

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.

STATE OF TEXAS :
:
COUNTY OF WILLIAMSON :

QUIT CLAIM DEED

DATE: _____, 2020

GRANTOR: WILLIAMSON COUNTY, TEXAS

GRANTOR'S mailing address (including County) County Judge, 710 S. Main Street, Georgetown, Williamson County, Texas 78628

GRANTEE: DAVID CHARLES NEMIR, PAMELA ANN NEMIR and TERRI LEE NEMIR PANICO

GRANTEE'S mailing address (including County): 1221 E. Baltimore Dr., El Paso, El Paso County, Texas 79902

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: The Property is defined as a tract of land across, over and under the following described real property:

BEING all of that 1.67 acres of land out of the Richard West Survey, Abstract No. 643 in Williamson County, Texas, same being a being a strip of land locally known as County Road No. 277 and as indicated on the Williamson County Road Map, dated 1924, as a second class road and being a portion of that certain (220.84 acres) of land in deed to W.C. Bowman as recorded in volume 189 page 393 of the deed records of Williamson County, Texas, and also being a portion of that certain (9.84 acre) and (211 acre) tracts of land as conveyed to J.W. Brown, et ux by Deed recorded in Volume 127 Page 268 of the Deed Records of Williamson County, Texas, and also being a portion of that certain (11.041 acre) tract of land as conveyed to David Charles Nemir by Special Warranty Deed recorded in Document No. 2009059817 of the Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as set forth in **Exhibit A** hereto, which exhibit is incorporated herein for all purposes.

GRANT: For the consideration, GRANTOR quitclaims to GRANTEE all of GRANTOR'S right, title, and interest in and to the above described property, to have and to hold it to GRANTEE, GRANTEE's successors and assigns, forever. Neither GRANTOR, nor GRANTOR'S successors and assigns, shall have, claim or demand any right or title to the Property or any part of it.

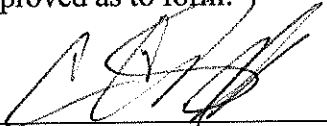
EXECUTED this the ____ day of _____, 2020.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

BY: _____
BILL GRAVELL JR.
WILLIAMSON COUNTY JUDGE

Approved as to form:



Charles ("Charlie") Crossfield, Attorney

ACKNOWLEDGMENT

STATE OF TEXAS :
COUNTY OF WILLIAMSON :

BEFORE ME, the undersigned authority, on this date personally appeared BILL GRAVELL JR., in his capacity as County Judge of Williamson County, Texas, a Texas political subdivision, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said municipality, and in the capacity therein state.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public, State of Texas

**HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
www.hciaustin.com

"EXHIBIT A"

FIELD NOTE DESCRIPTION OF 1.67 ACRES OF LAND OUT OF THE RICHARD WEST SURVEY ABSTRACT No. 643 IN WILLIAMSON COUNTY, TEXAS, BEING A STRIP OF LAND LOCALLY KNOWN AS COUNTY ROAD No. 277 AND AS INDICATED ON THE WILLIAMSON COUNTY ROAD MAP, DATED 1924, AS A SECOND CLASS ROAD, AND BEING A PORTION OF THAT CERTAIN (220.84 ACRES) OF LAND IN DEED TO W.C. BOWMAN AS RECORDED IN VOLUME 189 PAGE 393 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN (9.84 ACRE) AND (211 ACRE) TRACTS OF LAND AS CONVEYED TO J.W. BROWN, ET UX BY DEED RECORDED IN VOLUME 127 PAGE 268 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN (11.041 ACRE) TRACT OF LAND AS CONVEYED TO DAVID CHARLES NEMIR BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2009059817 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 5/8" iron rod set with an aluminum cap imprinted with "Holt Carson, Inc." on the South side of the paving of Williamson County Road No. 277 for the southerly Southwest corner of that certain (220.84 acre) tract of land as conveyed to W.C. Bowman by deed recorded in Volume 189 Page 393 of the Deed Records of Williamson County, Texas, and being in an Easterly line of that certain (275 acre) tract of land formerly owned by Thornton T. Poole according to deed of record in Volume 7 Page 395 of the Deed Records of Williamson County, Texas, and for an angle corner of that certain (385 acre) tract of land formerly owned by John V. Cunea and wife, Dorothy E. Cunea according to deed of record in Volume 477 Page 544 of the Deed Records of Williamson County, Texas, and also being the Southwest corner of that certain (9.84 acre) tract of land formerly owned by J.W. Brown, et ux, according to deed of record in Volume 127 Page 268 of the Deed Records of Williamson County, Texas, and from which a set stone found for an angle corner of said Poole (275 acre) tract and for an angle corner of said Cunea (385 acre) tract and for the Northeast corner of that certain (25 acre) tract of land formerly owned by John T. Bryson according to deed of record in Volume 7 Page 558 of the Deed Records of Williamson County, Texas, bears S 21 deg. 19' 42" E 11.10 ft., and also from which a badly scarred 28" Post Oak tree (original witness tree) bears S 33 deg. 32' W 24.7 ft.;

end of Page 1

THENCE with the common line of said Bowman (220.84 acre) tract and said Poole (275 acre) tract, N 21 deg. 19' 42" W 31.00 ft. to a ½" iron rod found at a fence corner post on the North side of Williamson County Road No. 277 for the Southeast corner of that certain (9.03 acre) tract of land as conveyed to Samuel Sikes and wife, Ann Louise Sikes by deed recorded in Volume 773 Page 876 of the Deed Records of Williamson County, Texas, and which was called to a corner of that certain (231.33 acre) tract of land as described in Special Warranty Deed to David Charles Nemir as recorded in Document No. 2009059817 of the Official Public Records of Williamson County, Texas, and being the Northwest corner of this tract of land;

THENCE entering the interior of said Bowman (220.84 acre) tract and the interior of said Brown (9.84 acre) tract with the fenced North line of Williamson County Road No. 277, the following two (2) courses;

- 1) N 48 deg. 42' 53" E 558.16 ft. to a capped iron rod found;
- 2) N 56 deg. 54' 19" E 787.54 ft. to a point for the Northeast corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE continuing through the interior of said Bowman (220.84 acre) tract and the interior of said Brown (9.84 acre) tract, N 56 deg. 54' 19" E 530.16 ft. to a badly bent ½" iron rod found near a fence corner post for an angle corner of this tract of land;

THENCE continuing through the interior of said Bowman (220.84 acre) tract and crossing through the interior of said Brown (9.84 acre) tract and through the interior of that certain (211 acre) tract of land as conveyed to J.W. Brown, et ux by deed recorded in Volume 127 Page 268 of the Deed Records of Williamson County, Texas, and along the fenced West line of the currently unused portion of Williamson County Road No. 277, N 20 deg. 53' 36" W at 1384.0 ft. passing the last old fence post, and continuing with the same bearing for a total distance of 1429.00 ft. to a point in the interior of that certain (11.041 acre) tract of land as conveyed to David Charles Nemir by Special Warranty Deed recorded in Document No. 2009059817 of the Official Public Records of Williamson County, Texas, and being the Northwest corner of this tract of land;

THENCE continuing through the interior of said Nemir (11.041 acre) tract with the North line of this tract, N 68 deg. 33' 30" E 35.48 ft. to a point in the West line of the Austin and Northwestern Railroad, now operated by Capital Metropolitan Transportation Authority according to Volume 1405 Page 887 of the Official Public Records of Williamson County, Texas, and being in the East line of said Nemir (11.041 acre) tract, and being the Northeast corner of this tract of land;

Page 3 of 3

1.67 ACRE - "EXHIBIT A"

THENCE with the West line of the Austin and Northwestern Railroad, S 21 deg. 08' 13" E at 36.06 ft. passing a 5/8" iron rod set with an aluminum cap imprinted with "Holt Carson, Inc." for the Northwest corner of that certain (100 acre) tract of land formerly owned by Joseph W. Mears according to deed recorded in Volume 191 Page 373 of the Deed Records of Williamson County, Texas, and at 158.26 ft. passing a 5/8" iron rod set with an aluminum cap imprinted with "Holt Carson, Inc." for the South corner of said Nemir (11.041 acre) tract and for an angle corner of said Bowman (220.84 acre) tract, and continuing with the same bearing for a total distance of 1452.71 ft. to a 5/8" iron rod set with an aluminum cap imprinted with "Holt Carson, Inc." For the Southeast corner of said Bowman (220.84 acre) tract and for the Southeast corner of said Brown (9.84 acre) tract and for the Northeast corner of said Cunea (385 acre) tract, and being the Southeast corner of this tract of land, and from which a 60D nail set in a railroad tie in the centerline of the railroad tracks (for reference) bears N 42 deg. 16' E 55.92 ft.;

THENCE with the South line of said Bowman (220.84 acre) tract and with the South line of said Brown (9.84 acre) tract and with the North line of said Cunea (385 acre) tract and with the South line of the unused portion of Williamson County Road No. 277, S 56 deg. 52' 00" W 566.00 ft. to a point for the Southwest corner of this tract of land;

THENCE re-entering the interior of said Bowman (220.84 acre) tract and the interior of said Brown (9.84 acre) tract with the most Westerly line of this tract, N 33 deg. 00' W 32.00 ft. to the **PLACE OF BEGINNING**, containing 1.67 acre of land.

SURVEYED during the month of September, 2019.



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying map: B 1044104

