

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: _____, 2019

Grantor: WILLIAMSON COUNTY, a Texas political subdivision

Grantor's Mailing Address:

WILLIAMSON COUNTY
County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

Grantee: BRUSHY CREEK MUNICIPAL UTILITY DISTRICT, a Texas political subdivision

Grantee's Mailing Address:

BRUSHY CREEK MUNICIPAL UTILITY DISTRICT

Williamson County

Consideration:

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

Property (including any improvements):

See Exhibit "A", 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 _____, 2019.

GRANTOR:

WILLIAMSON COUNTY

By: _____

Its: _____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 2019,
by _____, on behalf of WILLIAMSON COUNTY

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

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

Exhibit "A"

METES AND BOUNDS DESCRIPTION

ROW PARCEL S14

BEING A 0.523 ACRE (22,764 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF GREAT OAKS DRIVE RIGHT-OF-WAY AS SHOWN ON BRUSHY CREEK SUBDIVISION SECTION ONE, A SUBDIVISION RECORDED IN CABINET C, SLIDES 310-315 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.523 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (Grid Coordinates: N=10162255.98, E=3114769.86) monumenting the southeast corner of the Park Reserve as shown on said Brushy Creek Subdivision Section One and the northeast corner of Lot 21, Block 11 of said Brushy Creek Subdivision Section One, same being on the west right-of-way of said Great Oaks Drive, for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2" iron rod found monumenting a point of curvature on the east boundary line of Lot 2, Block 11 of said Brushy Creek Subdivision, Section One, same being on said west right-of-way line of Great Oaks Drive, bears S 19°57'32" E for a distance of 394.65 feet;

THENCE, **N 19°57'32" W** with the east boundary line of said Park Reserve and said west right-of-way line of Great Oaks Drive for a distance of **576.70 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" for the northwest corner hereof, from which a 1/2" iron rod set with cap marked "Diamond Surveying" on the northeast corner of said Park Reserve, same being on the south right-of-way line of Hairy Man Road, bears N 19°57'32" W for a distance of 69.96 feet;

THENCE, through the interior of said Great Oaks Drive right-of-way, the following six (6) courses and distances:

1. **S 62°18'30" E** for a distance of **65.38 feet** to a PK nail set for the northeast corner hereof;
2. **S 20°41'32" E** for a distance of **102.90 feet** to a PK nail set;
3. **S 20°13'10" E** for a distance of **175.93 feet** to the top of a 2"x2" metal fence post;
4. **S 16°52'10" E** for a distance of **186.60 feet** to a PK nail set;
5. **S 03°16'16" W** for a distance of **59.47 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" for the southeast corner hereof;

6. **S 35°50'33" W** for a distance of **15.29 feet** to the **POINT OF BEGINNING** hereof and containing 0.523 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00011

A drawing has been prepared to accompany this metes and bounds description.



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628

(512) 931-3100

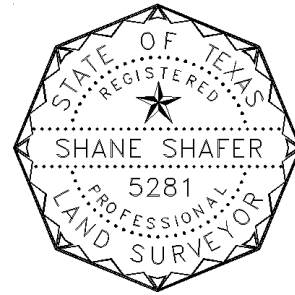
T.B.P.L.S. FIRM NO. 10006900

A handwritten signature in blue ink that reads "Shane Shafer".

September 10, 2019

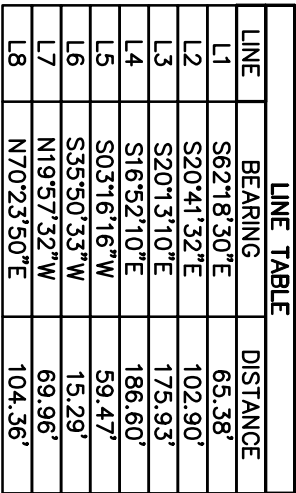
SHANE SHAFER, R.P.L.S. NO. 5281

DATE

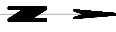


Z:\WILLIAMSON COUNTY PSA PROJECTS\HAIRY MAN ROAD\ATKINS\row parcel Land Title Surveys\S14\REVISED ROW PARCEL S14 m&b.doc

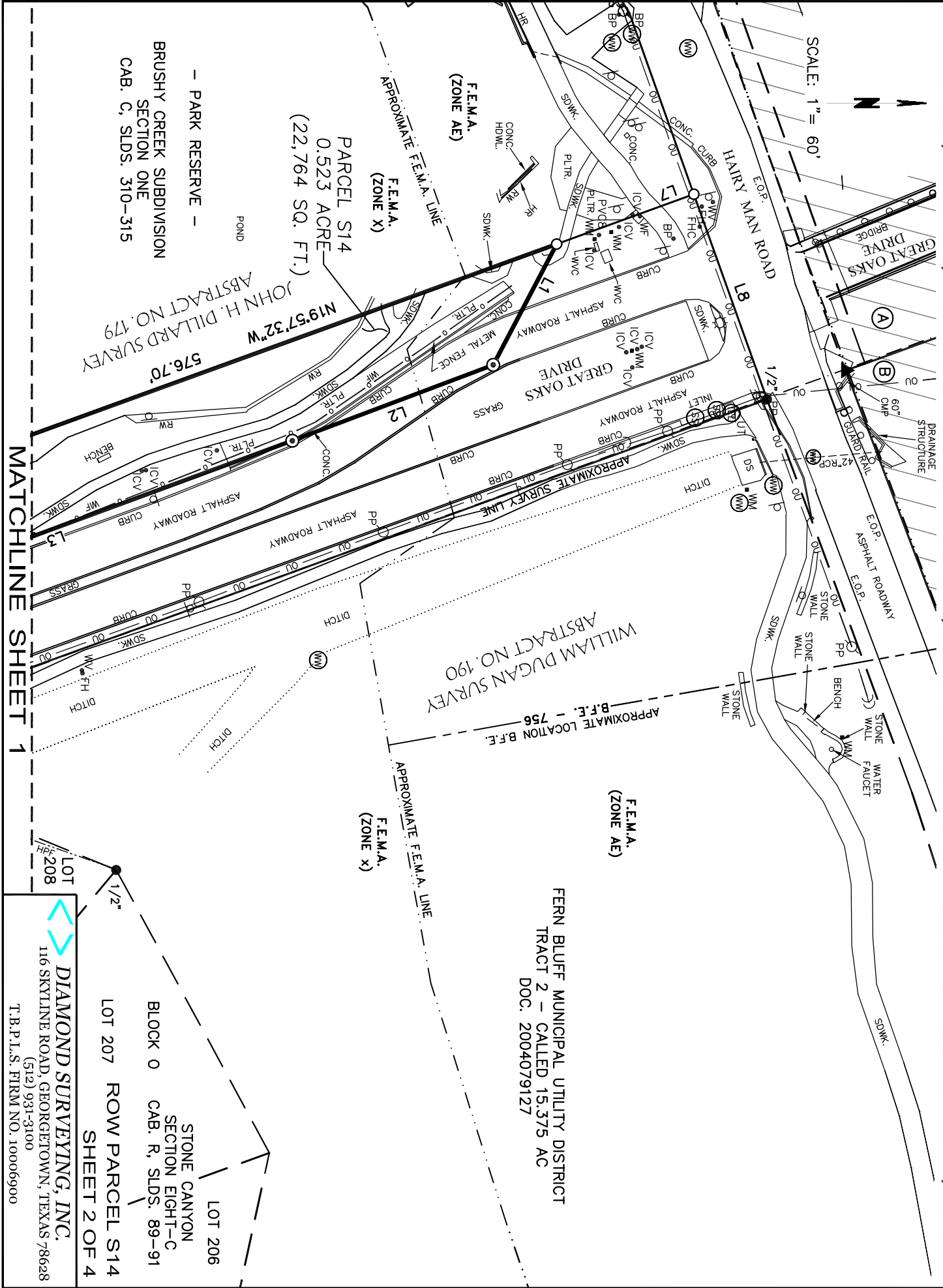
MATCHLINE SHEET 2



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.523 ACRE (22,764 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF GREAT OAKS DRIVE RIGHT-OF-WAY AS SHOWN ON BRUSHY CREEK SUBDIVISION, SECTION ONE, A SUBDIVISION RECORDED IN CABINET C, SLIDES 310-315 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 60'



FERN BLUFF MUNICIPAL UTILITY DISTRICT
TRACT 2 - CALLED 15.375 AC
DOC. 2004079127

MATCHLINE SHEET 1

LOT 208
1/2"
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.L.S. FIRM NO. 10006900

LOT 206
BLOCK 0
STONE CANYON
SECTION EIGHT-C
CAB. R, SLDS. 89-91
LOT 207
ROW PARCEL S14
SHEET 2 OF 4

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.523 ACRE (22,764 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF GREAT OAKS DRIVE RIGHT-OF-WAY AS SHOWN ON BRUSHY CREEK SUBDIVISION, SECTION ONE, A SUBDIVISION RECORDED IN CABINET C, SLIDES 310-315 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Title Resources Guaranty Company, Commitment for Title Insurance GF No. 1825239-KFD, which bears an effective date of June 18, 2018 and an issued date of June 27, 2018 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

Restrictive covenants of record:

Cabinet C, Slide 310, Plat Records, Williamson County, Texas. Subject tract is a part of the property described in said instrument.
Volume 672, Page 529, Deed Records, Williamson County, Texas. Subject tract is a part of the property described in said instrument.

10a) Building setback lines as shown on the recorded plat and dedication and being 25' along the front property line. No building setback lines are shown on the plat in the vicinity of the subject tract.

10b) Building setback lines as set forth in instrument recorded in Volume 672, Page 529, Deed Records, Williamson County, Texas. Subject tract is a part of the property described in said instrument.

10c) Electric distribution line and appurtenances to Texas Power & Light Company, recorded in Volume 684, Page 167, Deed Records, Williamson County, Texas. Not a part of subject tract.

10d) Temporary Working Space Easement for Sanitary Sewer to Brushy Creek Water Control and Improvement District, recorded in Volume 1619, Page 308, Official Records, Williamson County, Texas. Said easement being further affected by conveyance/assignment in Document Nos. 9650486 and 9734854, Official Records of Williamson County, Texas and Document No. 200072219, Official Public Records, Williamson County, Texas. Is a part of the subject tract, unable to plot with any certainty the location of said easement, the easement is based on a baseline established by wastewater manholes shown in Exhibit 'A' of said instrument. The actual on the ground measurements between manholes do not match the distances of the baseline shown in Exhibit 'A'.

10e) Temporary Working Space Easement for Sanitary Sewer to Brushy Creek Water Control and Improvement District, recorded in Volume 1619, Page 313, Official Records, Williamson County, Texas. Said easement being further affected by conveyance/assignment in Document Nos. 9650486 and 9734854, Official Records of Williamson County, Texas and Document No. 200072219, Official Public Records, Williamson County, Texas. May be a part of subject tract, unable to determine exact location of said easement due to a vague description contained in said instrument.

10f) Notice regarding Edwards Aquifer Protection Plan, recorded in Document No. 2004005144, of the Official Public Records, Williamson County, Texas. Not a survey matter.

Easement Note: Great Oaks drive is subject to a 10' Utility Easement, as shown on the plat recorded in Cabinet C, Slide 310. Not enough information shown on said plat to plot the exact location of said easement with any certainty.

GENERAL NOTES:

1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM.
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00011.

3) THE TRACT SHOWN HEREON LIES WITHIN ZONE 'AE', (BASE FLOOD ELEVATION DETERMINED) AND ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0490E, DATED SEPTEMBER 26, 2008.

THE F.E.M.A. FLOOD LINES SHOWN HEREON ARE APPROXIMATE BY GRAPHIC PLOTTING ONLY AND WERE SCALED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS.

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.523 ACRE (22,764 SQUARE FEET) TRACT OF LAND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF GREAT OAKS DRIVE RIGHT-OF-WAY AS SHOWN ON BRUSHY CREEK SUBDIVISION, SECTION ONE, A SUBDIVISION RECORDED IN CABINET C, SLIDES 310-315 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND

● IRON ROD FOUND	⌒ UT UNDERGROUND TELEPHONE SIGN	— 00 — 00 — OVERHEAD UTILITY LINE
▲ HILTI NAIL FOUND IN CONCRETE	Ⓜ WASTEWATER MANHOLE	— 0 — 0 — WROUGHT IRON FENCE
○ ½" IRON ROD W/CAP SET MARKED "DIAMOND SURVEYING"	Ⓢ STORM SEWER MANHOLE	— — — — — HARDIE PLANK FENCE
⊙ PK NAIL SET	Ⓛ TELEPHONE MANHOLE	- - - - - APPROXIMATE F.E.M.A. LINE
▣ 2" X 2" METAL FENCE POST	WIF WROUGHT IRON FENCE DITCH TOP
⊘ PP POWER POLE	CLF CHAIN LINK FENCE	— — — — — F.E.M.A. BASE FLOOD ELEVATION LINE
⊘ PPA POWER POLE ABANDONED	WDF WOOD FENCE	
⊘ PPEM POWER POLE WITH ELECTRIC METER	HR HANDRAIL	
• WP WATER PUMP	RW RETAINING WALL	
• ET ELECTRIC TRANSFORMER	HDWL HEADWALL	
⊔ SIGN	DS DRAINAGE STRUCTURE	
• MP METAL POST	WVC WATER VAULT ON CONCRETE	
— GUY ANCHOR	CONC. CONCRETE	
• WV WATER VALVE	PLTR PLANTER	
• WM WATER METER	E.O.P. EDGE OF PAVEMENT	
• ICV IRRIGATION CONTROL VALVE	HPF HARDIE PLANK FENCE	
• FH FIRE HYDRANT	RCP REINFORCED CONCRETE PIPE	
• FHC FIRE HYDRANT—CAPPED	CMP CORRUGATED METAL PIPE	
• WF WATER FAUCET	SDWK. SIDEWALK	
☼ LIGHT POLE	HCR HANDICAP RAMP	
• TP TELEPHONE PEDESTAL	P.O.C. POINT OF COMMENCEMENT	
• BP BOLLARD POST	P.O.B. POINT OF BEGINNING	
• VENT3 3" VENT PIPE	F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY	
• PVC8 8" PVC RISER	B.F.E. BASE FLOOD ELEVATION	

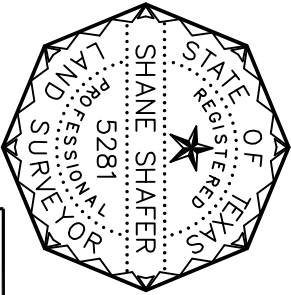
DEED INFORMATION SHEET 2

(A) BRUSHY CREEK MUNICIPAL UTILITY DISTRICT CALLED 2.957 AC. DOC. NO. 2018064115


(B) FERN BLUFF MUNICIPAL UTILITY DISTRICT TRACT 3 — CALLED 12.114 AC. DOC. NO. 2004079127

To: Williamson County, Texas and Title Resources Guaranty Company, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed on September 9, 2019. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a Category 1A, Condition III Land Title Survey per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



ROW PARCEL S14
SHEET 4 OF 4

 SEPTEMBER 10, 2019
SHANE SHAFER, R.P.L.S. NO. 5281 DATE