

DEED WITHOUT WARRANTY

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 FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: _____, 20__

Grantor: WILLIAMSON COUNTY, a Texas political subdivision

Grantor's Mailing Address:

WILLIAMSON COUNTY
c/o Bill Gravell Jr., County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626
Williamson County

Grantee: CITY OF GEORGETOWN, a Texas political subdivision

Grantee's Mailing Address:

CITY OF GEORGETOWN
c/o David Morgan, City Manager
113 E. 8th Street
Georgetown, Texas 78626
Williamson County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

See Exhibit "A" & "B", attached hereto and incorporated herein for all intents and purposes.

Reservations from and Exceptions to Conveyance:

Easements and rights-of-way of record; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; and any encroachments or overlapping of improvements.

Grantor, for the Consideration, the receipt and sufficiency of which is hereby acknowledged and for which no lien is retained, either expressed or implied, does hereby grant, sell, and convey to Grantee the Property.

TO HAVE AND TO HOLD the Property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, its successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

IN WITNESS WHEREOF, this Deed Without Warranty is executed by Grantor this the ____ day of _____, 20__.

GRANTOR:

WILLIAMSON COUNTY, TEXAS, a political subdivision of the State of Texas

By: _____
BILL GRAVELL JR.
County Judge

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20 __, by Bill Gravell Jr., as County Judge, on behalf of said county.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
309 E. Main St.
Round Rock, Texas 78664

Parcel: 1
County: Williamson
Project: Inner Loop

EXHIBIT A
PROPERTY DESCRIPTION

DESCRIPTION OF A 2.723 ACRE (118,632 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILLIAM ADDISON SURVEY ABSTRACT NO. 21, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT 10.00 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006086736, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.723 ACRE (118,632 SQUARE FOOT) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod with plastic cap stamped "WILCO" found, 501.58 feet left of proposed Inner Loop baseline station 92+41.50, being the westerly corner of said 10.00 acre tract, same being in the easterly boundary line of that called 11.401 acre tract of land (Tract "D" former M.K. & T. Railroad) conveyed to the City of Georgetown by instrument recorded in Volume 1493, Page 896 of the Official Records of Williamson County, Texas, also being an angle point in the westerly boundary line of the remainder of that called 179.2993 acres of land conveyed to County Judge John Doerfler (Williamson County) by instrument recorded in Document No. 199975478 of the Official Public Records of Williamson County, Texas;

THENCE, departing said remainder of 179.2993 acre boundary line, with the common boundary line of said 10.00 acre tract and said 11.401 acre tract, S 28°09'44" E for a distance of 229.47 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set in the proposed Right-of-Way (ROW) line of Inner Loop, 299.77 feet left of proposed Inner Loop baseline station 91+32.28, for the westerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said 11.401 acre boundary line, through the interior of said 10.00 acre tract, with said proposed ROW line, the following five (5) courses:

- 1) **N 51°22'34" E** for a distance of **409.96** feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set, 173.34 feet left of proposed Inner Loop baseline station 95+22.26, for an angle point;
- 2) **S 56°42'05" E** for a distance of **83.60** feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set, 89.75 feet left of proposed Inner Loop baseline station 95+22.43, for an ell corner;
- 3) **N 33°17'55" E** for a distance of **501.42** feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set, 90.75 feet left of proposed Inner Loop baseline station 100+23.85, for an ell corner;
- 4) **N 56°15'14" W** for a distance of **10.00** feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set, 100.75 feet left of proposed Inner Loop baseline station 100+23.90, for an ell corner;
- 5) **N 33°17'55" E** for a distance of **44.53** feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set, 100.84 feet left of proposed Inner Loop baseline station 100+68.44, being the common boundary line of said 10.00 acre tract, and said remainder of the 179.2993 acre tract, for the most northerly corner of the herein described tract, and from which a 1/2" iron rod with plastic cap stamped "WILCO" found, being the most northerly corner of said 10.00 acre tract, same being an ell corner in the boundary line of said remainder of the 179.2993 acre tract bears, N 56°39'45" W at a distance of 402.32 feet;

THENCE, departing said proposed ROW line, with the common boundary line of said 10.00 acre tract and said remainder of 179.2993 acre tract, the following two (2) courses:

- 6) **S 56°39'45" E** for a distance of **44.12** feet to a calculated angle point;
- 7) **S 11°38'34" E** for a distance of **21.23** feet to a 1/2" iron rod with plastic cap stamped "WILCO" found, being the most easterly corner of said 10.00 acre tract, same being in the existing northerly ROW line of Inner Loop (ROW width varies), for the most easterly corner of the herein described tract;

THENCE, departing said remainder of 179.2993 acre tract, with the common boundary line of said 10.00 acre tract and said existing northerly ROW line of Inner Loop, the following two (2) courses:

- 8) S 33°17'44" W for a distance of 725.87 feet to a calculated point of curvature to the right;
- 9) along said curve to the right, having a delta angle of 10°43'07", a radius of 1720.00 feet, an arc length of 321.77 feet, and a chord which bears S 38°39'17" W for a distance of 321.30 feet to a 3/8" iron rod found (bent), being the easterly boundary line of that called 38.069 acre tract of land (Parcel 6, Exhibit A, former M.K. & T. Railroad) conveyed to the City of Georgetown by instrument recorded in Volume 1970, Page 497 of the Official Records of Williamson County, Texas, for the most southerly corner of the herein described tract;
- 10) **THENCE**, departing said existing northerly ROW line of Inner Loop, with the common boundary line of said 10.00 acre tract, said 38.069 acre tract and said 11.401 acre tract, N 28°09'44" W, pass at an approximate distance of 221.88 feet, the common corner of said 38.069 acre tract and said 11.401 acre tract, and continuing for a total distance of 261.78 feet to the **POINT OF BEGINNING**, containing 2.723 acres (118,632 square feet) of land, more or less.

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

This property description is accompanied by a separate plat.

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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

M. Stephen Truesdale
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
512-238-1200

2 Jun 2017
Date



Parcel: 2
County: Williamson
Project: Inner Loop

EXHIBIT B
PROPERTY DESCRIPTION

DESCRIPTION OF A 5.728 ACRE (249,514 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILLIAM ADDISON SURVEY ABSTRACT NO. 21, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 179.2993 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO COUNTY JUDGE JOHN DOERFLER (WILLIAMSON COUNTY) RECORDED IN DOCUMENT NO. 199975478, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.728 ACRE (249,514 SQUARE FOOT) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod with aluminum cap stamped "COG-ROW" found, being in the common boundary line of the remainder of said 179.2993 acre tract, and the existing westerly Right-of-Way (ROW) of Southwestern Blvd. (ROW width varies), 263.02 feet left of proposed Inner Loop baseline station 126+32.55;

THENCE, with the common boundary line of the remainder of said 179.2993 acre tract and said westerly ROW line of Southwestern Blvd., S 44°46'20" E for a distance of 176.44 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set in the proposed northerly ROW line of said Inner Loop, 99.97 feet left of proposed Inner Loop baseline station 126+94.40, for the most northerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, departing said proposed northerly ROW line, continuing with said common boundary line, the following two (2) courses:

- 1) S 44°46'20" E for a distance of 21.52 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" found, for an angle point;
- 2) S 13°41'18" W for a distance of 48.95 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" found, being the point of intersection of said existing westerly ROW line of Southwestern Blvd. and the existing northerly ROW line of Inner Loop (ROW width varies), for the most easterly corner of the herein described tract;

THENCE, departing said existing westerly ROW line of Southwestern Blvd., with the common boundary line of the remainder of said 179.2993 acre tract and said existing northerly ROW line of Inner Loop, the following six (6) courses:

- 3) along a curve to the left, having a delta angle of 03°43'26", a radius of 1588.00 feet, an arc length of 103.21 feet, and a chord which bears S 67°16'12" W for a distance of 103.19 feet to a calculated point of tangency, and from which a 1/2" iron rod found bears N 51°33'05" E at a distance of 0.68 feet;
- 4) S 65°24'29" W for a distance of 405.70 feet to a 1/2" iron rod found, for a point of curvature to the left;
- 5) along said curve to the left, having a delta angle of 25°50'04", a radius of 1588.00 feet, an arc length of 716.02 feet, and a chord which bears S 52°29'27" W for a distance of 709.97 feet to a calculated point of tangency;
- 6) S 39°34'29" W for a distance of 1059.40 feet to a 1/2" iron rod found, for a point of curvature to the left;
- 7) along said curve to the left, having a delta angle of 06°16'33", a radius of 1588.00 feet, an arc length of 173.94 feet, and a chord which bears S 36°26'12" W for a distance of 173.85 feet to a 1/2" iron rod found, for a point of tangency;
- 8) S 33°17'44" W for a distance of 188.41 feet to a 1/2" iron rod with plastic cap stamped "WILCO" found, being the most easterly corner of that called 10.00 acre tract of land conveyed to Williamson County, Texas by instrument recorded in Document No. 2006086736 of the Official Public Records of Williamson, County, Texas, for the most southerly corner herein described tract;

THENCE, departing the existing northerly right-of-way line of said Inner Loop, with the common boundary line of said 10.00 acre tract and the remainder of said 179.2993 acre tract, the following two (2) courses:

- 9) N 11°38'34" W for a distance of 21.23 feet to a calculated angle point;
- 10) N 56°39'45" W for a distance of 44.12 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set in the proposed northerly ROW line of said Inner Loop, 100.84 feet left of proposed Inner Loop baseline station 100+68.44, for an ell corner of the herein described tract, and from which the most northerly corner of said 10.00 acre tract bears N 56°39'45" W at a distance of 402.32 feet;

THENCE, departing said 10.00 acre tract, through the interior of the remainder of said 179.2993 acre tract, with the proposed northerly ROW line of said Inner Loop, the following eighteen (18) courses:

- 11) N 33°17'55" E for a distance of 173.38 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 101.20 feet left of proposed Inner Loop baseline station 102+41.44, for a point of curvature to the right;
- 12) along said curve to the right, having a delta angle of 06°16'45", a radius of 1648.00 feet, an arc length of 180.61 feet, and a chord which bears N 36°26'43" E for a distance of 180.52 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 100.09 feet left of proposed Inner Loop baseline station 104+13.36, for a point of non-tangency;
- 13) N 50°36'03" W for a distance of 10.00 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 110.09 feet left of proposed Inner Loop baseline station 104+13.50, for an ell corner;
- 14) N 39°33'30" E for a distance of 623.04 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 110.24 feet left of proposed Inner Loop baseline station 110+34.53, for an ell corner;
- 15) N 50°26'30" W for a distance of 20.00 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 130.24 feet left of proposed Inner Loop baseline station 110+34.51, for an angle point;
- 16) N 17°28'19" W for a distance of 93.28 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 208.54 feet left of proposed Inner Loop baseline station 110+85.21, for an ell corner;
- 17) N 67°28'07" E for a distance of 66.17 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 177.62 feet left of proposed Inner Loop baseline station 111+43.70, for an ell corner;
- 18) N 12°26'10" W for a distance of 323.07 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 432.34 feet left of proposed Inner Loop baseline station 113+42.42, for an angle point;
- 19) N 83°49'40" E for a distance of 155.29 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 324.03 feet left of proposed Inner Loop baseline station 114+53.71, for an angle point;
- 20) S 50°26'30" E for a distance of 165.24 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 158.79 feet left of proposed Inner Loop baseline station 114+53.84, for an ell corner;
- 21) N 40°38'03" E for a distance of 56.25 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 158.23 feet left of proposed Inner Loop baseline station 115+06.45, for an ell corner;
- 22) S 49°06'45" E for a distance of 47.60 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 110.63 feet left of proposed Inner Loop baseline station 115+06.48, for a point of curvature to the right;
- 23) along said curve to the right, having a delta angle of 03°14'14", a radius of 1658.00 feet, an arc length of 93.68 feet, and a chord which bears N 42°29'50" E for a distance of 93.67 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 110.70 feet left of proposed Inner Loop baseline station 115+93.91, for a point of non-tangency;
- 24) S 44°02'57" E for a distance of 10.01 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 100.70 feet left of proposed Inner Loop baseline station 115+93.62, for a point of curvature to the right;
- 25) along said curve to the right, having a delta angle of 21°17'12", a radius of 1648.00 feet, an arc length of 612.27 feet, and a chord which bears N 54°44'53" E for a distance of 608.75 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set, 100.95 feet left of proposed Inner Loop baseline station 121+68.46, for a point of tangency;

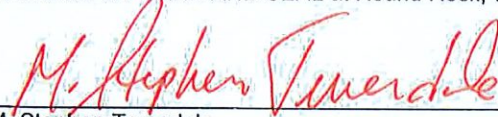
- 26) N 65°22'19" E for a distance of 405.70 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set 101.41 feet left of proposed Inner Loop baseline station 125+74.09, for a point of curvature to the right;
- 27) along said curve to the right, having a delta angle of 04°02'30", a radius of 1648.00 feet, an arc length of 116.26 feet, and a chord which bears N 67°23'19" E for a distance of 116.23 feet to a 1/2" iron rod with aluminum cap stamped "COG-ROW" set, 100.13 feet left of proposed Inner Loop baseline station 126+85.24, for a point of tangency;
- 28) N 69°24'49" E for a distance of 9.62 feet to the POINT OF BEGINNING, containing 5.728 acres (249,514 square feet) of land, more or less.

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

This property description is accompanied by a separate plat.

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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


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
512-238-1200

27 June 2017
Date



PARCEL 2
 5.728 ACRES
 249,514 SQ. FT.

INLAND GEODETICS, L.P.
 PROFESSIONAL LAND SURVEYORS
 1504 CHISHOLM TRAIL ROAD, SUITE 103
 ROUND ROCK, TX 78681
 PHONE: (512) 238-1200 FAX: (512) 238-1251
 P.L.M. REGISTRATION NO. 100591-00

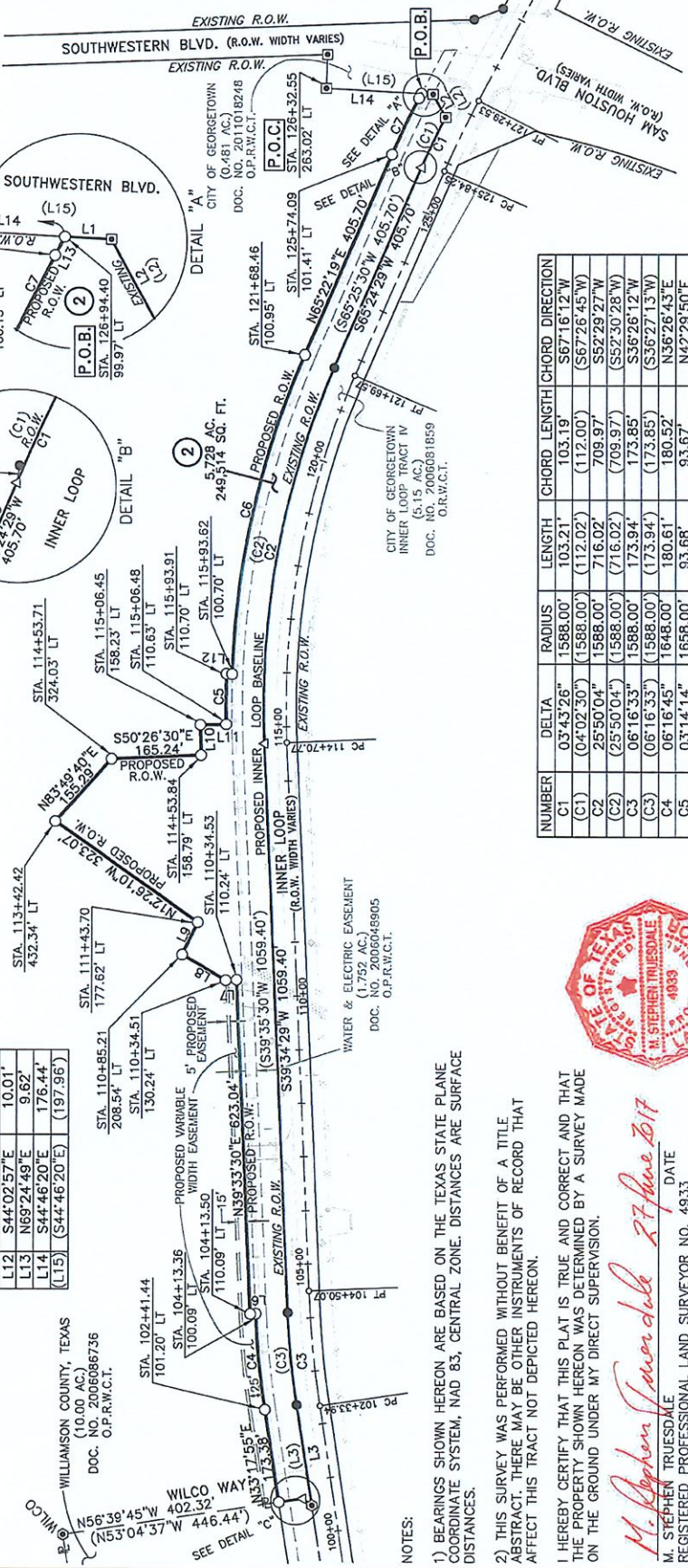
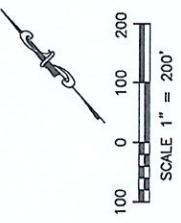
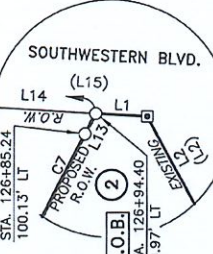
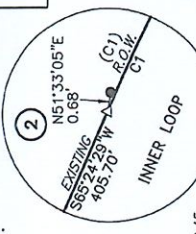
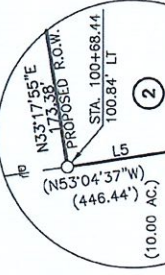
LEGEND

- 1/2" IRON ROD FIND
- △ CALCULATED POINT
- ◻ IRON ROD FOUND W/ COG-ROW ALUMINUM CAP
- IRON ROD FOUND W/ CAP
- ⊙ IRON ROD SET W/ COG-ROW ALUMINUM CAP UNLESS NOTED OTHERWISE
- ⊞ PROPERTY LINE
- ⊞ OFFICIAL PUBLIC RECORDS
- ⊞ O.P.R.W.C.T. WILLIAMSON COUNTY, TEXAS
- ⊞ OFFICIAL RECORDS
- ⊞ WILLIAMSON COUNTY, TEXAS
- () RECORD INFORMATION

EXHIBIT
PLAT TO ACCOMPANY DESCRIPTION
WILLIAM ADDISON SURVEY
ABSTRACT NO. 21

COUNTY JUDGE JOHN DOERFLER
 WILLIAMSON COUNTY
 (REMAINDER OF 179.2983 AC.)
 DOC. NO. 199975478
 O.P.R.W.C.T.

NO.	BEARING	DISTANCE
L1	S44°46'20"E	21.52'
L2	S13°41'18"W	48.95'
(L2)	(S13°41'18"W)	(48.95')
L3	S33°17'44"W	188.41'
(L3)	(S33°18'45"W)	(21.23')
L4	N11°38'34"W	21.23'
(L4)	(N08°03'26"W)	(44.12')
L5	N56°39'45"W	44.12'
L6	N50°36'03"W	10.00'
L7	N50°26'30"W	20.00'
L8	N17°28'19"W	93.28'
L9	N67°28'07"E	66.17'
L10	N40°38'03"E	56.25'
L11	S49°06'45"E	47.60'
L12	S44°02'57"E	10.01'
L13	N69°24'49"E	9.62'
L14	S44°46'20"E	176.44'
(L15)	(S44°46'20"E)	(197.96')



NUMBER	DELTA	RADIUS	LENGTH	CHORD	LENGTH	CHORD DIRECTION
C1	03°43'26"	1588.00'	103.21'	103.19'	S67°16'12"W	
(C1)	(04°02'30")	(1588.00')	(112.02')	(112.00')	(S67°26'45"W)	
C2	25°50'04"	1588.00'	716.02'	709.97'	S52°29'27"W	
(C2)	(25°50'04")	(1588.00')	(716.02')	(709.97')	(S52°30'28"W)	
C3	06°16'33"	1588.00'	173.94'	173.85'	S36°26'12"W	
(C3)	(06°16'33")	(1588.00')	(173.94')	(173.85')	(S36°27'13"W)	
C4	06°16'45"	1648.00'	180.61'	180.52'	N36°26'43"E	
C5	03°14'14"	1658.00'	93.68'	93.67'	N42°29'50"E	
C6	21°17'12"	1648.00'	612.27'	608.75'	N54°44'55"E	
C7	04°02'30"	1648.00'	116.26'	116.23'	N67°23'19"E	

ACQUISITION	5-728	249,514
CALC/DEED AREA	168,812	7,353,451
REMAINDER AREA	163,084	7,103,937

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
- 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
 M. STEPHEN TRUESDALE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
 LICENSED STATE LAND SURVEYOR
 INLAND GEODETICS, L.L.C.
 FIRM REGISTRATION NO. 100591-00
 1504 CHISHOLM TRAIL ROAD, SUITE 103
 ROUND ROCK, TEXAS 78681

DATE: 27 June 2017

