

After recording, please return to:

Williamson County
3151 SE Inner Loop, Suite B
Georgetown, TX 78626

NOTICE OF CONFIDENTIALITY 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.

CORRECTION SPECIAL WARRANTY DEED

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Date: January 2, 2017

Grantor: TACK DEVELOPMENT, LTD., a Texas limited partnership

Grantee: WILLIAMSON COUNTY, a political subdivision of the State of Texas

Grantee's Mailing Address (including county):

3151 SE Inner Loop, Suite B
Georgetown, TX 78626
Williamson County, Texas

Consideration:

The sum of Ten and No/100 Dollars (\$10.00) and other good and valuable cash consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, and for the payment of which no lien, express or implied, is retained against the Property.

Property (including any improvements):

0.479 ACRE OF LAND OUT OF THE J.H. NEILEY SURVEY, ABSTRACT NO. 485 AND THE N.D. WALLING SURVEY, ABSTRACT NO. 675, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 1.976-ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT NO. 2003031850, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PART OF 6.043-ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT NO. 199969583 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, MORE PARTICULARLY DESCRIBED IN **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF, AND 0.748 ACRE OF LAND OUT OF THE J. H. NEILEY SURVEY, ABSTRACT NO. 485 BEING THAT PART OF A 48.8642

ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003031850 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN **EXHIBIT "B"** HERETO AND MAKE A PART HEREOF.

Reservations from and Exceptions to Conveyance and Warranty:

Grantor specifically excepts from this conveyance all of the water, wastewater, and drainage utility facilities and infrastructure in, on, or under the Property (the "MUD Facilities") and expressly reserves for Grantor and Grantor's successors and assigns a non-exclusive easement over, under, and across the Property for the purposes of construction, installation, operation, maintenance, inspection, repair, upgrade, replacement, relocation, and removal of the MUD Facilities and related appurtenances and providing access and making connections thereto (the "Reserved Easement"), which Reserved Easement Grantor hereby assigns, transfers, sets over, and conveys to Williamson County Water, Sewer, Irrigation, and Drainage District No. 3 (the "MUD").

This conveyance is expressly made and accepted subject to all matters on the ground that a true and correct survey would reveal and all valid and subsisting easements, restrictions, reservations, covenants, conditions, and other matters relating to the Property to the extent that the same are valid and enforceable against the Property, as same are shown by instruments filed for record in the office of the County Clerk of Williamson County, Texas.

Conveyance and Warranty:

Grantor, for the consideration and subject to the reservations from and exceptions to the conveyance and warranty set forth above, has GRANTED, SOLD, AND CONVEYED and does hereby GRANT, SELL, AND CONVEY to Grantee the Property, together with all and singular the improvements located thereon and all rights and appurtenances pertaining thereto, including all right, title, and interest of Grantor in and to adjacent streets, alleys, rights-of-way, roadways, strips, gores, and easements, TO HAVE AND TO HOLD the Property to Grantee, Grantee's heirs, executors, administrators, legal representatives, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, legal representatives, 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, and except as to the Reservations from and Exceptions to Conveyance and Warranty set forth above.

Whenever the content of this Correction Special Warranty Deed so requires, the singular shall include the plural, the plural shall include the singular and any gender shall include all other genders.

THIS CORRECTION SPECIAL WARRANTY DEED IS MADE BY GRANTOR AND ACCEPTED BY GRANTEE AS A CORRECTION DEED IN SUBSTITUTION OF THAT CERTAIN SPECIAL WARRANTY DEED DATED JANUARY 2, 2017 AND RECORDED UNDER DOCUMENT No. 2017028229, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (THE "ORIGINAL DEED"), TO CORRECT

THE LEGAL DESCRIPTION OF THE PROPERTY IN THE ORIGINAL DEED BY EXCEPTING THE MUD FACILITIES FROM THE CONVEYANCE AND RESERVING THE RESERVED EASEMENT. GRANTOR AND GRANTEE HEREBY CONFIRM AND AGREE THAT THE PROPERTY DOES NOT INCLUDE THE MUD FACILITIES AND IS SUBJECT TO THE RESERVED EASEMENT, AND THAT GRANTOR DID NOT INTEND TO CONVEY IN THE ORIGINAL DEED, AND DOES NOT CONVEY IN THIS CORRECTION SPECIAL WARRANTY DEED, ANY INTERESTS OF GRANTOR IN OR TO THE MUD FACILITIES. BY ITS SIGNATURE BELOW GRANTEE RELEASES, AND QUITCLAIMS UNTO THE MUD, ALL OF GRANTEE'S RIGHT, TITLE, AND INTEREST IN AND TO THE MUD FACILITIES.

Other than the stated corrections, this Correction Special Warranty Deed is intended to restate in all respects the Original Deed, and the effective date of this Correction Special Warranty Deed relates back to the effective date of the Original Deed.

* * * * *

IN WITNESS WHEREOF, this Correction Special Warranty Deed is executed on the date(s) set forth below, to be effective as of January 2, 2017.

GRANTOR:

TACK DEVELOPMENT, LTD., a Texas Limited Partnership

By: Commerce Texas Properties, Inc., a Texas corporation, General Partner

By: _____
Timothy Timmerman, President

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2018, by Timothy Timmerman, as President of Commerce Texas Properties, Inc., a Texas corporation, General Partner of Tack Development, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

Notary Public, State of Texas

GRANTEE:

WILLIAMSON COUNTY, a political subdivision of the State of Texas

By: _____
Dan A. Gattis, Williamson County Judge

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2018, by Dan A. Gattis, as County Judge of Williamson County, a political subdivision of the State of Texas, on behalf of said political subdivision.

Notary Public, State of Texas

EXHIBIT "A"

0.479 Acre

EXHIBIT A

THAT PART OF THE J. H. NEILEY SURVEY, ABSTRACT No. 485 AND THE N. D. WALLING SURVEY, ABSTRACT No. 675, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 1.976-ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD., BY DEED RECORDED IN DOCUMENT No. 2003031850, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PART OF A 6.043-ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD BY DEED RECORDED IN DOCUMENT No. 199969583 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod set at the southeast corner of said 1.976-Acre Tract, same being the northeast corner of said 6.043-Acre Tract:

THENCE S.79°00'22"W. with the south line of said 1.976-Acre Tract, same being the north line of said 6.043-Acre Tract a distance of 399.34 feet to a 1/2" iron rod set and the Point of Beginning;

THENCE across said 6.043-Acre Tract the following four courses:

1. S.02°16'37"W. a distance of 3.61 feet;
2. S.03°42'33"W. a distance of 105.46 feet to a point of curvature of a curve to the left;
3. Southeasterly along the arc of said curve, a distance of 35.50 feet said curve having a radius of 25.00 feet, a central angle of 81°21'12" and a chord bearing S.36°58'04"E., 32.59 feet to a 1/2" iron rod set at a point of curvature of a non-tangent curve to the left;
4. Westerly along the arc of said curve, a distance of 81.38 feet said curve having a radius of 600.00 feet, a central angle of 07°46'17" and a chord bearing N.81°31'49"W., 81.32 feet to a 1/2" iron rod set on an easterly line of a 70.8081-Acre Tract of land conveyed to star golf partners LTD by deed recorded in Document No. 2004037056 of the Official Public Records of Williamson County, Texas;

THENCE with an easterly line of said 70.8081-Acre Tract, same being the west line of said 6.043-Acre Tract the following two courses:

1. N.07°21'31"E. a distance of 54.67 feet to a 1/2" iron rod found;
2. N.20°16'24"E. a distance of 65.32 feet to a 1/2" iron rod found at the northwest corner of said 6.043-Acre Tract, same being the southwest corner of said 1.976-Acre Tract and at an angle point on the easterly line of said 70.8081-Acre Tract;

THENCE N.35°39'12"W. with an easterly line of said 70.8081-Acre Tract, same being the southwest line of said 1.976-Acre Tract, Texas a distance of 25.70 feet to a 1/2" iron rod set;

THENCE N.02°45'35"E with the west line of said 1.976-Acre Tract a distance of 255.83 feet to the Northwest Corner of said 1.976 Acre Tract;

THENCE S.78°10'31"E. along the North Line of said 1.976 Acre Tract a distance of 58.27 feet;

0.479 Acre

THENCE across said 1.976-Acre Tract the following four courses:

1. S.05°19'31"W. a distance of 55.61 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Southerly, along the arc of said curve to the right a distance of 27.36 feet, said curve having a radius of 970.00 feet, a central angle of 01°36'58", and a chord bearing S.04°31'02"W., 27.36 feet to a 1/2" iron rod set;
3. S.03°42'33"W. a distance of 78.23 feet to a 1/2" iron rod set;
4. S.02°16'37"W. a distance of 96.42 feet to the Point of Beginning;

Containing 0.0.479 Acre, more or less, as shown on the sketch attached.

J. Kenneth Weigand Mar. 2, 2016
J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying, Inc.
2900 Jazz Street
Round Rock, TX 78664

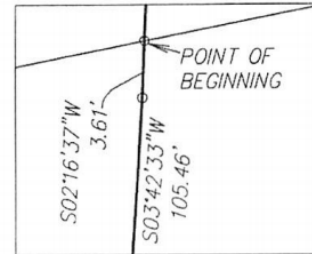
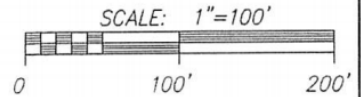
F-10015400



All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

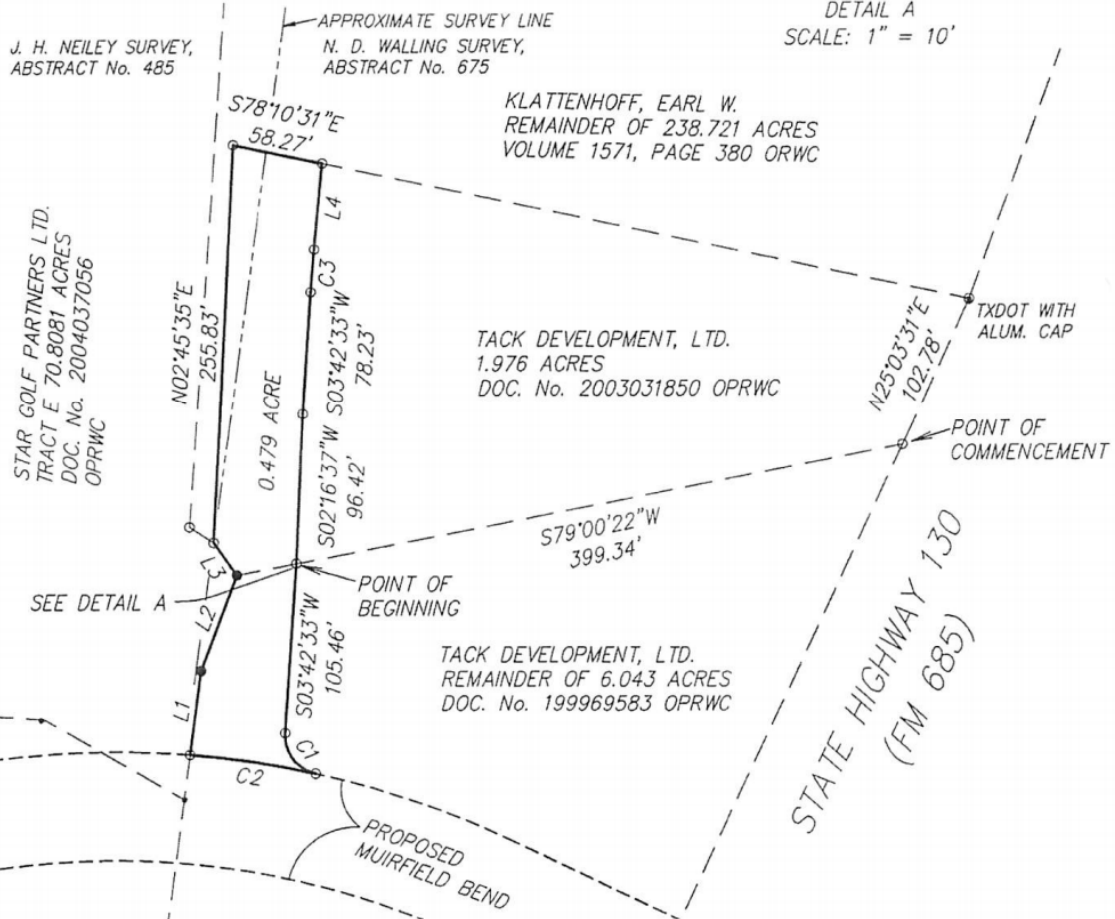
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	35.50	25.00	81°21'12"	S36°58'04"E	32.59
C2	81.38	600.00	7°46'17"	N81°31'48"W	81.32
C3	27.36	970.00	1°36'58"	S04°31'02"W	27.36

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°21'31"E	54.67
L2	N20°16'24"E	65.32
L3	N35°39'12"W	25.70
L4	S05°19'31"W	55.61



DETAIL A
SCALE: 1" = 10'

S:\LAND2401-2450\2448-TACK-DEVL-0.479AC-RD TAKE.dwg 3/2/2016 11:59:41 AM CST



- LEGEND
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - = 1/2" IRON ROD FOUND
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DRWC = DEED RECORDS WILLIAMSON COUNTY, TEXAS
 - BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83

SKETCH TO ACCOMPANY DESCRIPTION
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: 18 FEBRUARY 2016 SCALE: 1" = 100'

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
F-10015400 (512) 836-4793 FAX: (512) 836-4817

EXHIBIT "B"

0.748Acre

EXHIBIT B

THAT PART OF THE J. H. NEILEY SURVEY, ABSTRACT No. 485, BEING THAT PART OF A 48.8642-ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TACK DEVELOPMENT, LTD, BY DEED RECORDED IN DOCUMENT No. 2003031850 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod found on an easterly line of said 70.808-Acre Tract, being also on the south line of said 48.8642-Acre Tract, and at the south corner of Lot 1, Block D, Amended Plat of Star Ranch Commercial according to the plat thereof recorded in Cabinet GG, Slide 233 of the Plat Records of Williamson County, Texas;

THENCE with the east line of said Lot 1, Block D, Amended Plat of Star Ranch the following two courses:

1. N.29°59'03"E. a distance of 85.17 feet to a 1/2" iron rod found;
2. N.29°24'52"E. a distance of 131.04 feet to a 1/2" iron rod found on a non-tangent point of curvature to the right for the Point of Beginning;

THENCE with the east line of said Lot 1, Block D, Amended Plat of Star Ranch Commercial the following two courses:

1. Northerly along the arc of said curve a distance of 28.52 feet, said curve having a radius of 535.00 feet, a central angle of 03°03'17", and a chord bearing N.01°14'06"E., 28.52 feet to a 1/2" iron rod found;
2. N.02°45'45"E. a distance of 394.99 feet to a 1/2" iron rod found the southwest corner of Klattenhoff Lane as shown on the plat of Star Ranch Commercial Lot 1, Block D recorded in Cabinet FF, Slide 199 of the Plat Records of Williamson County, Texas;

THENCE S.87°14'15"E. with the south line of Klattenhoff Lane a distance of 68.55 feet to a 1/2" iron rod set at an inside ell corner of said 48.8642-Acre Tract;

THENCE S.04°37'16"W. with an east line of said 48.8642-Acre Tract a distance of 617.92 feet to a 1/2" iron rod set;

THENCE across said 48.8642-Acre Tract the following two courses:

1. N.21°40'14"W. a distance of 1.93 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;
2. Northerly along the arc of said curve, a distance of 199.13 feet said curve having a radius of 535.00 feet, a central angle of 21°19'34" and a chord bearing N.10°57'20"W., 197.99 feet to the said Point of Beginning.

Containing 0.748 acre, more or less, as shown on the sketch attached.

John K. Weigand
J. Kenneth Weigand

Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
F-10015400



All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

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