

After recording, please return to:

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

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**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):

1.373 ACRES OF LAND OUT OF THE J. H. NEILEY SURVEY, ABSTRACT NO. 485, AND THE N.D. WALING SURVEY, ABSTRACT NO. 675, IN WILLIAMSON COUNTY, TEXAS, BEING THE 1.373 ACRE TRACT OF LAND CONVEYED TO STAR GOLF DEVELOPMENT, INC. BY A DEED RECORDED IN DOCUMENT NO. 2016096249 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HERETO; SAVE AND EXCEPT THAT CERTAIN 1694 SQ. FT. TRACT OF LAND OUT OF THE J. H. NEILEY SURVEY, ABSTRACT NO. 485 IN WILLIAMSON COUNTY, TEXAS, BEING THAT PART OF A 1.373 ACRE TRACT OF LAND CONVEYED TO STAR

GOLF DEVELOPMENT, INC. BY A DEED RECORDED IN DOCUMENT NO. 2016096249 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. 2017028230, 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"

1.373 Acres

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 238.721 ACRE TRACT OF LAND CONVEYED TO EARL W KLATTENHOFF BY DEED RECORDED IN VOLUME 1571, PAGE 380, OF THE DEED 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 the South Line of the remainder of Tract 2, 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, same being on an Easterly Line of Tract E, a 70.8081-Acre Tract of land conveyed to Star Golf Partners LTD, by deed recorded in Document No. 2004037056 of the Official Records of Williamson County, Texas;

THENCE S.59°58'44"E. with the South Line of said 48.8642-Acre Tract and the Easterly Line of said 70.8081-Acre Tract a distance of 161.02 feet to a 1/2" iron rod found at the south corner of said 48.8642-Acre Tract, for the Point of Beginning;

THENCE N.04°37'16"E. with the East Line of said 48.8642-Acre tract and across said 238.721-Acre tract a distance of 690.46 feet to a 1/2" iron rod set on the South End of Klattenhoff Lane as shown on the plat of Star Ranch Commercial Lot 1 Block D, according to the plat thereof recorded in Cabinet FF, Slide 199 of the Plat Records of Williamson County, Texas;

THENCE S.87°14'15"E. with the South End of Klattenhoff Lane and across said 238.721-Acre Tract a distance of 1.45 feet to a 1/2" iron rod found at the Southeast Corner of the end of Klattenhoff Lane, same being the Southwest Corner of Lot 1, Block C, Star Ranch Commercial according to the plat thereof recorded in Document No. 2013106330 of the Official Public Records of Williamson County, Texas;

THENCE across said 238.721-Acre the following nine courses:

1. S.02°45'45"W. a distance of 394.99 feet to a 1/2" iron rod set at point of a non-tangent curve to the left;
2. Southerly, along the arc of said curve to the left a distance of 197.87 feet, said curve having a radius of 465.00 feet, a central angle of 24°22'51", and a chord bearing S.09°25'41"E. 196.38 feet to a 1/2" iron rod set;
3. S.18°48'28"E. a distance of 100.12 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;
4. Southerly along the arc of said curve, a distance of 214.48 feet, said curve having a radius of 568.39 feet, a central angle of 21°37'15" and a chord bearing S.10°48'37"E., 213.21 feet to a 1/2" iron rod set;
5. S.00°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;
6. Southerly, along the arc of said curve to the left a distance of 71.43 feet, said curve having a radius of 970.00 feet, a central angle of 04°13'10", and a chord bearing S.02°06'35"E., 71.42 feet to a 1/2" iron rod set;
7. S.04°13'10"E. a distance of 100.00 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
8. Southerly, along the arc of said curve to the right a distance of 172.00 feet, said curve having a radius of 1,032.50 feet, a central angle of 09°32'41", and a chord bearing S.00°33'10"W., 171.80 feet to a 1/2" iron rod set;
9. S.05°19'31"W. a distance of 102.47 feet to a 1/2" iron rod set on the north line of a 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 with the North and West lines of said 1.976-Acre Tract and continuing across said 238.721-Acre Tract the following two courses:

2448-1.373ac-rd-take

1.373 Acres

1. N.78°10'31"W. a distance of 58.27 feet to a 1/2" iron rod set at the Northwest Corner of said 1.976 Acre Tract;
2. S.02°45'35"W. a distance of 255.83 feet to a 1/2" iron rod set at a westerly angle point of said 1.976-Acre Tract, same being at an easterly angle point of said 70.8081-Acre Tract;

THENCE N.56°51'10"W. with the Easterly Line of said 70.8081-Acre Tract a distance of 18.38 feet to a 1/2" iron rod set;

THENCE N.03°42'11"E. with the East Line of said 70.8081-Acre Tract, a distance of 918.17 feet to a 1/2" iron rod found at an angle point in said East Line;

THENCE N.60°07'58"W. with the easterly line of said 70.8081-Acre Tract, and across said 238.721-Acre Tract a distance of 133.60 feet to the said Point of Beginning.

Containing 1.373 acres, more or less, as shown on the sketch attached.

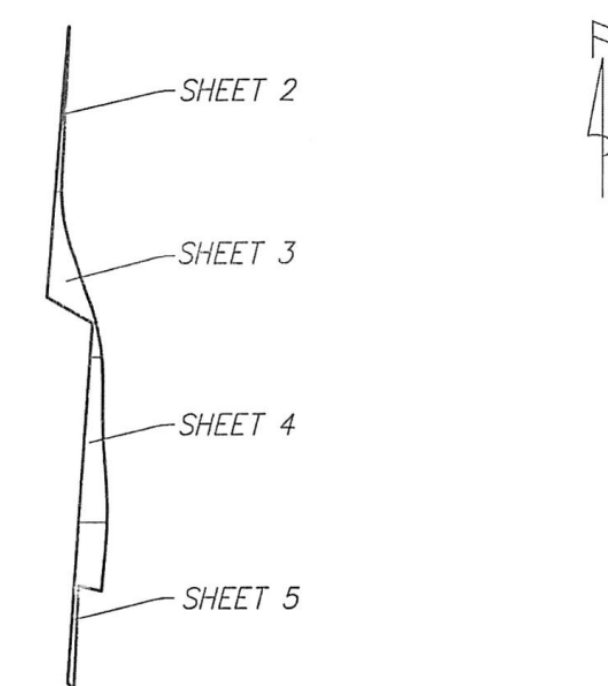
*John K. Weigand Mar. 2, 2016*  
J. Kenneth Weigand  
Registered Professional Land Surveyor No. 5741  
State of Texas



RJ Surveying, Inc.  
1212 East Braker Lane  
Austin, Texas 78753

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

S:\LAND2401-2450\2448\dwg\2448-klattenhoff-rd-lake.dwg 2/24/2016 8:17:38 AM CST



KEY MAP

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	197.87	465.00	24°22'51"	S09°25'41"E	196.38
C2	214.48	568.39	21°37'15"	S10°48'37"E	213.21
C3	71.43	970.00	4°13'10"	S02°06'35"E	71.42
C4	172.00	1032.50	9°32'41"	S00°33'10"W	171.80

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

EXHIBIT A

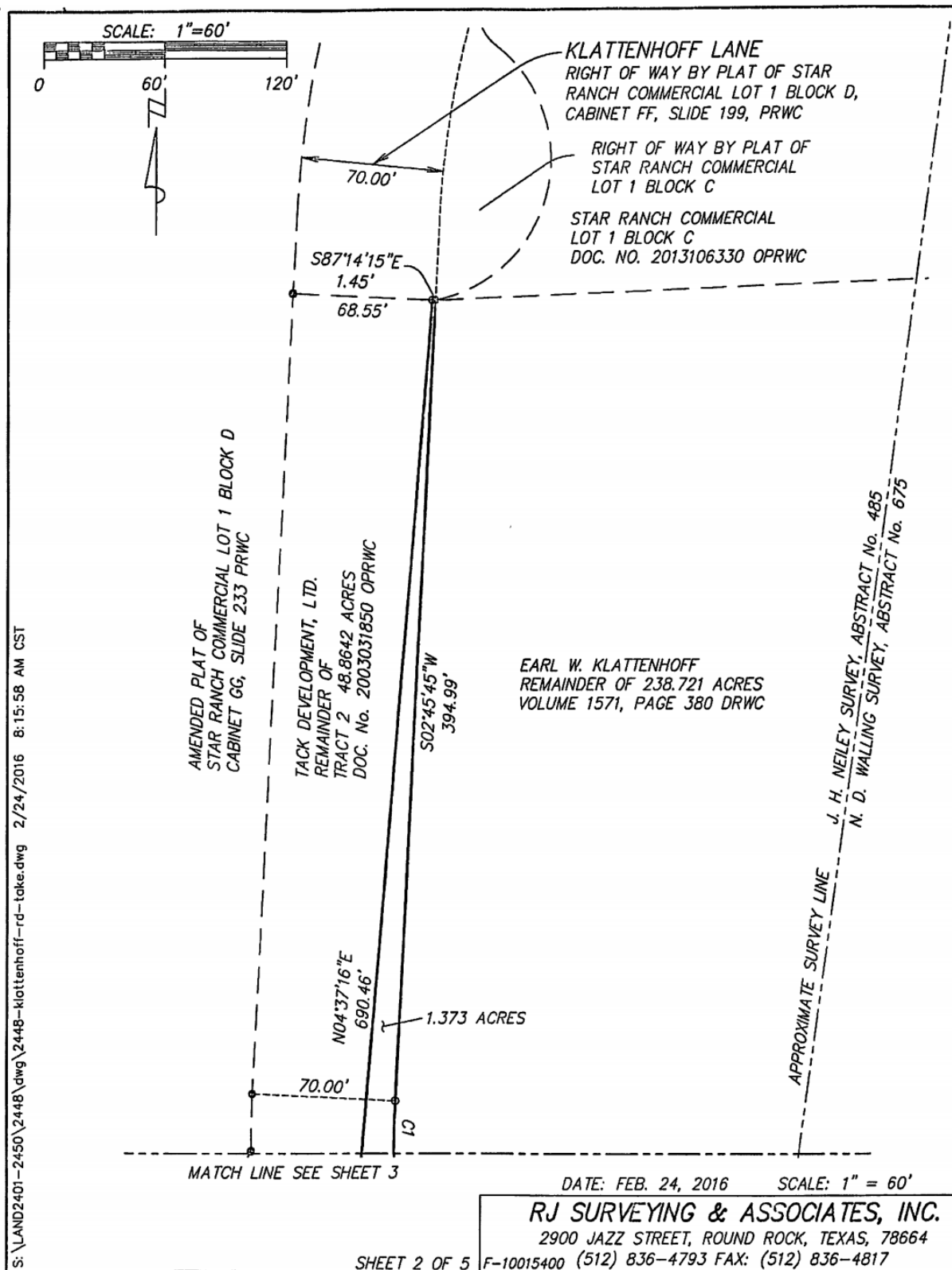
SKETCH TO ACCOMPANY DESCRIPTION  
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: FEB. 24, 2016 SCALE: 1" = 300'

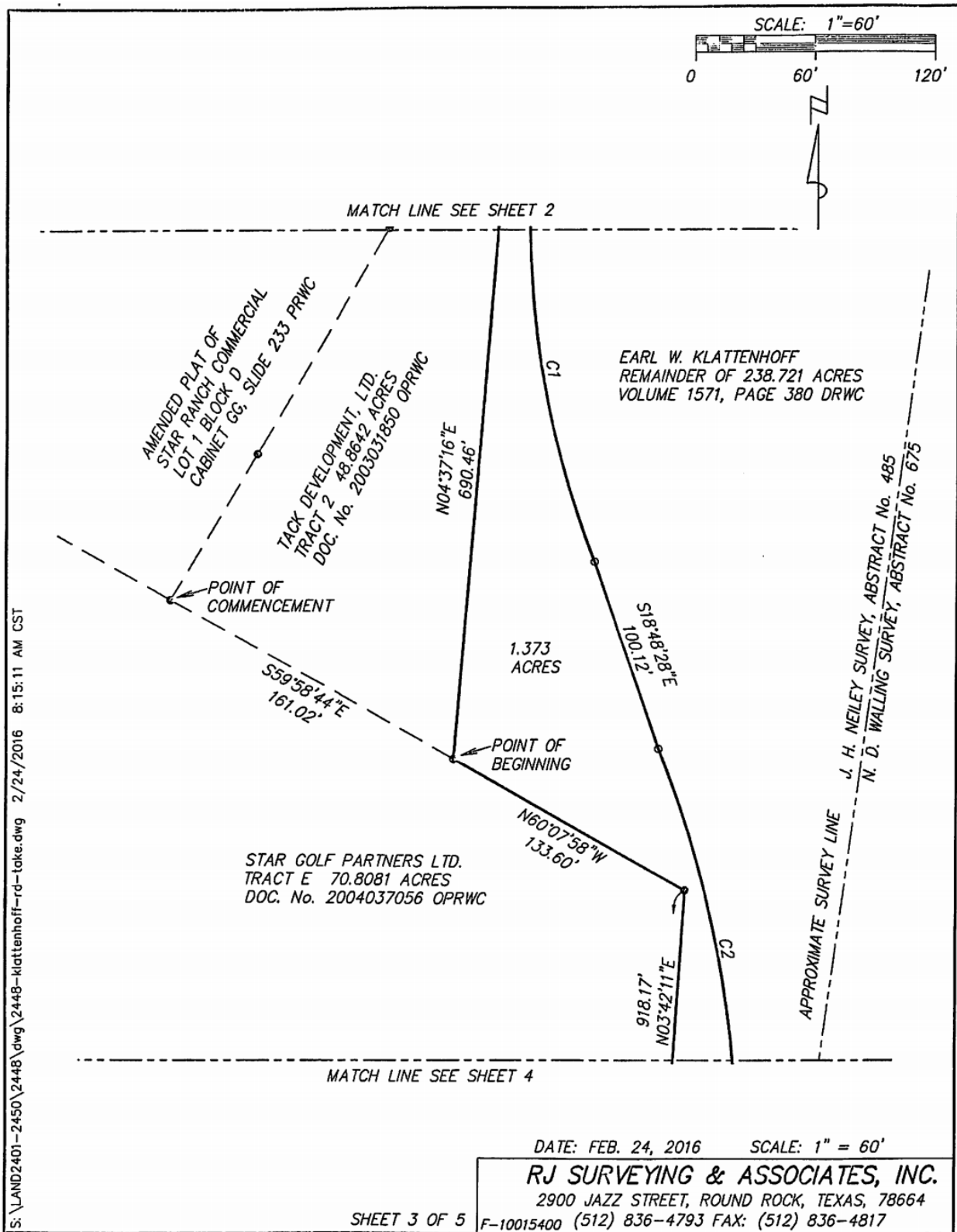
**RJ SURVEYING & ASSOCIATES, INC.**

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

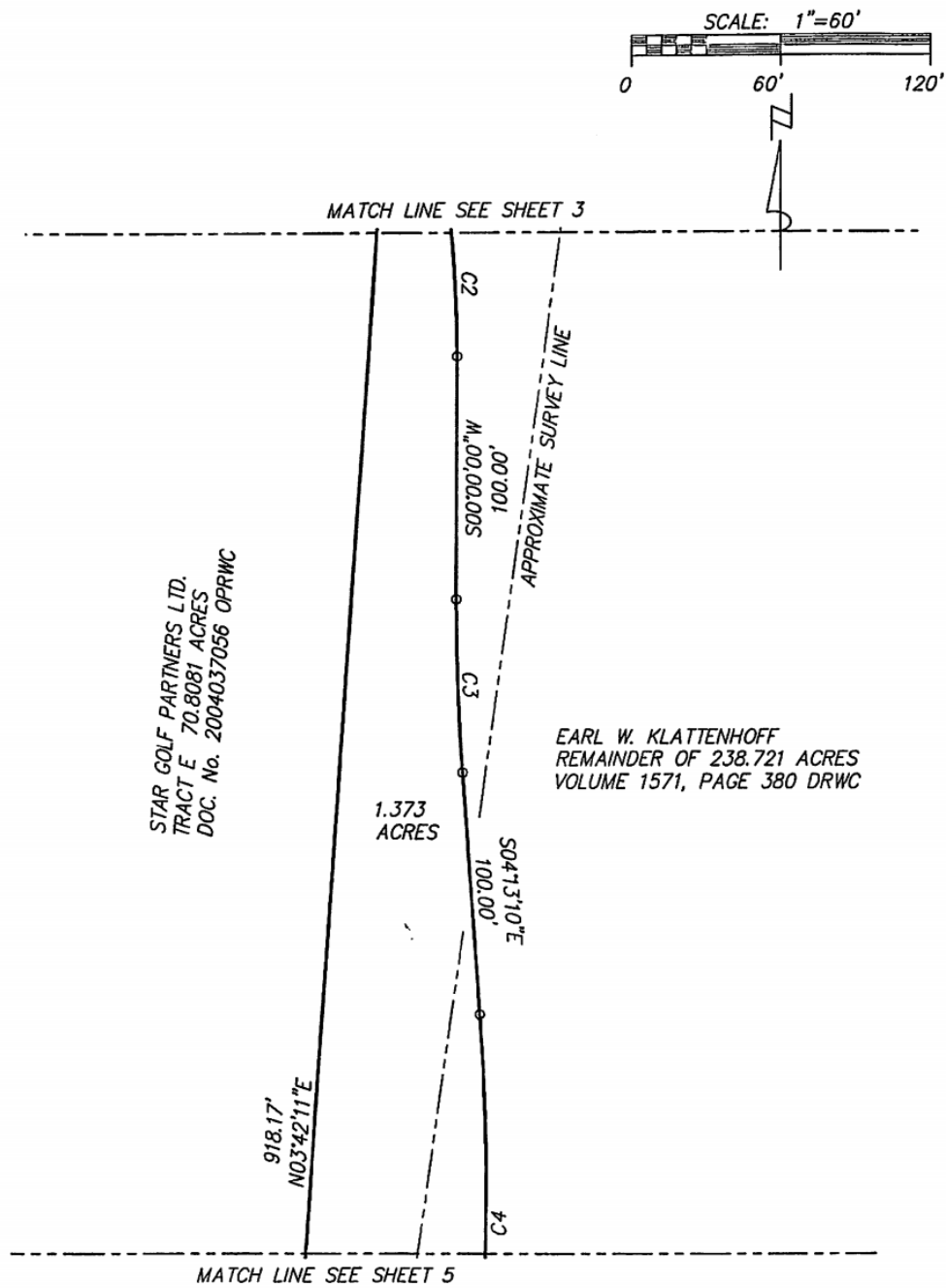
SHEET 1 OF 5 F-10015400 (512) 836-4793 FAX: (512) 836-4817







S:\LAND2401-2450\2448\dwg\2448-klattenhoff-rd-take.dwg 2/24/2016 8:11:40 AM CST



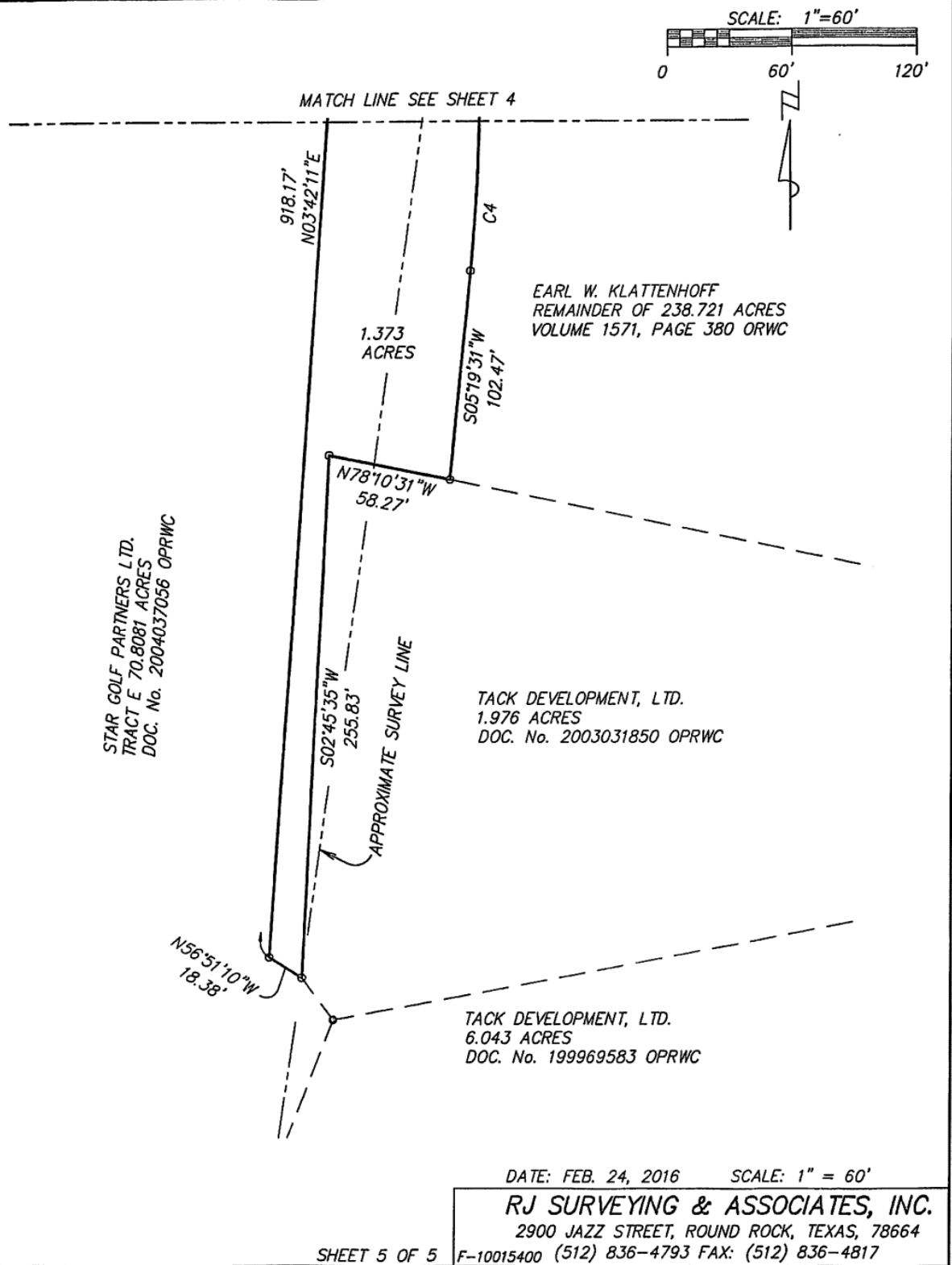
DATE: FEB. 24, 2016 SCALE: 1" = 60'

**RJ SURVEYING & ASSOCIATES, INC.**

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

SHEET 4 OF 5 F-10015400 (512) 836-4793 FAX: (512) 836-4817

S:\LAND2401-2450\2448\dwg\2448-klattenhoff-rd-take.dwg 3/2/2016 1:35:40 PM CST



## **EXHIBIT "B"**

1,694 Sq Ft

THAT PART OF THE J. H. NEILEY SURVEY, ABSTRACT No. 485 IN WILLIAMSON COUNTY, TEXAS, BEING THAT PART OF A 1.373-ACRE TRACT OF LAND CONVEYED TO STAR GOLF DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT No. 2016096249 OF 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 on the Southwest Line of the remainder 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, same being on a Northeasterly Line of a 70.8081-Acre Tract of land (Tract E) conveyed to Star Golf Partners LTD, by deed recorded in Document No. 2004037056 of the Official Records of Williamson County, Texas;

THENCE S.59°58'44"E. with the Southwest Line of said 48.8642-Acre Tract and the Northeasterly Line of said 70.8081-Acre Tract a distance of 161.02 feet to a 1/2" iron rod found at the south corner of said 48.8642-Acre Tract, same being a westerly corner of said 1.373-Acre Tract for the Point of Beginning;

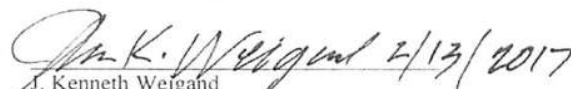
THENCE N.04°37'16"E. with the East Line of said 48.8642-Acre tract same being the west line of said 1.373-Acre Tract a distance of 72.54 feet to a 1/2" iron rod set;

THENCE across said 1.373-Acre Tract the following two courses:

1. S.21°40'14"E. a distance of 98.07 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
2. Southerly, along the arc of said curve to the right a distance of 7.34 feet, said curve having a radius of 503.39 feet, a central angle of 00°50'08", and a chord bearing S.21°12'11"E., 7.34 feet to a 1/2" iron rod set on the southwest line of said 1.373-Acre Tract, same being a northeast line of said 70.8081-Acre Tract;

THENCE N.60°07'58"W. with a southwest line of said 1.373-Acre Tract, same being the northwest line of said 70.8081-Acre Tract a distance of 51.56 feet to the said Point of Beginning.

Containing 1,694 square feet, more or less, as shown on the sketch attached.

  
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

EXHIBIT "B"

1398-KLATTEN-1694SQFT-UPDATE

# 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
- ORWC = OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS

SCALE: 1"=40'

0 40' 80'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	7.34	503.39	0°50'08"	S21°12'11"E	7.34

EARL W. KLATTENHOFF  
REMAINDER OF 238.721 ACRES  
VOLUME 1571, PAGE 380 ORWC

FUTURE  
KLATTENHOFF LANE

STAR GOLF DEVELOPMENT, INC.  
1.373 ACRES  
DOC. No. 2016096249  
OPRWC

AMENDED PLAT OF  
STAR RANCH COMMERCIAL  
LOT 1 BLOCK D  
CABINET GG, SLIDE 233 PRWC

TACK DEVELOPMENT, LTD.  
TRACT 2 48.8642 ACRES  
DOC. No. 2003031850 OPRWC

POINT OF  
COMMENCEMENT

S59°58'44"E  
161.02'

N04°37'16"E  
72.54'

S21°40'14"E  
98.07'

1,694 SQ FT

POINT OF  
BEGINNING

N60°07'58"W  
51.56'

STAR GOLF PARTNERS LTD.  
TRACT E 70.8081 ACRES  
DOC. No. 2004037056 OPRWC

STAR GOLF DEVELOPMENT, INC.  
1.373 ACRES  
DOC. No. 2016096249  
OPRWC

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

DATE: 13 FEBRUARY 2016 SCALE: 1" = 40'

**RJ SURVEYING & ASSOCIATES, INC.**

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

F-10015400 (512) 836-4793 FAX: (512) 836-4817

BEARINGS ARE TEXAS STATE PLANE CENTRAL  
ZONE NAD 83