

RELEASE OF EASEMENT

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This Release of Easement is executed as of the ____ day of _____, 2020 by WILLIAMSON COUNTY, TEXAS.

RECITALS:

A. WHEREAS, the Public was granted a sight line easement along County Road 180 crossing Lot 1, Block B of the Post Oak Estates, recorded in Cabinet N, Slide 174 as Document Number 9640296 of the Official Records of Williamson County, Texas ("Plat"); and

B. WHEREAS, the sight line easement on Lot 1, Block B of the Post Oak Estates was provided for line of sight from Old County Road 180 intersecting with County Road 180; and

C. WHEREAS, Old County Road 180 Right-of-Way has been abandoned by Williamson County; and

D. WHEREAS, County Road 180 south of Lot 1, Block B of the Post Oak Estates has been converted to a cul-de-sac with the completion of the New Hope Drive extension and is no longer a thru roadway; and

E. WHEREAS, the County Engineering Department has determined that the sight line easement on Lot 1, Block B is no longer needed, and will not be required in the future; and

F. WHEREAS, Owners of Lot 1, Block B of the Post Oak Estates request that the sight line easement be released in full, as depicted in Exhibit "A".

NOW, THEREFORE, the undersigned, being the duly authorized signatory for Williamson County, Texas, in consideration, the receipt and adequacy of which is hereby acknowledged, has this day, and does by these presents, RELEASE, DISCHARGE and QUITCLAIM all of the right,

title, interest and estate in and to the sight line easement located on and across Lot 1, Block B, described in Exhibit "A", which the undersigned has or may be entitled to by virtue of said easements, and does hereby declare the same fully released and discharged.

EXECUTED this the ____ day of _____, 2020.

WILLIAMSON COUNTY, TEXAS, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

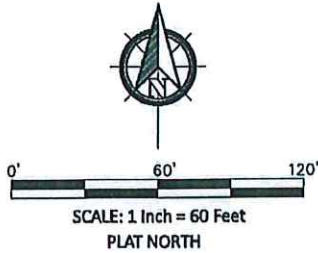
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This instrument was acknowledged before me this ____ day of _____, 2020 by Bill Gravell, Jr., County Judge of Williamson County, Texas, on behalf of said County.

Notary Public, State of Texas

EXHIBIT A

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF THE SIGHT LINE EASEMENT (23,028 SQUARE FEET), OVER A PORTION OF LOT 1, BLOCK B, POST OAK ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS SHOWN UPON THE PLAT OF RECORD IN CABINET N, SLIDE 174, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

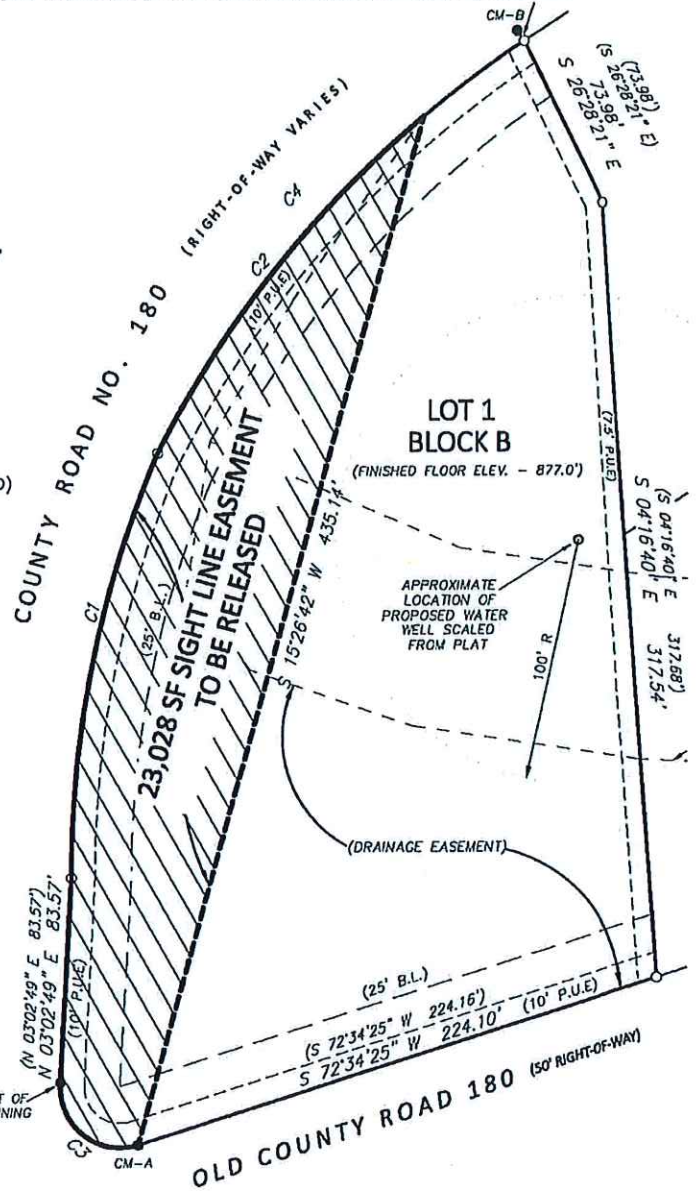


- LEGEND**
- 1/4" IRON ROD FOUND (UNLESS STATED)
 - 1/4" IRON ROD SET
 - CM CAPPED "DODD SURVEYING" CONTROL MONUMENT
 - () RECORD INFORMATION
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W— WROUGHT IRON FENCE
 - X— WIRE FENCE



SURVEYOR'S CERTIFICATION:
I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS SHOWN.

Fred L. Dodd Jr.
FRED L. DODD, JR.
DATE: 6/25/2020
RPLS NO. 6392
JOB NO. WC16025-2



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	440.00'	178.39'	N 11°20'46" E	177.17'
C2	435.00'	176.11'	N 38°29'26" E	174.91'
C3	25.00'	48.16'	N 51°50'04" W	41.05'
C4	435.00'	227.49'	N 41°52'28" E	224.91'

INFO@DODDSURVEYING.COM
OFFICE (512) 953-5705

P.O. BOX 1695
LIBERTY HILL, TX 78642

Sightline Esmt.
23,028 Sq. Ft.
06/25/2020

Williamson County, Texas
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**METES AND BOUNDS DESCRIPTION
SIGHT LINE EASEMENT
(TO BE RELEASED)**

BEING 23,028 SQUARE FEET, MORE OR LESS, OVER LOT 1, BLOCK B, POST OAK ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS SHOWN UPON THE PLAT OF RECORD IN CABINET N, SLIDE 174, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 23,028 SQUARE FOOT SIGHT LINE EASEMENT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. 180 (RIGHT-OF-WAY VARIES - CABINET N, SLIDE 174) ALSO BEING THE WEST LINE OF SAID LOT 1;

THENCE, N 03°02'49" E, WITH THE COMMON LINE OF SAID LOT 1 AND SAID COUNTY ROAD NO. 180, A DISTANCE OF 83.57 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT WHOSE RADIUS IS 440.00 FEET, AND CHORD BEARS N 11°20'46" E, 177.17 FEET, FOR AN ARC DISTANCE OF 178.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT WHOSE RADIUS IS 435.00 FEET, AND CHORD BEARS N 38°29'26" E, 174.91 FEET, FOR AN ARC DISTANCE OF 176.11 FEET TO A CALCULATED POINT;

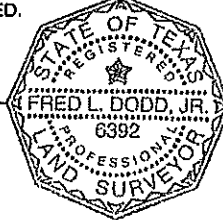
THENCE, S 15°26'42" W, OVER AND ACROSS SAID LOT 1, A DISTANCE OF 435.14 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY OF OLD COUNTY ROAD NO. 180 (50' RIGHT-OF-WAY - CABINET N, SLIDE 174) FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE TO THE RIGHT WHOSE RADIUS IS 25.00 FEET, AND CHORD BEARS N 51°50'04" W, 41.05 FEET, FOR AN ARC DISTANCE OF 48.16 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 23,028 SQUARE FEET, MORE OR LESS.

BEARING BASIS AS SHOWN ON THE ATTACHED SKETCH.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 06-25-2020
FRED L. DODD, JR, SURVEYOR, INC.
P.O. BOX 1695
LIBERTY HILL, TX 78642



Fred L. Dodd Jr.
FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS