



DEED
Right of Way

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 IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HILLSIDE NURSERY, INC., 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 WILLIAMSON COUNTY, TEXAS, hereinafter referred to as "Grantee", the 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 that certain tract or parcel 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:

0.48 acres of land out of the John Sutherland Survey, Abstract No. 553, in Williamson County, Texas, said land being a portion of that certain tract of land, called 6.39 acres, as conveyed to Hillside Nursery, Inc., by deed as recorded in Document No. 2014056160, Official Public Records of Williamson County, Texas, and being more fully described in Exhibit "A", attached hereto and incorporated herein

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the property described in said Exhibit "A" to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Highland Springs Lane.

As a specific condition of this conveyance, Grantee, its successors and assigns, agree to provide Grantor with access to Grantor's remaining property to Highland Springs Road, both during and after the construction of Highland Springs Road

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 29th day of November, 2017.

(signature on following page)

GRANTOR:

Hillside Nursery, Inc.,
a Texas Corporation

[Signature]

By: Arnoldo Serna, as

(owner)

ACKNOWLEDGMENT

THE STATE OF Texas

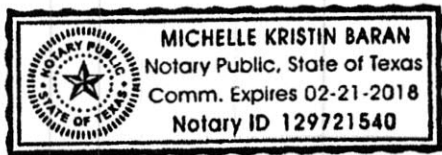
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COUNTY OF Williamson

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This instrument was acknowledged before me on this the 29th day of the month of November, 2017, by Arnoldo Serna, as Owner of Hillside Nursery, Inc., known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes and consideration therein expressed.



Michelle Kristin Baran
Signature

Michelle Kristin Baran
Printed Name

Notary Public, State of Texas

After recording please return to:

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

FIELD NOTES

JOB NO. 14243-03

DATE: November 15, 2016

PAGE 1 OF 2

ROW DEDICATION - 0.48 ACRES

0.48 ACRES OF LAND OUT OF THE JOHN SUTHERLAND SURVEY, ABSTRACT NO. 553, IN WILLIAMSON COUNTY, TEXAS, SAID LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND, CALLED 6.39 ACRES, AS CONVEYED TO HILLSIDE NURSERY, INC., BY DEED AS RECORDED IN DOCUMENT NO. 2014056160, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle found in the southwest line of a called Highway No. 2338 (Known as Williams Drive) described as a 0.353 acre tract conveyed to State of Texas under Document No. 2006065937 of said Official Public Records, marking the northeast corner of the remaining portion of a called 19.417 acre tract conveyed to Kenneth W. Snow under Document No. 2014080586 of said Official Public Records, for the most easterly southeast corner of said Hillside Nursery tract and this tract;

THENCE: with the north line of said Snow tract and the south line of said Hillside Nursery tract the following three (3) courses, for the south line hereof:

1. S 30°20'27" W, 108.78 feet to a 1/2 inch iron rod with orange cap inscribed "RPLS 5784" found, for an angle point in the south line of this tract,
2. 406.04 feet along a curve to the right ($r=500.0'$, $LC=S\ 53^{\circ}33'55''\ W\ 394.98'$) to a 1/2 inch iron rod with orange cap inscribed "RPLS 5784" found, for an angle point in the south line of this tract,
3. S 76°47'43" W, 183.37 feet to a 1/2 inch iron rod with pink cap inscribed "TLS INC." found in the east line of Highland Springs Lane (65' right-of-way) as recorded in that plat of Snow Woods, Phases 2 & 3, a subdivision recorded in Document No. 2015012426 of said Official Public Records, for the southwest corner of said Hillside Nursery tract and this tract,

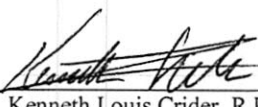
THENCE: N 35°15'19" W, 32.51 feet with the east line of said Highland Springs Lane, being the east line of said Snow Woods Subdivision and the west line of said Hillside Nursery tract to a calculated point, for the northwest corner of this tract;

THENCE: into and across said Hillside Nursery tract the following four (4) courses, for the north line hereof:

1. N 76°50'09" E, 195.61 feet to a 1/2 inch iron rod with orange cap inscribed "RPLS 5784" found, for an angle point in the north line of this tract,
2. 381.62 feet along a curve to the left ($r=470.0'$, $LC=N\ 53^{\circ}34'39''\ E\ 371.22'$) to a 1/2 inch iron rod with orange cap inscribed "RPLS 5784" found, for an angle point in the north line of this tract,
3. N 30°18'54" E, 83.77 feet to a 1/2 inch iron rod with orange cap inscribed "RPLS 5784" found, for an angle point in the north line of this tract,
4. N 14°41'06" W, 35.51 feet to a calculated point in the south line of said Williams Drive and the east line of said Hillside Nursery tract, for the northeast corner of this tract,

THENCE: S 59°39'53" E, 55.09 feet with the west line of said Williams Drive and the east line of said Hillside Nursery tract to the point of beginning, containing 0.48 acres of land, more or less.

All Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83(93).


Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



Texas Land Surveying, Inc.

-A Land Surveying and Geoscience Firm-
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200 GEOSCIENCE FIRM No. 50538

0.48 ACRES OF LAND OUT OF THE JOHN SUTHERLAND SURVEY, ABSTRACT NO. 553, IN WILLIAMSON COUNTY, TEXAS, SAID LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND, CALLED 6.39 ACRES, AS CONVEYED TO HILLSIDE NURSERY, INC., BY DEED AS RECORDED IN DOCUMENT NO. 2014056160, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

JOB NO: 14243-03
DRAWN: RDG
F.C.: JG

LEGEND	
●	1/2" IRON ROD FOUND ORANGE CAP "RPLS 5784" (UNLESS OTHERWISE NOTED)
✱	COTTON SPINDLE FOUND
+	CALCULATED POINT
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
()	RECORD INFORMATION
R.O.W.	RIGHT-OF-WAY

STATE OF TEXAS
(0.353 AC.)
DOC. NO. 2006065937,
O.P.R.W.C.



Scale: 1" = 100'

BEARINGS CITED HEREON BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH AMERICAN DATUM
1983/93, TEXAS CENTRAL ZONE.

HIGHWAY NO. 2338
(WILLIAMS DRIVE)
R.O.W. VARIES

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	46°31'45"	500.00'	406.04'	394.98'	S 53°33'55" W
C2	46°31'17"	470.00'	381.62'	371.22'	N 53°34'39" E
RECORD CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	-	500.00'	405.98'	394.92'	S 53°34'30" W
C2			NO RECORD		

JOHN SUTHERLAND SURVEY,
ABSTRACT NO. 553

HILLSIDE NURSERY, Inc.
(6.39 ACRES)
DOCUMENT NO. 2014056160,
O.P.R.W.C.

SNOW WOODS
PHASES 2 & 3
DOCUMENT NO. 2015012426,
O.P.R.W.C.

HIGHLAND
SPRINGS LANE
(65' R.O.W.)

N 35°15'19" W
32.51'

N 76°50'09" E 195.61'
S 76°47'43" W 183.37'
(S 76°50'00" W 333.98')-OVERALL

PINK CAP
"TLS INC."

0.48 ACRES

C2
21,088 sqft
C1

remainder of
KENNETH W. SNOW
(19.417 ACRES)
DOCUMENT No. 2014080586
O.P.R.W.C.

S 59°39'53" E
55.09'

POINT OF
BEGINNING

N 14°41'06" W
35.51'

N 30°18'54" E
83.77'

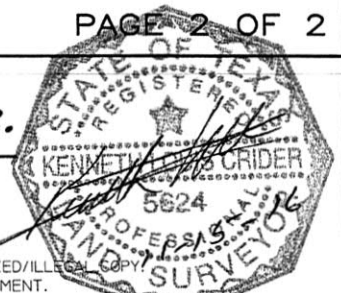
(S 30°18'45" W 108.77')
S 30°20'27" W
108.78'

PAGE 2 OF 2

Texas Land Surveying, Inc.

-A Land Surveying and Geoscience Firm-
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCIENCE FIRM NO.50538

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2017109646

DEED

Fee: \$37.00

11/29/2017 03:43 PM

LMUELLER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas