

QUITCLAIM DEED

Kiphen Road/CR 113 Excess Right of Way

THE STATE OF TEXAS

,

KNOW ALL MEN BY THESE PRESENTS:

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 LICENSE NUMBER

That CITY OF ROUND ROCK, TEXAS and WILLIAMSON COUNTY, TEXAS, 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 Camco Land, Ltd., a Texas limited partnership, whose address is 1016 Mopac Circle, Suite 102, Austin, Texas 78746, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has Quitclaimed and does by these presents Bargain, Sell, Release and forever Quitclaim unto CAMCO LAND LTD., a Texas limited partnership, hereinafter referred to as Grantee, all of Grantor's right, title, interest, claim and demand in and to those certain tracts or parcels of land, situated in the County of Williamson, State of Texas, more particularly described in Exhibit "A" attached hereto and incorporated herein for any and all purposes.

This Quitclaim is made subject to the continued rights of existing utilities, if any, as provided by law, and any required adjustment will be at no cost to the Grantor unless otherwise agreed between Grantor and Grantee in writing. In addition, this Quitclaim is subject to all matters of public record and to all easements, leases, agreements or licenses, or other interests which affect the property, and to any matter which would be disclosed by title examination, survey, investigation or inquiry, including but not limited to the rights of parties in possession.

THIS QUITCLAIM OF THE PROPERTY IS MADE ON AN "AS IS" BASIS, WITH ALL FAULTS AND WITH ANY AND ALL LATENT AND PATENT DEFECTS. BY ACCEPTANCE HEREOF, GRANTEE ACKNOWLEDGES THAT GRANTEE HAS NOT RELIED UPON ANY COVENANT, REPRESENTATION OR WARRANTY, ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY GRANTOR OR BY ANY REPRESENTATIVE OF GRANTOR WITH RESPECT TO THE PROPERTY, AND THAT NEITHER GRANTOR NOR ANY REPRESENTATIVE OF GRANTOR HAS MADE ANY COVENANT, REPRESENTATION OR WARRANTY, ORAL OR WRITTEN, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, PHYSICAL CONDITION, PRESENCE OF HAZARDOUS MATERIALS, VALUATION, UTILITY, FITNESS FOR A PARTICULAR PURPOSE OR OTHERWISE. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE HAS INSPECTED THE PROPERTY AND THE PHYSICAL AND TOPOGRAPHIC CONDITION OF THE PROPERTY AND ACCEPTS QUITCLAIM TO THE PROPERTY AS IS IN ITS EXISTING PHYSICAL AND TOPOGRAPHIC CONDITION AND THAT GRANTEE IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

TO HAVE AND TO HOLD for said purposes together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto Grantee forever.

IN WITNESS WHEREOF, this instrument is executed on this the 12th day of January, 2018.

GRANTOR:

CITY OF ROUND ROCK, TEXAS

By: Bryan Williams
Laurie Hadley, City Manager
Bryan Williams, Asst. City Mgr.

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 12th day of January, 2018, by Laurie Hadley, City Manager, in the capacity and for the purposes and consideration recited herein. Bryan Williams, Asst. City Mgr.



Sara L. White
Notary Public, State of Texas

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Dan A. Gattis, County Judge

STATE OF TEXAS

'
'
'

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the _____ day of _____, 2018, by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

After recording, return to:

County: Williamson
Project: Former Alignment
C.R. 113-Kiphen Road

EXHIBIT **A**
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.138 ACRE (6,008 SQUARE FOOT), TRACT OF LAND SITUATED IN THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 287, AND THE WILLIS DONAHO SURVEY, ABSTRACT NO. 173, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE FORMER ALIGNMENT OF C.R. 113 - KIPHEN ROAD, (PRESCRIPTIVE RIGHT-OF-WAY WIDTH VARIES) SAID 0.138 ACRE (6,008 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDot Type II monument found, being the intersection of the former southerly right-of-way (ROW) line of C.R. 113 (Kiphen Road), and the existing easterly ROW line of F.M. 1460 (ROW width varies), same being northwesterly corner of the northerly remainder of that called 275.214 acre tract of land (Tract 4), described in a Special Warranty Deed to Camco Land Ltd. recorded in Volume 2491, Page 303 of the Official Records of Williamson County, Texas, for the most westerly corner and **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, departing the northerly boundary line of said northerly remaining portion of 275.214 acre tract, with said easterly ROW line of F.M. 1460, N 30°02'05" E for a distance of 127.60 feet to a 1/2" iron rod with cap stamped "Baker-Aicklen" found, being an angle point in the westerly boundary line of that called 87.384 acre tract of land described in Special Warranty Deed to Round Rock Independent School District recorded in Document No. 2013049515 of the Official Public Records of Williamson County, Texas, same being the northwesterly corner of said westerly terminus of said C.R. 113, for the northerly corner of the herein described tract;

THENCE, departing said southeasterly ROW line of F.M. 1460, with the existing northerly ROW line of said C.R. 113, same being a portion of the westerly and southerly boundary line of the 87.384 acre tract, the following two (2) courses:

- 2) S 21°54'52" E for a distance of 33.92 feet to a 1/2" iron rod found, for the southwest corner of said 87.384 acre tract;
- 3) N 69°22'25" E for a distance of 79.24 feet to a 1/2" iron rod with cap stamped "Baker-Aicklen" found, for the easterly corner of the herein described tract, and from which a 1/2" iron rod with cap stamped "CORR" found, being a point of curvature in said existing northerly ROW line of said C.R. 113, same being in said southerly boundary line of the 87.384 acre tract bears, along a curve to the right, having a delta angle of 21°19'34", a radius of 115.00 feet, an arc length of 42.80 feet and a chord bearing of N 58°39'10" E at a distance of 42.56 feet;
- 4) **THENCE**, departing said southerly boundary line of the 87.384 acre tract, crossing said C.R. 113, along a non-tangent curve to the left, having a delta angle of 35°50'09", a radius of 115.00 feet, an arc length of 71.93 feet, and a chord which bears S 30°04'19" W for a distance of 70.76 feet to a 1/2" iron rod with broken plastic cap found in the existing westerly ROW line of Kiphen Road (50' ROW width), same being the northerly boundary line of a remainder tract out of that called 46.526 acre tract of land described in Warranty Deed to Northpark at Old Settlers, Ltd. recorded in Document No. 2004068735 of the Official Public Records of Williamson County, Texas, for a point of non-tangency in the southeasterly boundary line of the herein described tract;

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Date _____

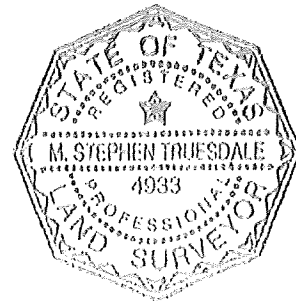


EXHIBIT A

PLAT TO ACCOMPANY DESCRIPTION

12/18/17

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD W/ PLASTIC CAP
STAMPED "BAKER-AICKLEN" FOUND
(UNLESS NOTED OTHERWISE)
- ⊠ TXDOT TYPE II MONUMENT FOUND
- 5/8" IRON ROD W/ ALUMINUM
CAP STAMPED "CORR-ROW" SET
- ℙ PROPERTY LINE
- O.R.W.C.T. OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	02°18'11"	2466.48'	99.14'	99.14'	S25°11'56"W
C2	21°19'34"	115.00'	42.80'	42.56'	N58°39'10"E
C3	35°50'09"	115.00'	71.93'	70.76'	S30°04'19"W
C4	32°23'26"	115.00'	65.01'	64.15'	S04°02'29"E

NUMBER	DIRECTION	DISTANCE
L1	S21°54'52"E	33.92'
L2	S68°58'17"W	17.93'

ROUND ROCK INDEPENDENT
SCHOOL DISTRICT
(87.384 AC.)
DOC. NO. 2013049515
O.P.R.W.C.T.

EXISTING C.R. 113 -
KIPHEN ROAD
(PRESCRIPTIVE R.O.W.
WIDTH VARIES)

NORTH PARK AT
OLD SETTLERS, LTD.
(REMAINDER OF 46.526 AC.)
DOC. NO. 2004068735
O.P.R.W.C.T.

CAMCO LAND, LTD.
(REMAINDER OF 275.214 AC.)
(TRACT 4)
VOL. 2491, PG. 303
O.R.W.C.T.

1) ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

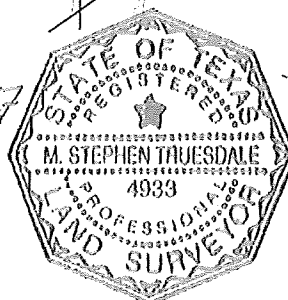
2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A
TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF
RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY
A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

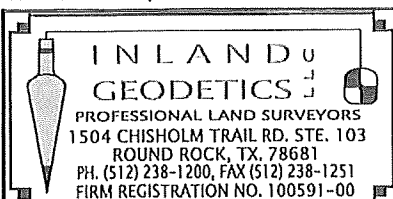
M. Stephen Truesdale 12 DEC 2017

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

DATE



0 25 50
1" = 50'



FORMER R.O.W.
C.R. 113 - KIPHEN ROAD
0.138 ACRE
6,008 SQUARE FEET

PAGE 3 OF 3