

**RIGHT OF WAY DEED WITHOUT WARRANTY**

Wyoming Springs Extension Segment 1

**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:** \_\_\_\_\_, 2022

**Grantor:** WILLIAMSON COUNTY, TEXAS

**Grantor's Mailing Address:**

WILLIAMSON COUNTY  
c/o County Auditor  
710 Main Street, Suite 101  
Georgetown, Texas 78626  
Williamson County

**Grantee:** CITY OF ROUND ROCK, TEXAS

**Grantee's Mailing Address:**

CITY OF ROUND ROCK  
c/o City Clerk  
221 E. Main Street  
Round Rock, Texas 78664  
Williamson County

**Consideration:**

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

**Property (including any improvements):**

All of that certain 9.826 acres described by metes and bounds in 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.

**GRANTOR:**

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
BILL GRAVELL, JR.  
County Judge

**ACKNOWLEDGMENT**

STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022, by Bill Gravel Jr., as County Judge, in the capacity and for the purposes and consideration recited herein.

\_\_\_\_\_  
Notary Public, State of Texas

**ACCEPTED BY GRANTEE:**

CITY OF ROUND ROCK, TEXAS

By: \_\_\_\_\_  
Laurie Hadley, City Manager

**ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON       §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022,  
by Laurie Hadley, in the capacity and for the purposes and consideration recited herein.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

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

EXHIBIT "A"

County: Williamson  
Project: Wyoming Springs  
Halff AVO: 36179.002

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May 12th, 2022

**A METES AND BOUNDS DESCRIPTION OF 9.826 ACRES (APPROX. 428,027 S.F.) IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190 AND THE DAVID CURRY SURVEY SECTION A, ABSTRACT NO. 130 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1 OF BEAR CREEK PLACE, A SUBDIVISION OF RECORD IN CABINET K, SLIDES 63-64 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.) BEING ALL OF THE CALLED 9.821 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NO. 2005093404 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 9.826 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 1/2-inch iron rod found in the south right-of-way line of F.M. 3406, also known as Sam Bass Road (right-of-way width varies) also being the south line of a called 2.9644 acre tract of land conveyed to the State of Texas in Volume 768, Page 15 of the Deed Records of Williamson County, Texas (D.R.W.C.T.), for the most northerly common corner of Lot 1 of Tonkawa Springs, a subdivision of record in Cabinet C. Slide 316, P.R.W.C.T. and Tract 1, a called 2.03 acre tract of land conveyed to the City of Round Rock in Document No. 2015093062, O.P.R.W.C.T.;

**THENCE** with the south right-of-way line of F.M. 3406/Sam Bass Road, being the south line of the said 2.9644 acre State of Texas tract, being the north line of the said 2.03 acre City of Round Rock tract, the following four (4) courses and distances:

1. South 79°28'34" East, a distance of 16.15 feet to a 1/2-inch iron rod found;
2. South 82°57'46" East, a distance of 119.90 feet to a 1/2-inch iron rod found;
3. South 78°05'49" East, a distance of 97.02 feet to a 1/2-inch iron rod found;
4. South 73°44'34" East, a distance of 40.11 feet to a 1/2-inch iron rod found for the most northerly common corner of the said 2.03 acre City of Round Rock tract and the said 9.821 acre Williamson County, Texas tract, having Texas State Plane Central Zone/NAD 83 Surface Coordinates of N 10167745.92 and E 3118527.78 for the **POINT OF BEGINNING** and northwest corner of the herein described tract of land;

**THENCE** continuing with the south right-of-way line of F.M. 3406/Sam Bass Road, being the south line of the said 2.9644 acre State of Texas tract, being the north line of the said 9.821 acre Williamson County tract, the following three (3) courses and distances:

1. South 73°44'34" East, a distance of 53.09 feet to a 1/2-inch iron rod with "Halff" cap set;
2. South 61°19'45" East, a distance of 58.15 feet to a brass disc in concrete found;
3. South 65°47'32" East, a distance of 63.90 feet to a 1/2-inch iron rod with "Halff" cap set for the northeast corner of the herein described tract of land, being the northwest corner of Tract 2, a called 2.59 acre tract of land conveyed to the City of Round Rock in Document No. 2015093062, O.P.R.W.C.T. from which a 1/2-inch iron rod with "RJ" cap found in same line bears South 65°47'32" East, a distance of 17.50 feet;

**THENCE** with the common lines of the said 9.821 acre Williamson County tract and the said 2.59 acre City of Round Rock tract, over and across Lot 1 of said Bear Creek Place, the following four (4) courses and distances:

1. with a curve to the left, having a radius of 25.00 feet, a delta angle of  $97^{\circ}34'26''$ , an arc length of 42.57 feet, and a chord which bears South  $64^{\circ}44'53''$  West, a distance of 37.61 feet to a 1/2-inch iron rod found;
2. South  $15^{\circ}45'28''$  West, a distance of 84.92 feet to a 1/2-inch iron rod found for point of curvature of a curve to the left;
3. with said curve to the left, having a radius of 940.00 feet, a delta angle of  $16^{\circ}22'24''$ , an arc length of 268.62 feet, and a chord which bears South  $07^{\circ}37'30''$  West, a distance of 267.71 feet to a calculated point under water at time of survey, at the southwest corner of the said 2.59 acre City of Round Rock tract for endpoint of curvature;
4. South  $58^{\circ}11'22''$  East, a distance of 279.05 feet to a calculated point under water at time of survey in the northwest line of Lot 2 of said Bear Creek Subdivision, conveyed to Mark H. Coladonato and wife, Sophia P. Cano in Document No. 2002098896, O.P.R.W.C.T. at the most southerly corner of the said 2.59 acre City of Round Rock tract for an easterly corner of the herein described tract of land, from which a 1/2-inch iron rod found in the south right-of-way line of F.M. 3406, being the south line of the said 2.9644 acre State of Texas tract, at the most northerly common corner of the said 2.59 acre City of Round Rock tract and Lot 2 of said Bear Creek Place bears North  $12^{\circ}09'30''$  East, a distance of 436.72 feet;

**THENCE** South  $12^{\circ}09'30''$  West, with the common line of Lots 1 and 2 of said Bear Creek Place being also a common line with the said 9.821 acre tract, a distance of 240.67 feet to a 1/2-inch iron rod found at a common corner of Lots 1 and 2 of said Bear Creek Place, also being a common corner with the said 9.821 acre Williamson County, Texas tract and a called 4.05 acre tract of land conveyed to Cecil W. Fisher, Jr. and wife, Sally S. Fisher in Volume 668, Page 657, D.R.W.C.T.;

**THENCE** South  $20^{\circ}28'24''$  East, with the common line of the said 9.821 acre Williamson County, Texas tract and the said 4.05 acre Fisher tract, being also a northeasterly line of Lot 1 of said Bear Creek Place, a distance of 647.80 feet to a 1/2-inch iron rod found at the northeast corner of a called 5,381 acre tract of land described in Document No. 2000072245, O.P.R.W.C.T. conveyed to the City of Austin, Texas, the City of Cedar Park, Texas and the City of Round Rock, Texas in Document No. 2019005420, O.P.R.W.C.T.;

**THENCE** with the common lines of the said 9.821 acre Williamson County, Texas tract and the said 5,381 acre tract, being common lines with Lot 1 of said Bear Creek Place, the following four (4) courses and distances:

1. South  $85^{\circ}46'33''$  West, a distance of 93.33 feet to a 1/2-inch iron rod with "Half" cap set;
2. South  $19^{\circ}15'02''$  East, a distance of 47.48 feet to a 1/2-inch iron rod with "Half" cap set;
3. South  $75^{\circ}31'25''$  East, a distance of 60.05 feet to a 1/2-inch iron rod with "Half" cap set;
4. North  $69^{\circ}28'15''$  East, a distance of 41.31 feet to a 1/2-inch iron rod found in a northeast line of Lot 1 of said Bear Creek Place, being a northeast line of the said 9.821 acre Williamson County, Texas tract, being also the southwest line of the called 4.9191 acre tract of land conveyed to Honey Bear Properties, LLC;

**THENCE** with the common line of the said 9.821 acre Williamson County, Texas tract and the said 4.9191 acre Honey Bear Properties tract, being a common line with Lot 1 of said Bear Creek Place, the following three (3) courses and distances:

1. South 20°04'12" East, a distance of 274.72 feet to a 5/8-inch iron rod found;
2. South 33°36'26" East, a distance of 49.90 feet to a 5/8-inch iron rod found;
3. South 22°57'11" East, at a distance of 184.19 feet passing a 1/2-inch iron rod with "Diamond" cap found in the north right-of-way line of County Road 174 (also known as Hairy Man Road), at the northwest corner of a called 0.21 acre tract of land conveyed to Williamson County, Texas in Document No. 2019090478, O.P.R.W.C.T., being the southwest corner of the said 4.9191 acre Honey Bear Properties, LLC tract, in all, a distance of 186.27 feet to a 1/2-inch iron rod found at a corner in the north right-of-way line of County Road 174/Hairy Man Road for the southeast corner of Lot 1 of said Bear Creek Place and southeast corner of the herein described tract of land;

**THENCE** with the north right-of-way line of County Road 174/Hairy Man Road, being the southerly lines of the said 9.821 acre Williamson County, Texas tract, the following three (3) courses and distances:

1. North 85°22'02" West, a distance of 71.31 feet to a 1/2-inch iron rod with "Diamond" cap found;
2. North 87°59'32" West, a distance of 132.73 feet to a 1/2-inch iron rod with "Diamond" cap found;
3. South 88°50'18" West, a distance of 80.88 feet to a mag nail with "Half" washer set for the southwest corner of Lot 1 of said Bear Creek Place, being the southwest corner of the said 9.821 acre Williamson County, Texas tract, being also the southeast corner of a called 0.059 acre tract of land conveyed to Williamson County, Texas in Document No. 2018107316, O.P.R.W.C.T. having Texas State Plane Central Zone/NAD 83 Surface Coordinates of N 10165810.02 and E 3118937.82 for the southwest corner of the herein described tract of land;

**THENCE** North 19°06'16" West, with the westerly line of Lot 1 of said Bear Creek Place, being the west line of the said 9.821 acre Williamson County, Texas tract, in part being in common with the County Road 174/Hairy Man Road right-of-way line, at a distance of 15.76 feet passing a 1/2-inch iron rod with "Diamond" cap found at northeast corner of the said 0.059 acre Williamson County, Texas tract, being the southeast corner of a called 1.019 acre tract of land described in Document No. 2007091839, O.P.R.W.C.T. and conveyed to Jon Koonce and Siren Mary Louise Tornqvist in Document No. 2019081737, O.P.R.W.C.T., continuing with the westerly line of Lot 1 of said Bear Creek Place, being the west line of the said 9.821 acre Williamson County, Texas tract, and easterly line of the said 1.019 acre Koonce/Tornqvist tract, in all, a distance of 331.18 feet to a 5/8-inch iron rod found at the most northerly common corner of the said 1.019 acre Koonce/Tornqvist tract and the called 1.18 acre tract of land described in Document No. 2013038823, O.P.R.W.C.T. and conveyed to Jon Koonce and Siren Mary Louise Tornqvist in Document No. 2019081737, O.P.R.W.C.T. ;

**THENCE** North 19°07'29" West, with the westerly line of Lot 1 of said Bear Creek Place, being a westerly line of the said 9.821 acre Williamson County, Texas tract, being the easterly lines of the said 1.18 acre Koonce/Tornqvist tract, Lots 11, 10, 9 and 8 of Tonkawa Village, a subdivision of record in Cabinet C. Slide 319, P.R.W.C.T., a distance of 881.95 feet to a 1/2-inch iron rod found;

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Project: Wyoming Springs  
Half AVO: 36179.002

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**THENCE** North 18°40'19" West, with the westerly line of Lot 1 of said Bear Creek Place, being a westerly line of the said 9.821 acre Williamson County, Texas tract, being the easterly line of Lot 8 of said Tonkawa Place, a distance of 28.95 feet to a 1/2-inch iron rod with "BGE" cap found for point of curvature of a curve to the right, being the most southerly corner of the said 2.03 acre City of Round Rock tract;

**THENCE** with the westerly line of Lot 1 of said Bear Creek Place, with the common lines of the said 9.821 acre Williamson County, Texas and the called 2.03 acre City of Round Rock tract, the following three (3) courses and distances:

1. With said curve to the right, having a radius of 1060.00 feet, a delta angle of 34°28'58", an arc length of 637.95 feet, and a chord which bears North 01°25'40" West, a distance of 628.37 feet to a 1/2-inch iron rod with "Half" cap set for endpoint of curve;
2. North 15°51'16" East, a distance of 107.24 feet to a 1/2-inch iron rod found for the point of curvature of a curve to the left;
3. with said curve to the left, having a radius of 25.00 feet, a delta angle of 89°36'32", an arc length of 39.10 feet, and a chord which bears North 28°55'19" West, a distance of 35.23 feet to the **POINT OF BEGINNING** and containing 9.826 acres of land, more or less, within these metes and bounds.

NOTES:

The bearing basis of this description is the Texas State Plane Coordinate System (NAD83/Central Zone) based upon multiple, repeated GPS observations utilizing the TXDOT VRS network. Distances are U.S. survey feet, shown in surface values and may be converted to grid using the surface adjustment factor of 1.00012.

This is to certify that this map or plat and the survey on which it is based are true and correct to the best of my knowledge and belief and that the property described hereon was determined by a survey on the ground made under my direction and supervision.

Last day of field survey: 03/02/2022

05/12/2022



Curtis Wayne Watts  
Registered Professional Land Surveyor  
Texas Registration No. 6614  
Half Associates, Inc., TBPELS Firm No. 10029607  
9500 Amberglen Blvd., Bldg. F, Suite 125  
Austin, Texas 78729  
512-777-4600







LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 79°28'34" E	16.15'
L2	S 82°57'46" E	119.90'
L3	S 78°05'49" E	97.02'
L4	S 73°44'34" E	40.11'
L5	S 73°44'34" E	53.09'
L6	S 61°19'45" E	58.15'
L7	S 65°47'32" E	63.90'
L8	S 65°47'32" E	17.50'
L9	S 71°14'46" E	200.16'
L10	S 69°14'30" E	33.18'
L11	S 15°45'28" W	84.92'
L12	S 58°11'22" E	279.05'
L13	S 12°09'30" W	240.67'
L14	S 85°46'33" W	93.33'
L15	S 19°15'02" E	47.48'
L16	S 75°31'25" E	60.05'
L17	N 69°28'15" E	41.31'
L18	S 20°04'12" E	274.72'
L19	S 33°36'26" E	49.90'
L20	S 22°57'11" E	186.27'

LINE DATA		
LINE #	BEARING	DISTANCE
L21	N 85°22'02" W	71.31'
L22	N 87°59'32" W	132.73'
L23	S 88°50'18" W	80.88'
L25	N 18°40'19" W	29.05'
L26	N 15°51'16" E	107.24'
L27	S 89°22'23" E	131.39'
L28	S 87°38'03" E	127.86'
L29	S 87°38'03" E	118.94'
L30	N 76°30'02" W	87.00'
L31	S 89°35'03" W	161.20'
L32	N 21°13'52" W	12.32'
L33	N 20°08'40" W	43.35'

LEGEND	
●	1/2" ROD FOUND (OR AS NOTED)
4046 ●	1/2" ROD WITH "RPLS 4046" CAP FOUND
DIAMOND ●	1/2" ROD WITH "DIAMOND SURVEYING" CAP FOUND
BGE ●	1/2" ROD WITH "BGE" CAP FOUND
RJ ●	1/2" ROD WITH "RJ SURVEYING" CAP FOUND
●	CONC. MONUMENT W/ALUM DISC. FOUND
○	1/2" ROD WITH "HALFF" CAP SET
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
M.U.D.	MUNICIPAL UTILITY DISTRICT
P.U.E.	PUBLIC UTILITY EASEMENT
W.E.	WATERLINE EASEMENT
W.W.E.	WASTEWATER LINE EASEMENT
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	42.57'	25.00'	97°34'26"	S 64°44'53" W	37.61'
C2	268.62'	940.00'	16°22'24"	S 07°37'30" W	267.71'
C3	637.95'	1060.00'	34°28'58"	N 01°25'40" W	628.37'
C4	39.10'	25.00'	89°36'32"	N 28°55'19" W	35.23'
C5	58.38'	1521.50'	2°11'54"	N 79°27'23" W	58.37'
C6	13.75'	1521.50'	0°31'04"	N 78°05'54" W	13.75'

(CURVE)	LENGTH	RADIUS	DELTA	BEARING	CHORD
(C1)	(42.86')	(25.00')	(98°13'44")	(S66°29'12"W)	(37.80')
(C2)	(268.34')	(940.00')	(16°21'21")	(S09°11'40"W)	(267.43')
(C3)	(637.87')	(1060.00')	(34°28'43")	(S00°07'51"W)	(628.29')
(C4)	(39.10')	(25.00')	(89°36'38")	(S27°24'22"E)	(35.23')
(C5)	(58.39')	(1521.50')	(02°11'56")	(S79°28'01"E)	(58.38')
(C6)	(13.73')	(1521.50')	(00°31'01")	(S78°06'33"E)	(13.73')

*C. Watts*

05/12/2022



**HALFF®**  
 9500 AMBERGLEN BLVD  
 BLDG. F, STE. 125  
 AUSTIN, TEXAS 78729  
 TEL (512) 777-4600  
 FAX (512) 252-8141  
 TBPLS FIRM NO. 10029607

**9.826 ACRES (APPROX. 428,027 S.F.) IN THE  
 WILLIAM DUGAN SURVEY, ABSTRACT NO.  
 190 AND THE DAVID CURRY SURVEY  
 SECTION A, ABSTRACT NO. 130 IN  
 WILLIAMSON COUNTY, TEXAS**

Project No.: 36179.002

Issued: 05/12/2022

36179.002  
 WILCO 9.826 ACRES

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G.F. NO.: GT2200564 EFFECTIVE DATE: 02/08/2022 ISSUED: 02/17/2022. THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS.

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

**Cabinet K, Slides 63-54, Plat Records Williamson County, Texas.**

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a. **A 25' front building setback line along FM 3406 as shown on plat recorded in Cabinet K, Slides 63-63, Plat Records, Williamson County, Texas.** - AFFECTS, SHOWN HEREON
- b. **A S' public utility easement along FM 3406 as shown on plat recorded in Cabinet K, Slides 63-63, Plat Records, Williamson County, Texas.** - AFFECTS, SHOWN HEREON
- c. **A 20' water line and existing public utility easement along FM 3406, as shown on plat recorded in Cabinet K, Slides 63-64, Plat Records, Williamson County, Texas.** - AFFECTS, SHOWN HEREON
- d. **A 10' public utility easement along the westerly side property line as shown on plat recorded in Cabinet K, Slides 63-64, Plat Records, Williamson County, Texas.** - DOES NOT AFFECT
- e. **Wastewater easements as shown on plat recorded in Cabinet K, Slides 63-64, as shown on plat recorded in Cabinet K, Slides 63-63, Plat Records, Williamson County, Texas.** - AFFECTS, SHOWN HEREON
- f. **Right of Way Easement dated August 12, 1938, executed by Leon Behrens to Texas Power & Light Company, recorded in Volume 282, Page 401, Deed Records, Williamson County, Texas.** - DOES NOT AFFECT
- g. **Easement dated May 26, 1948, executed by Leon Behrens and Onie Behrens and Leroy Behrens to Texas Power & Light Company, recorded in Volume 353, Page 45, Deed Records, Williamson County, Texas.** - DOES NOT AFFECT
- h. **Easement dated February 17, 1959, executed by Leon Behrens and Leroy Behrens to Texas Power & Light Company, recorded in Volume 430, Page 597, Deed Records, Williamson County, Texas.** - DOES NOT AFFECT
- i. **Easement dated September 6, 1961, executed by Leon Behrens and Onie Behrens to Texas Power & Light Company, recorded in Volume 447, Page 418, Deed Records, Williamson County, Texas.** - DOES NOT AFFECT
- j. **Easement dated August 2, 1963, executed by Leon Behrens and Onie Behrens to Texas Power & Light Company, recorded in Volume 466, Page 130, Deed Records, Williamson County, Texas.** - AFFECTS, SHOWN HEREON
- k. **Easement dated June 25, 1958, executed by Leon Behrens and Lovey Behrens to Lone Star Gas Company, recorded in Volume 427, Page 231, Deed Records, Williamson County, Texas.** - AFFECTS SHOWN HEREON.
- l. **Easement dated August 22, 1972, executed by Leon E., Behrens and Onie D. Behrens to Lone Star Gas Company, recorded in Volume 562, Page 529, Deed Records, Williamson County, Texas.** - DOES NOT AFFECT
- m. **Easements granted to Fern Bluff Municipal Utility District as rendered in Judgments under Cause No. 87-625-C in the 277th Judicial District Court of Williamson County, Texas and said Judgments recorded in Volume 1531, Page 60 and Volume 1643, Page 415, Official Records, Williamson County, Texas.** - AFFECTS, SHOWN HEREON
- n. **Easements granted to Fern Bluff Municipal Utility District as rendered by Court as set out in Judgment under Cause No. 87-091-C in the 277th Judicial District Court of Williamson County, Texas, recorded in Volume 1531, Page 67, Official Records, Williamson County, Texas.** - AFFECTS, SHOWN HEREON
- o. **Easements granted by Killeen Savings and Loan Association to Williamson County Municipal Utility District No. 9 as rendered by Court as set out in Judgment under Cause No. 88-345-C in the 277th Judicial District Court of Williamson County, Texas, recorded under Document No. 2008009912, Official Records, Williamson County, Texas.** - AFFECTS, SHOWN HEREON
- p. **Wastewater Easement dated July 26, 2005, executed by Williamson County to Lower Colorado River Authority, recorded under Document No. 2005072580, Official Records, Williamson County, Texas.** - AFFECTS, SHOWN HEREON
- q. **Terms, provisions and conditions of Williamson County Regional Habitat Conservation Plan, recorded under Document No. 2020016309, Official Records, Williamson County, Texas.** - SUBJECT TO TERMS, PROVISIONS AND CONDITIONS

*C. Watts*

05/12/2022



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**9.826 ACRES (APPROX. 428,027 S.F.) IN THE  
WILLIAM DUGAN SURVEY, ABSTRACT NO.  
190 AND THE DAVID CURRY SURVEY  
SECTION A, ABSTRACT NO. 130 IN  
WILLIAMSON COUNTY, TEXAS**

Project No.: 36179.002

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WILCO 9.826 ACRES

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