a fence corner post found,
3. N 13°53'50" E 343.21 feet to a fence corner post found,
4. N 07°43'23" E 306.40 feet to a fence corner post found,
5. N 06°07'47" E 211.62 feet to a fence corner post found,
6. N 06°06'36" E 62.13 feet to a fence corner post found,

7. N 10°29'11" E 40.88 feet to the Point of Beginning.

Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83). This perimeter description is a part of and accompanies a sketch of this survey. Surveyed under the direction and supervision of the undersigned:

Charles G. Walker
R.P.L.S. Number 5283

5/5/17

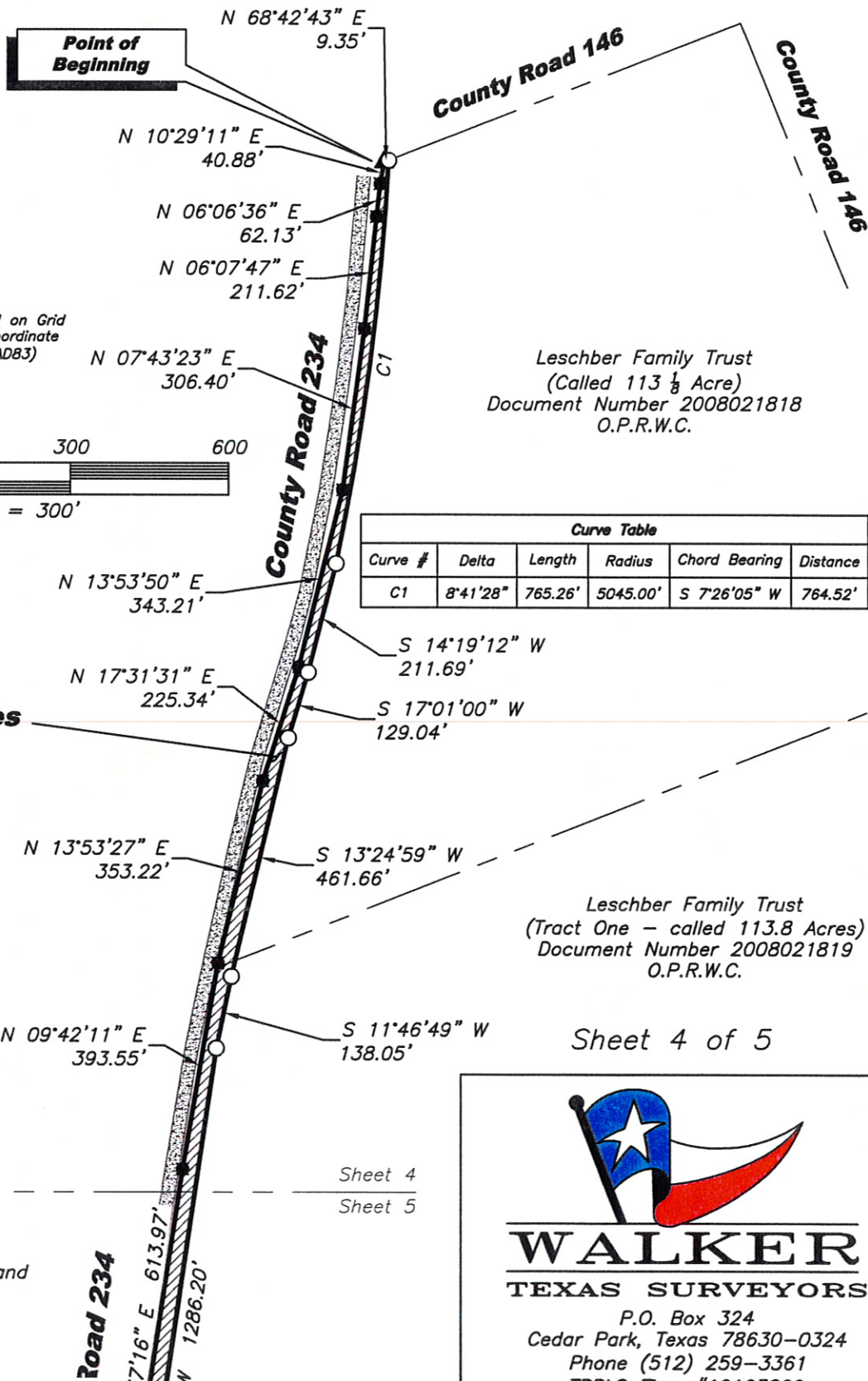
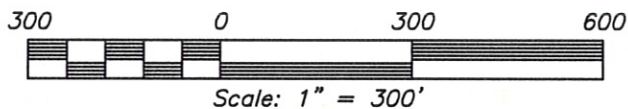
May 5, 2017 = Date of Field Survey



**Sketch to Accompany Field Notes for
1.86 Acres out of the Burrell Eaves Survey
Abstract No. 216, Williamson County, Texas**



Bearings Cited Hereon based on Grid
North Texas State Plane Coordinate
System Central Zone (NAD83)



Leschber Family Trust
(Called 113 1/2 Acre)
Document Number 2008021818
O.P.R.W.C.

Curve Table					
Curve #	Delta	Length	Radius	Chord Bearing	Distance
C1	8°41'28"	765.26'	5045.00'	S 7°26'05" W	764.52'

Leschber Family Trust
(Tract One - called 113.8 Acres)
Document Number 2008021819
O.P.R.W.C.

Sheet 4 of 5

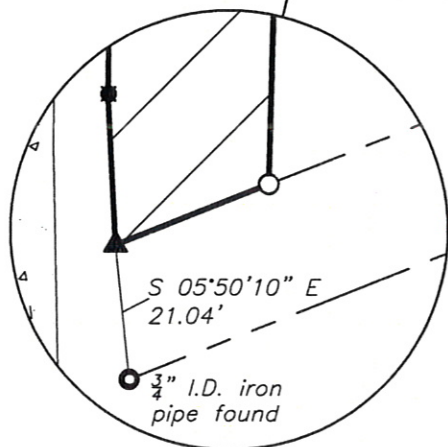
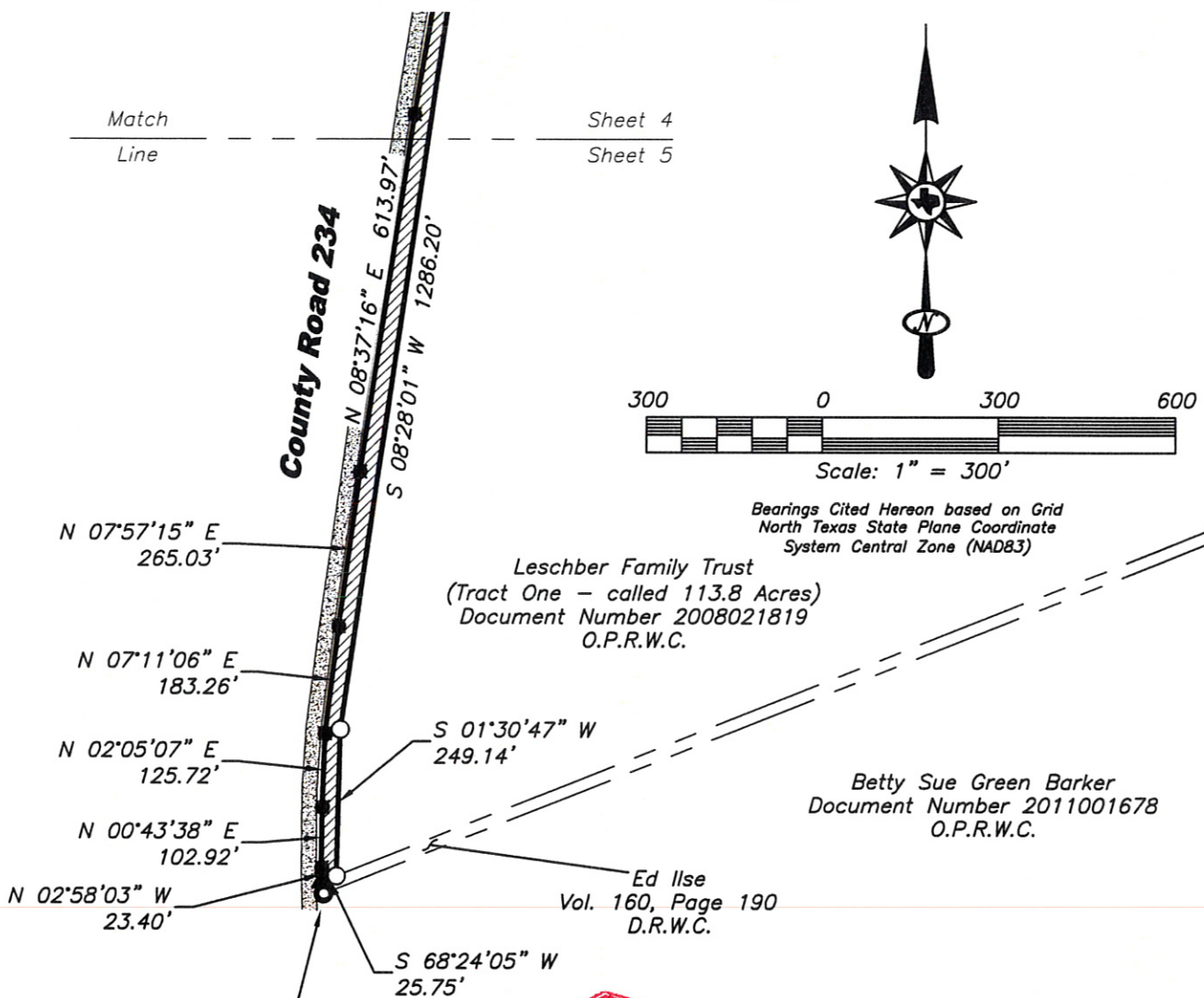


This sketch is a part of and
accompanies a perimeter
description of this survey.

WALKER
TEXAS SURVEYORS

P.O. Box 324
Cedar Park, Texas 78630-0324
Phone (512) 259-3361
TBPLS Firm #10103800

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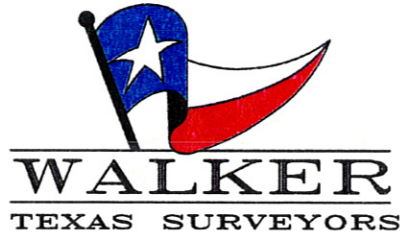
Sheet 5 of 5

- fence corner post found
 - 1/2 inch iron pin with yellow cap
inscribed "WALKER 5283" set
 - ▲ calculated point
- D.R.W.C. Deed Records Williamson County
O.P.R.W.C. Official Public Records Williamson County

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Exhibit "B"



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PERIMETER DESCRIPTION OF A 1.80 ACRE TRACT OF LAND, OUT OF THE BURRELL EAVES SURVEY, ABSTRACT No 216, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 113-1/8 ACRES IN A GENERAL WARRANTY DEED TO HARLAN LEE LESCHBER AND WIFE, VICKIE LESCHBER, DATED MARCH 19, 2008 AND RECORDED AS DOCUMENT NUMBER 2008021818 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a fence corner post found in the westerly margin of County Road 146, and in the north line of that certain tract described as 139.75 acres in a deed to J. A. Andres dated June 6, 1933 and recorded in Volume 266, Page 170 of the Deed Records of Williamson County, Texas, for the most easterly corner of said Leschber tract and this tract;

THENCE: S 69°09'52" W 20.76 feet with the north line of said J. A. Andres tract to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set, from which a fence corner post found for the northwest corner of said J.A. Andres tract, and an interior ell corner of said Leschber tract bears S 69°09'52" W 69.09 feet;

THENCE: over and across said Leschber tract the following four (4) courses:

1. N 21°50'07" W 1136.06 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
2. N 66°40'15" W 49.36 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set,
3. S 68°29'37" W 2575.12 feet to a 1/2 inch iron rod with plastic cap inscribed "WALKER 5283" set for the most westerly southwest corner of this tract,
4. N 21°54'41" W 18.14 feet to a calculated point in the westerly margin of County Road 146;

THENCE: N 68°23'18" E with the southerly margin of County Road 146, and a northerly line of said Leschber tract, at 38.55 feet joining a fence, and continuing along or near said fence for a total distance of 2629.97 feet to a calculated point for the northeast corner of said Leschber tract and this tract;

THENCE: S 21°52'09 E 1194.08 feet with the westerly margin of County Road 146, and along or near a fence with the east line of said Leschber tract, to the Point of Beginning.

Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83). This perimeter description is a part of and accompanies a sketch of this survey. Surveyed under the direction and supervision of the undersigned:

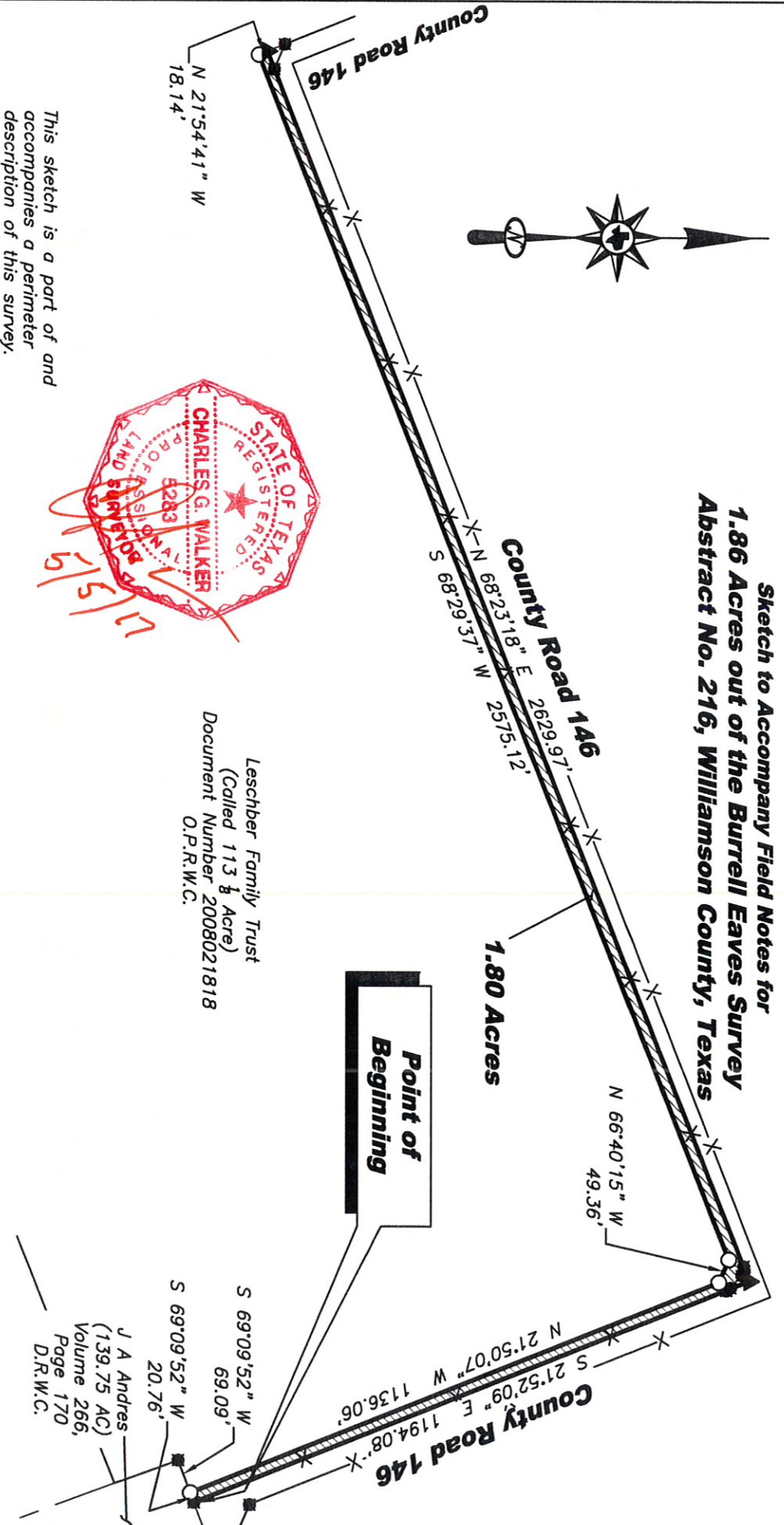
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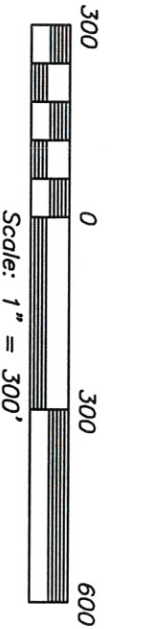
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description of this survey.



- fence corner post found
- 1/2 inch iron pin with yellow cap
- ▲ inscribed "WALKER 5283" set
- X- calculated point
- X- wire fence
- D.R.W.C. Deed Records Williamson County
- O.P.R.W.C. Official Public Records Williamson County

Bearings Cited Hereon based on Grid
North Texas State Plane Coordinate
System Central Zone (NAD83)

Sheet 3 of 3



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