

SPECIAL WARRANTY DEED

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.

Date: December 18, 2018

Grantor: WILLIAMSON COUNTY, TEXAS

Grantor's Mailing Address: 710 Main Street, Suite 101, Georgetown, Texas
Williamson County

Grantee: GARDENS AT MAYFIELD, LLC

Grantee's Mailing Address: _____ County

Property (including any improvements)

Being 5.079 acres of land, surveyed by Landesign services, Inc., out of the John D. Anderson Survey, Abstract No. 16, in Williamson County, Texas, and being out of a 237.026 acre tract conveyed to Williamson County Park Foundation, Inc. recorded in Document No. 2001040254 of the official public records of Williamson County, Texas, and being the same property described in a Water Quality Pond Easement conveyed to Gardens at Mayfield, LLC, recorded in Document No. 2016031524 of the Official Public Records of Williamson County, Texas; said parcel more particularly described in exhibit "A", attached hereto and incorporated herein (hereinafter sometimes referred to as the "Property").

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2018, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under

Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS OR ENFORCEMENT ISSUES AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ANY REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Dan A. Gattis, County Judge

Acknowledgement

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

Notary Public, State of Texas

ACCEPTED AND ACKNOWLEDGED BY GRANTEE:

GARDENS AT MAYFIELD, LLC

By: _____

Name: _____

Its: _____

Acknowledgement

STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on _____ by
_____, in the capacity and for the purposes and consideration
recited herein.

Notary Public, State of _____



Landesign Services, Inc.

1220 McNeil Road
Suite 200
Round Rock, Texas 78681
Firm Registration No. 10001800
512-238-7901 office
512-238-7902 fax

EXHIBIT " A "

METES AND BOUNDS DESCRIPTION

BEING 5.079 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16 IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A 237.026 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY PARK FOUNDATION, INC. RECORDED IN DOCUMENT NO. 2001040254 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a fence post for the southwest corner of a called 38.51 acre tract described in Document No. 2004032263 of the O.P.R.W.C.T., in the north line of Lot 24A, Block A, Vista Oaks Section 5B, Phase 2 a subdivision of record in Document No. 200058131 of the O.P.R.W.C.T. and in the most southern southwest corner of said 237.026 acre tract;

THENCE North 20°21'33" West with the west line of said 237.026 acre tract and the east line of said 38.51 acre tract a distance of 224.99 feet to a nail found for the southeast corner of a called 3.936 acre tract described as Arterial - H in Document No. 2006013003 of the O.P.R.W.C.T.;

THENCE along a curve to the left, crossing through said 237.026 acre tract, having a radius of 1450.00 feet, a delta angle of 00°37'16", a length of 15.72 feet and a chord which bears North 36°41'53" East a distance of 15.72 feet to a calculated point for the POINT OF BEGINNING:

THENCE continuing to cross through said 237.026 acre tract the following fifteen (15) courses:

1. Along a curve to the left, having a radius of 1450.00 feet, a delta angle of 12°58'14", a length of 328.25 feet and a chord which bears North 29°54'08" East a distance of 327.55 feet to a calculated point;
2. North 88°12'05" East a distance of 186.85 feet to a calculated point;
3. South 51°35'06" East a distance of 37.32 feet to a calculated point;
4. North 56°42'14" East a distance of 101.94 feet to a calculated point;

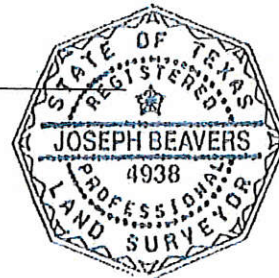
5. North 82°52'23" East a distance of 63.59 feet to a calculated point;
6. South 78°42'03" East a distance of 67.83 feet to a calculated point;
7. South 32°19'16" East a distance of 121.46 feet to a calculated point;
8. South 22°37'54" East a distance of 33.93 feet to a calculated point;
9. South 04°55'26" West a distance of 52.82 feet to a calculated point;
10. South 17°54'33" West a distance of 57.88 feet to a calculated point;
11. South 67°15'27" West a distance of 146.41 feet to a calculated point;
12. South 24°41'58" West a distance of 77.96 feet to a calculated point;
13. South 69°18'02" West a distance of 432.19 feet to a calculated point;
14. North 20°21'33" West a distance of 210.85 feet to a calculated point;
15. North 32°53'59" West a distance of 8.33 feet to the POINT OF BEGINNING.

This parcel contains 5.079 acres of land, out of the John D. Anderson Survey, Abstract No. 16, in Williamson County, Texas. All bearings are based Texas Central Zone 4203 State Plane Grid, derived from VRS Coordinates provided by the Texas Cooperative Network Reference Stations and where scaled from point number 1 utilizing a scale factor of 1.0001266062


Joseph Beavers

Registered Professional Land Surveyor
State of Texas No. 4938

18 FEB 14
Date

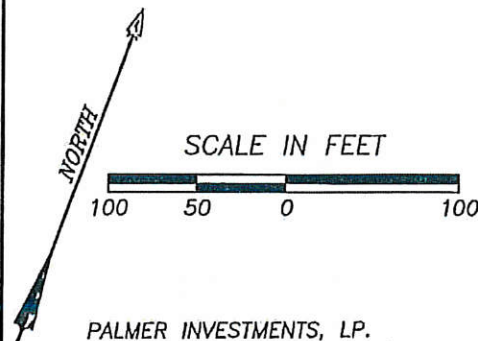


Job Number: 375-15-1

Attachments: Survey Drawing L:\38 ac. Sam Bass\DWGS\3550103 Esmt 3.dwg

NUMBER	Delta Angle	Radius	Length	Chord Bearing	Chord Length
C1	00°37'16"	1450.00	15.72	N36°41'53"E	15.72
C2	12°58'14"	1450.00	328.25	N29°54'08"E	327.55

NUMBER	DIRECTION	DISTANCE
L1	N32°53'59"W	8.33'



PALMER INVESTMENTS, LP.
(REMAINDER OF 38.51 ACRES)
DOCUMENT NO. 2004032263
O.P.R.W.C.T.

ARTERIAL-H
3.936 ACRES (100' ROW)
WILLIAMSON COUNTY
DOCUMENT NO. 2006013003

PALMER INVESTMENTS, LP.
(REMAINDER OF 38.51 ACRES)
DOCUMENT NO. 2004032263
O.P.R.W.C.T.

POINT OF
COMMENCEMENT

POINT OF
BEGINNING

WILLIAMSON COUNTY PARK
FOUNDATION, INC
237.026 ACRES
DOCUMENT NO. 2001040254
O.P.R.W.C.T.

5.079 ACRES

JOHN D. ANDERSON SURVEY
ABSTRACT NO. 16

SHEET 3
SHEET 4
MATCH LINE

VISTA OAKS OWNERS
ASSOCIATION
(5.2 ACRES)
DOC. NO. 200085671
O.P.R.T.C.T.

BLOCK A
VISTA OAKS SECTION 5B, PHASE 2
DOC. NO. 200058131
O.P.R.T.C.T.

LAUREL BAY LOOP
(50' ROW)

JOB NUMBER: 375-15-1	DATE: 02/17/2016
PROJECT NAME: 38 AC SAM BASS	
DRAWING NAME: 3550103 ESMT-3.DWG	
DRAWING FILE PATH: L:\38 ac. Sam Bass\DWGS	
FIELDNOTE FILE PATH: L:\38 ac. Sam Bass\FNOTES	
RPLS: JB	TECH: HAS
PARTYCHIEF:	CHK BY: JB
SHEET 3 of 4	FIELDBOOKS:
	SCALE: 1" = 40'



LANDESIGN
SERVICES, INC.

512-238-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

SCALE IN FEET



NORTH

JOHN D. ANDERSON SURVEY
ABSTRACT NO. 16

WILLIAMSON COUNTY PARK
FOUNDATION, INC
237.026 ACRES
DOCUMENT NO. 2001040254
O.P.R.W.C.T.

Signature
18 FEB 16



5.079 ACRES

NUMBER	DIRECTION	DISTANCE
L2	S51°35'06"E	37.32'
L3	N56°42'14"E	101.94'
L4	N82°52'23"E	63.59'
L5	S78°42'03"E	67.83'
L6	S22°37'54"E	33.93'
L7	S04°55'26"W	52.82'
L8	S17°54'33"W	57.88'

VISTA OAKS OWNERS
ASSOCIATION
(5.2 ACRES)
DOC. NO. 200085671
O.P.R.T.C.T.

11
BLOCK H
VISTA OAKS 1A & 1B
FINAL PLAT REVISED
CAB. J, SLIDE 189
P.R.T.C.T.

LEGEND

- 1/2" IRON REBAR FOUND (unless noted otherwise)
- ▲ NAIL FOUND
- FENCE CORNER POST
- △ CALCULATED POINT

O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

JOB NUMBER: 375-15-1	DATE: 02/17/2016
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RPLS: JB	TECH: HAS
PARTYCHIEF:	CHK BY: JB
SHEET 4 of 4	FIELDBOOKS:
	SCALE: 1" = 40'



LANDESIGN
SERVICES, INC.

512-298-7001
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800