

QUITCLAIM RELEASE OF EASEMENT
CR 172 Right of Way

Date: _____, 2021

Releasor/Easement Owner: WILLIAMSON COUNTY, TEXAS

Releasor's Mailing Address (including county):

Williamson County
710 Main Street, Suite 101
Georgetown, Texas 78626
Williamson County

Consideration:

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

Property (with any improvements):

An easement for public roadway purposes in, over, across and upon that portion of property as described and shown in Exhibit "A" attached hereto and made a part hereof for all purposes.

For valuable consideration, the receipt of which is hereby acknowledged, Releasor/Easement Williamson County does abandon, release, discharge, and quitclaim all of its right, title, and interest in and to the Property forever. Neither Releasor/Easement Owner nor its successors or assigns shall have, claim, or demand any right or title in and to the Property or any part of it whatsoever.

This Quitclaim is made subject to the continued rights of existing utilities, if any, as provided by law, and any required adjustment will be at no cost to the Releasor. In addition, this Quitclaim is subject to all matters of public record and to all easements, leases, agreements or licenses, or other interests which affect the Property, and to any matter which would be disclosed by title examination, survey, investigation or inquiry, including but not limited to the rights of parties in possession.

This Quitclaim Release of Easement is given specifically and to release the public roadway easement across the property shown on Exhibit "A" held by Williamson County for the benefit of the traveling public.

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

[signature page follows]

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.7856 ACRES (77,780 SQUARE FEET) OUT OF THE JACOB M. HARRELL SURVEY, ABSTRACT NO. 284 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF AN ABANDONED RIGHT-OF-WAY OF COUNTY ROAD 172 (UNKNOWN DEDICATION), RUNNING IN A NORTH/SOUTH DIRECTION AND LYING BETWEEN STATE HIGHWAY 45 AND HESTER’S CROSSING ROAD IN ROUND ROCK, TEXAS, SAID 1.7856 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

BEGINNING, at a TxDot Type II Brass Disc monument found in the north right-of-way line of State Highway 45 (Right-of-way Varies), and being in the west right-of-way line of an abandoned portion of County Road 172, being the northwest corner of a called 0.377 acre tract quitclaimed to Williamson County, recorded in Document No. 2002095774 of the Official Public Records of Williamson County, Texas (O.P.R.W.T.C.), and being in the east line of the remainder of a called 34.14 acre tract (described as Tract 2B), conveyed to Robinson Land Limited Partnership, et al, recorded in Volume 2512, Page 467 of the Official Public Records of Williamson County, Texas (O.R.W.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the north right-of-way line of said State Highway 45, with the west right-of-way line of said abandoned portion of County Road 172, and with the east line of the remainder of said 34.14 acre Robinson Land tract, the following two (2) courses and distances:

- 1) **N20°17’21”W**, a distance of **717.48** feet to a calculated point for an angle point hereof, and
- 2) **N20°39’42”W**, a distance of **668.13** feet to a 1/2-inch iron rod with “4Ward Boundary” cap set for the northwest corner hereof, said point being in the south right-of-way line of Hesters Crossing Road (100’ Right-of-way), and being the southeast corner of a called 0.085 acre tract, conveyed to the City of Round Rock, Texas for right-of-way purposes, recorded in Document No. 199974949 (O.P.R.W.C.T.), from which a TxDot Type III monument found in the east right-of-way line of the relocated County Road No. 172 (120’ Right-of-way), said right-of-way was dedicated in Volume 1130, Page 547 (O.R.W.C.T.) bears the following two (2) courses and distances:
 - A. **S69°42’27”W**, a distance of 33.09 feet to a 1/2-inch iron rod with “4Ward Boundary” cap set for a point of curvature, and
 - B. Along the arc of a curve to the left, whose radius is 25.00 feet, whose arc length is 30.95 feet and whose chord bears **S34°18’53”W**, a distance of 29.01 feet;

THENCE, leaving the east line of said 34.14 acre Robinson Land tract, with the south right-of-way line of said Hester’s Crossing Road, over and across said abandoned portion of County Road 172, **N69°42’27”E**, a distance of **60.70** feet to a 1/2-inch iron rod with “Baker-Aicklen” cap found for the northeast corner hereof, said point being the northwest corner of Lot 1, Block “A” of Hester’s Crossing at Sundance Parkway, a subdivision recorded in Document No. 2012059233 (O.P.R.W.C.T.), from which a 1/2-inch iron rod with “Carter-Burgess” cap found near the north right-of-way line of said Hester’s Crossing Road, and falling on the interior of Lot 1, Block “A” of Victory Corner Subdivision, Final Plat of 3.80 Acres, and Replat of Lot 1A, Block B, Resubdivision of Lot 1, Block B, La Frontera Section IIIB, a subdivision

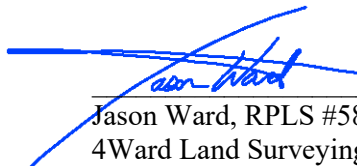
recorded in Cabinet "DD", Slide 109-110 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), also recorded in Document No. 2007039579 (O.P.R.W.C.T.), bears, N20°09'57"W, a distance of 104.70 feet, also from which a 3/4-inch iron rod with aluminum cap stamped "6595" bears, along the arc of a curve to the left, whose radius is 1,055.00 feet, whose arc length is 272.69 feet and whose chord bears N62°18'10"E, a distance of 271.93 feet;

THENCE, leaving the south right-of-way line of said Hesters Crossing Road, with the west right-of-way line of said abandoned portion of County Road 172, in part with the west line of Lot 1 of said Hester's Crossing at Sundance Parkway, and in part with the west line of Lot 2, Block "A" of Frontera Ridge Subdivision, recorded in Document No. 2015099317 (O.P.R.W.C.T.), **S20°09'57"E**, passing at a distance of 604.68 feet a 1/2-inch iron rod found at the southwest corner of Lot 1 of said Hester's Crossing at Sundance Parkway, and being the northwest corner of Lot 2 of said Frontera Ridge Subdivision, and continuing for an overall distance of **1,397.19** feet to a 1/2-inch iron rod with "Diamond Surveying" cap found for the southeast corner hereof, said point being an angle point in the north right-of-way line of said State Highway 45, and being the southwest corner of Lot 2 of said Frontera Ridge Subdivision, and being the northeast corner of said 0.377 acre Williamson County tract;

THENCE, with the north right-of-way line of said State Highway 45, over and across said abandoned portion of County Road 172, **S81°58'32"W**, a distance of **54.59** feet to the **POINT OF BEGINNING** and containing 1.7856 Acres (77,780 Square Feet) of land, more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000116598657. See attached sketch (reference drawing: 01317 ROW Vacation.dwg)

 **12/13/2021**

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

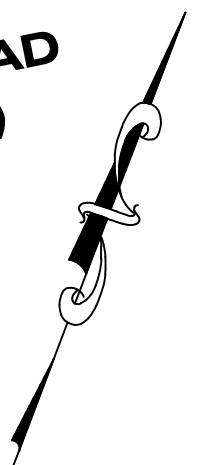
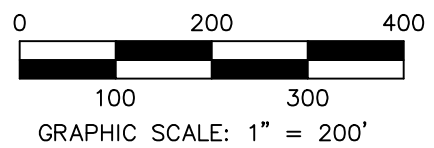


**JACOB M.
HARRELL SURVEY
ABSTRACT NO. 284**

COUNTY ROAD 172 (120' R.O.W.)
(RECORDED IN VOL. 1130, PG. 547, O.R.W.C.T.)

ABANDONED COUNTY ROAD 172

**HESTERS
CROSSING ROAD
(100' R.O.W.)**



MATCHLINE

PAGE INDEX:

1. OVERALL BOUNDARY
2. DETAIL SHEET
3. DETAIL SHEET
4. NOTES/LINE TABLE/CURVE TABLE

RIGHT-OF-WAY
VACATION
1.7856 ACRE(S)
77,780 SQUARE FEET

**STATE HIGHWAY 45
(W. LOUIS HENNA BLVD.)
(PUBLIC R.O.W.
WIDTH VARIES)**

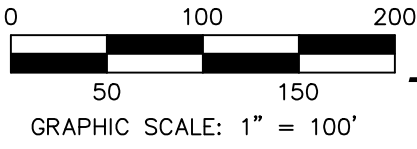
**1.7856 ACRE
RIGHT-OF-WAY
VACATION
City of Round Rock,
Williamson County,
Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	12/13/2021
Project:	01317
Scale:	1" = 200'
Reviewer:	DV
Tech:	DV
Field Crew:	NH/JC
Survey Date:	DEC. 2021
Sheet:	1 OF 4

COUNTY ROAD 172
(120' R.O.W.)
 (RECORDED IN
 VOL. 1130, PG. 547, O.R.W.C.T.)



MATCHLINE

REMAINDER OF A
 CALLED 34.14 ACRES
 ("TRACT 2B")
 ROBINSON LAND
 LIMITED PARTNERSHIP, ET AL
 VOL. 2512, PG. 467
 O.R.W.C.T.

RIGHT-OF-WAY
VACATION
 1.7856 ACRE(S)
 77,780 SQUARE FEET

S20°09'57"E 1,501.89'
 [[S20°37'22"E 1,502.03']]
 |S20°37'22"E 1,502.03'|

LOT 2, BLOCK "A"
 FRONTERA RIDGE
 OF HESTERS CROSSING,
 LOTS 2, 3, 4 AND 5
 BLOCK A
 DOC. NO. 2015099317
 O.P.R.W.C.T.

ABANDONED COUNTY ROAD 172

N20°17'21"W 717.48'

S20°09'57"E 1,397.19'

792.51' {792.47'}

[[N55°44'22"W]]
 [[102°94'11]]
 N55°41'46"W
 102.94'

P.O.B.
 GRID N: 10147733.00
 GRID E: 3128411.20

[[S77°36'07"W 409.03']]
 S77°35'52"W 409.03'

STATE HIGHWAY 45
(W. LOUIS HENNA BLVD.)
(PUBLIC R.O.W. WIDTH VARIES)

1.7856 ACRE
RIGHT-OF-WAY
VACATION
City of Round Rock,
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Sheet:	2 OF 4

CALLED 0.085 ACRE
CITY OF ROUND ROCK, TEXAS
DOC. NO. 1999074949
O.P.R.W.C.T.

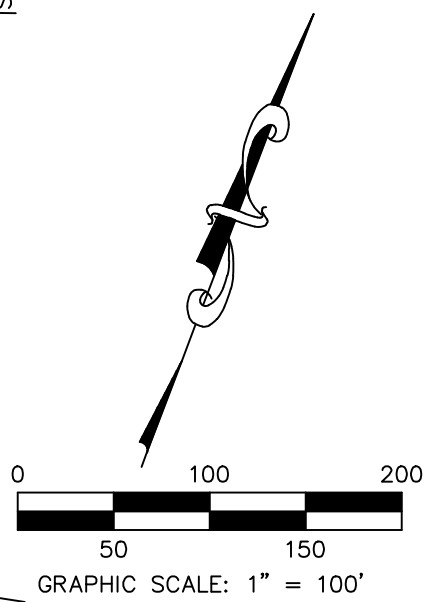
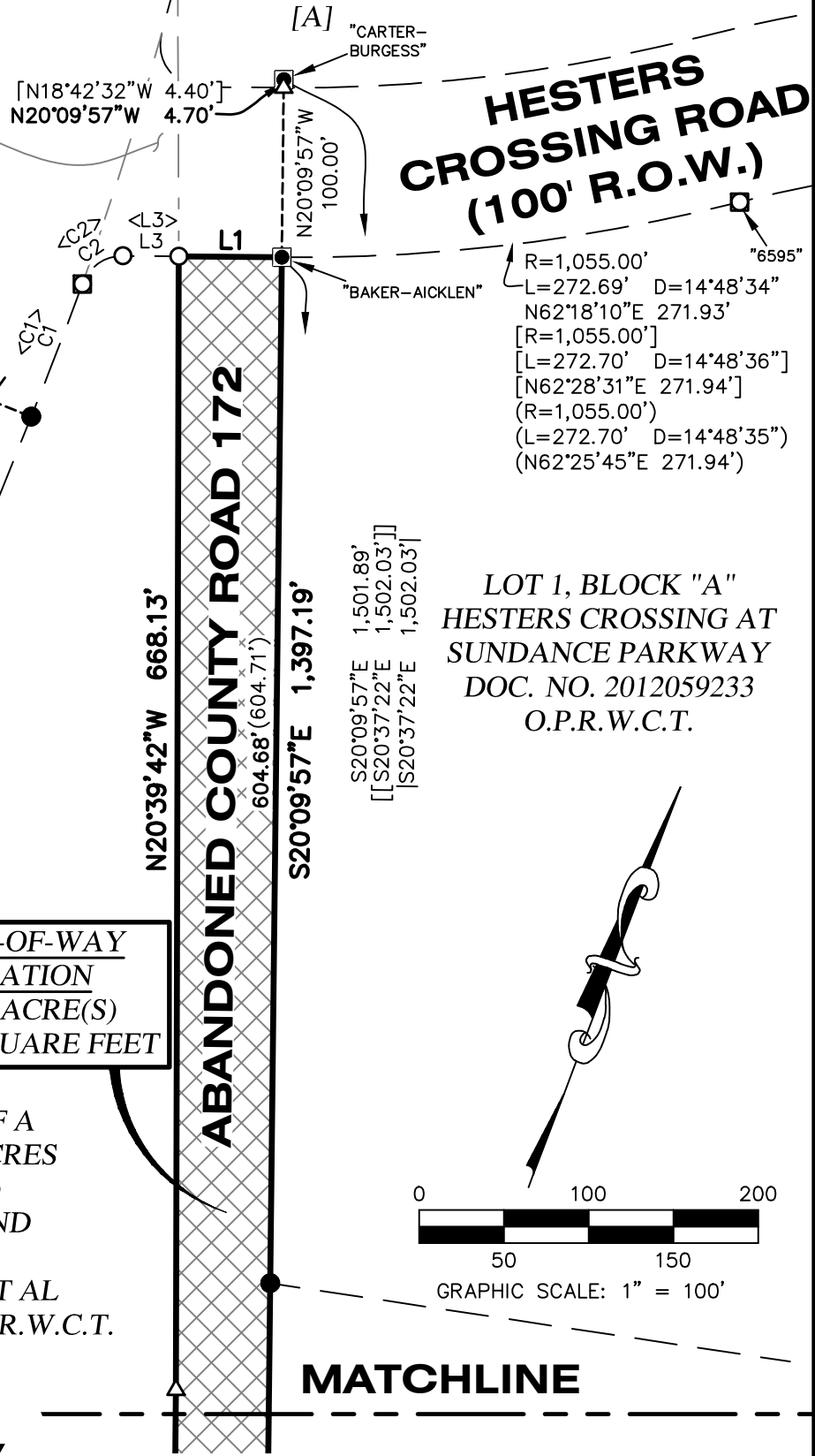
CALLED 363.44 ACRES
(TRACT "2A")
ROBINSON LAND LIMITED
PARTNERSHIP ET AL
VOL. 2512, PG. 467
O.R.W.C.T.

COUNTY ROAD 172 (120' R.O.W.)
(RECORDED IN VOL. 1130, PG. 547, O.R.W.C.T.)

REMAINDER OF A
CALLED 34.14 ACRES
("TRACT 2B")
ROBINSON LAND
LIMITED
PARTNERSHIP, ET AL
VOL. 2512, PG. 467, O.R.W.C.T.

**1.7856 ACRE
RIGHT-OF-WAY
VACATION**
**City of Round Rock,
Williamson County,
Texas**

RIGHT-OF-WAY
VACATION
1.7856 ACRE(S)
77,780 SQUARE FEET



4WARD
Land Surveying
A Limited Liability Company

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Sheet:	3 OF 4

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	2,160.19'	83.79'	2°13'20"	S00°16'40"W	83.78'
C2	25.00'	30.95'	70°55'45"	S34°18'53"W	29.01'

RECORD CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
<C1>	2,160.19'	84.33'	2°14'12"	S02°31'08"W	84.32'
<C2>	25.00'	30.95'	70°56'05"	S36°52'05"W	29.01'

[A]
LOT 1, BLOCK "A"
VICTORY CORNER
SUBDIVISION,
FINAL PLAT OF
3.80 ACRES AND
REPLAT OF LOT 1A,
BLOCK B,
RESUBDIVISION OF
LOT 1, BLOCK B,
LA FRONTERA,
SECTION IIIB
CAB. DD, SLD. 109-110,
DOC. NO. 2007039579
O.P.R.W.C.T.

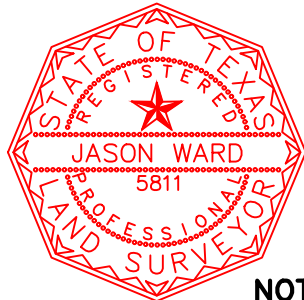
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N69°42'27"E	60.70'
L2	S81°58'32"W	54.59'
L3	S69°42'27"W	33.09'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
[[L2]]	S81°57'15"W	54.57'
L2	S81°57'15"W	54.57'
<L3>	S72°20'07"W	33.09'

[B]
WILLIAMSON COUNTY
QUITCLAIM DEED
CALLED 0.377 ACRES
DOC. NO. 2002095774
O.P.R.W.C.T.



Jason Ward
 12/13/2021

LEGEND

	PROPOSED EASEMENT LINE
	1/2" IRON ROD FOUND (UNLESS NOTED)
	CHISELED "X" FOUND IN CONCRETE
	IRON ROD WITH "DIAMOND SURVEYING" CAP FOUND (UNLESS NOTED)
	TXDOT TYPE II BRASS DISC FOUND
	TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT DOC. NO. 2012059233
<.....>	RECORD INFORMATION PER DEED DOC NO. 1999074949
[.....]	RECORD INFORMATION PER PLAT DOC NO. 2007039579
[[.....]]	RECORD INFORMATION PER TXDOT RIGHT-OF-WAY MAPS
.....	RECORD INFORMATION PER DEED DOC. NO. 2002095774
{.....}	RECORD INFORMATION PER PLAT DOC. NO. 2015099317

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000116598657.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

1.7856 ACRE
RIGHT-OF-WAY
VACATION
City of Round Rock,
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<p align="center">4WARD Land Surveying A Limited Liability Company</p> PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	12/13/2021
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