

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: STAR GOLF DEVELOPMENT, INC., a Texas corporation

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):

THAT PART OF THE J.H. NEILY SURVEY ABSTRACT NO. 485, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 70.8081 ACRE TRACT OF LAND (TRACT E) CONVEYED TO STAR GOLF PARTNERS, LTD., BY DEED RECORDED IN DOCUMENT NO. 2004037056, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF; AND

THAT PART OF THE J.H. NEILY SURVEY ABSTRACT NO. 485 AND THE N.D. WALLING SURVEY, ABSTRACT NO. 675, BEING A PART OF THAT 70.8081 ACRE

TRACT OF LAND (TRACT E) CONVEYED TO STAR GOLF PARTNERS, LTD., BY DEED RECORDED IN DOCUMENT NO. 2004037056, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON, COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN **EXHIBIT "B"** ATTACHED HERETO AND MADE 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. 2017094789, 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:

STAR GOLF DEVELOPMENT, INC.,
a Texas corporation

By: _____
Timothy Timmerman, President

STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2018, by Timothy Timmerman, as President of Star Golf Development, Inc., a Texas corporation, on behalf of said corporation.

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"

0.268 Acre

THAT PART OF THE J. H. NEILEY SURVEY, ABSTRACT No. 485, BEING THAT PART OF THAT 70.8081-ACRE TRACT OF LAND (TRACT E) CONVEYED TO STAR GOLF PARTNERS, LTD., BY DEED RECORDED IN DOCUMENT No. 2004037056 F THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod found 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 and on an easterly line of said 70.808-Acre Tract, being also on the south line of a 48.8642-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;

THENCE S.59°58'44"E. with an easterly line of said 70.8081-Acre Tract, same being the south line of said 48.8642-Acre Tract a distance of 161.02 feet to a 1/2" iron rod found at the southeast corner of said 48.8642-Acre Tract;

THENCE S.60°07'58"E. with an easterly line of said 70.8081-Acre Tract a distance of 51.56 feet to a 1/2" iron rod set at the Point of Beginning;

THENCE with the easterly lines of said 70.8081-Acre Tract:

1. S.60°07'58"E. a distance of 82.04 feet to a 1/2" iron rod found;
2. S.03°42'11"W. a distance of 425.41 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;

THENCE across said 70.8081-Acre Tract the following five courses:

1. Northerly along the arc of said curve, a distance of 10.89 feet said curve having a radius of 967.50 feet, a central angle of 00°38'41" and a chord bearing N.03°53'50"W., 10.89 feet to a 1/2" iron rod set;
2. N.04°13'10"W. a distance of 100.00 feet to 1/2" iron rod set at point of curvature to the right;
3. Northerly along the arc of said curve, a distance of 76.22 feet said curve having a radius of 1035.00 feet, a central angle of 04°13'10" and a chord bearing N.02°06'35"W., 76.20 feet to a 1/2" iron rod set;
4. N.0°00'00"W. a distance of 100.00 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
5. Northerly, along the arc of said curve to the left a distance of 182.62 feet, said curve having a radius of 503.39 feet, a central angle of 20°47'07", and a chord bearing N.10°23'34"W., 181.62 feet to the said Point of Beginning.

Containing 0.268 acre, more or less, as shown on the sketch attached.

John K. Weigand Nov. 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

2448-STAR-GOLF-0.268ac-RD-TAKE

EXHIBIT "B"

2,762 Square Feet

THAT PART OF THE J. H. NEILEY SURVEY, ABSTRACT No. 485, AND THE N. D. WALLING SURVEY, ABSTRACT No. 675, BEING A PART OF THAT 70.8081-ACRE TRACT OF LAND (TRACT E) CONVEYED TO STAR GOLF PARTNERS, LTD., BY DEED RECORDED IN DOCUMENT No. 2004037056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a 1/2" iron rod found on the south line of that 48.8642-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 on an easterly line of said 70.808-Acre Tract, at the south corner of Lot 1, Block D, Amended Plat of Star Ranch Commercial according to the plat thereof recorded in Cabinet FF, Slide 199 of the Plat Records of Williamson County;

THENCE S.59°58'44"E. with the north line of said 70.8081-Acre Tract, same being the south line of said 48.8642-Acre Tract a distance of 161.02 feet to a 1/2" iron rod found at the southeast corner of said 48.8642-Acre Tract;

THENCE with the easterly line of said 70.8081-Acre Tract the following three courses:

1. S.60°07'58"E. a distance of 133.60 feet to a 1/2" iron rod set;
2. S.03°42'11"W. a distance of 918.17 feet to a 1/2" iron rod set;
3. S.56°51'10"E. a distance of 0.64 feet to a 1/2" iron rod set at the Point of Beginning;

THENCE S.56°51'10"E. with an easterly line of said 70.808-Acre Tract a distance of 17.74 feet to a 1/2" iron rod set at the westerly corner 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

THENCE S.35°39'12"E. with an easterly line of said 70.8081-Acre Tract, same being the southwesterly line of said 1.976 Acre Tract a distance of 25.70 feet to a 1/2" iron rod found at the southwest corner of said 1.976-Acre Tract, an angle point on an easterly line of said 70.8081-Acre Tract, and the northwest corner of that 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, 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. S.20°16'24"W. a distance of 65.32 feet to a 1/2" iron rod found;
2. S.07°21'31"W. a distance of 54.67 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;

THENCE across said 70.8081-Acre Tract the following four courses:

1. Westerly along the arc of said curve, a distance of 34.17 feet said curve having a radius of 600.00 feet, a central angle of 03°15'46" and a chord bearing N.87°02'50"W., 34.16 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;
2. Northeasterly along the arc of said curve, a distance of 38.23 feet said curve having a radius of 25.00 feet, a central angle of 87°36'44" and a chord bearing N.47°30'55"E., 34.61 feet to a 1/2" iron rod set;
3. N.03°42'33"E. a distance of 98.90 feet to a 1/2" iron rod set;
4. N.05°08'28"E. a distance of 22.33 feet to the said Point of Beginning.

2,762 Square Feet

Containing 2,762 Square Feet, more or less, as shown on the sketch attached.

John K. Weigand *Mar. 2, 2016*

J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying, 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





