

DEED
County Road 305/307 Right of Way

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

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NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **JARRELL INDEPENDENT SCHOOL DISTRICT**, a political subdivision of the State of Texas, hereinafter referred to as Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have this day Sold and by these presents do Grant, Bargain and Convey, pursuant to a resolution approved on the 15th day of June, 2022, by Grantor's governing body, unto **WILLIAMSON COUNTY, TEXAS**, hereinafter referred to as Grantee, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

All of that certain 0.771-acre (33,574 square feet) parcel of land located in the Elisha Davis Survey, Abstract No. 172, Williamson County, Texas, being a portion of a called 24.00 acre tract of land, described in a deed to Jarrell Independent School District, recorded in Document No. 2021107151, Official Public Records of Williamson County, Texas; said parcel being more particularly described by metes and bounds in **Exhibit "A"** hereof, which is attached hereto and incorporated herein for all purposes. **(Parcel 6)**

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property described in said Exhibit "A" to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the roadway facilities and related appurtenances of Grantee, or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of such roadway facilities and related appurtenances.

FEE SIMPLE DETERMINABLE CONDITIONS: The Property shall be used for roadway and related appurtenance widening and improvements along County Road 307/305 to facilitate improved mobility and transportation of the travelling public, and alleviation of traffic congestion to, from, and adjacent to Grantor's campus. Together, these Fee Simple Determinable Conditions are referred to herein as "Improvements." After completion of said Improvements, the Property shall be used and maintained as a public road. An affidavit stating that the condition has been fulfilled, if not contradicted by a subsequent recorded affidavit, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on same.

TO HAVE AND TO HOLD the Property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, for as long as the Fee Simple Determinable Conditions are satisfied; and if the Fee Simple Determinable Condition is not satisfied, the Property shall **AUTOMATICALLY REVERT** to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being Grantor's intent to convey a fee simple determinable estate to Grantee.

IN WITNESS WHEREOF, this instrument is executed on this the 21st day of June, 2022.

[signature pages follow]

GRANTOR:

JARRELL INDEPENDENT SCHOOL DISTRICT

By: Toni Hicks

Name: Toni Hicks

Its: Superintendent

ACKNOWLEDGMENT

STATE OF TEXAS

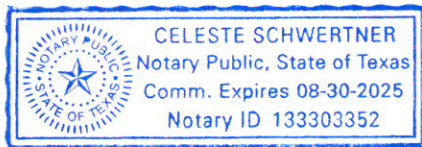
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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on this the 21st day of June, 2022 by Toni Hicks, in the capacity and for the purposes and consideration recited therein.



Celeste Schwertner
Notary Public, State of Texas

WILLIAMSON COUNTY, TEXAS

ACKNOWLEDGMENT

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EXHIBIT "A"

County: Williamson
Parcel No.: 6-ROW
Tax ID: R_____
Highway: County Road 307 at County Road 305

METES AND BOUNDS DESCRIPTION FOR PARCEL 6-ROW

FOR A 0.771 ACRE (33,574 SQ. FT.) TRACT OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 20.00 ACRE TRACT OF LAND CONVEYED TO JARRELL INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2021107151 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.771 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF NOVEMBER 2021, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with cap marked "Quick Inc RPLS 6447" (Surface Coordinates: N=10281457.72, E=3148462.55), monumenting the northwest corner of the called 5.253 acre tract of land conveyed to Steve D. Brown, recorded in Document No. 2021119336 of the Official Public Records of Williamson County, Texas and the northeast corner of the called 20.000 acre tract of land conveyed to Williamson County Sheriff's Posse Inc., recorded in Document No. 2019034748 of the Official Public Records of Williamson County, Texas, same being on the south boundary line of said 20.00 acre Jarrell Independent School District tract, from which an iron rod found with cap marked "Quick Inc RPLS 6447", monumenting the southwest corner of said 20.00 acre Jarrell Independent School District tract and the northwest corner of said 20.000 acre Williamson County Sheriff's Posse Inc. tract, bears S 68°54'41" W for a distance of 1022.45 feet;

THENCE, N 68°56'00" E with said south boundary line of the 20.00 acre Jarrell Independent School District tract, same being with the north boundary line of said 5.253 acre Brown tract, for a distance of 248.96 feet to a 5/8" iron rod set with cap marked "Williamson County" (Surface Coordinates: N=10281547.21, E=3148694.87) for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, **N 21°03'52" W** through the interior of said 20.00 acre Jarrell Independent School District tract for a distance of **658.95 feet** to a 5/8" iron rod set with cap marked "Williamson County" on the north boundary line of said 20.00 acre Jarrell Independent School District tract, same being on the south boundary line of a remnant portion of the called 446.1 acre tract of land (Fourth Tract) conveyed to Solana Ranch Company, recorded in Volume 365, Page 115 of the Deed Records of Williamson County, Texas, for the northwest corner hereof, from which an iron rod found with cap marked "Quick Inc RPLS 6447" monumenting the northwest corner of said 20.00 acre Jarrell Independent School District tract and the southwest corner of the called 100.861 acre tract of land conveyed to Countryview of Red Oak LLC, recorded in Document No. 2021126347 of the Official Public Records of Williamson County, Texas, bears S 68°54'43" W passing at a distance of 539.65 feet an iron rod found with cap marked "Quick Inc RPLS 6447", in all a total distance of 1271.62 feet;

County: Williamson
Parcel No.: 6-ROW
Tax ID: R_____
Highway: County Road 307 at County Road 305

THENCE, **N 68°54'43" E** with said north boundary line of the 20.00 acre Jarrell Independent School District tract and said south boundary line of the remnant portion of the 446.1 acre Solana Ranch Company tract for a distance of **50.78 feet** to an iron rod found with cap marked "Quick Inc RPLS 6447" monumenting the northeast corner of said 20.00 acre Jarrell Independent School District tract and the southeast corner of said remnant portion of the 446.1 acre Solana Ranch Company tract, same being on the west boundary line of the called 0.92 acre tract of land conveyed to County Judge John Doerfler, recorded in Document No. 9749963 of the Official Records of Williamson County, Texas, same being on the west right-of-way line of County Road 307, for the northeast corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of said 0.92 acre County Judge John Doerfler tract, same being an interior ell corner of said remnant portion of the called 446.1 acre Solana Ranch Company tract, same being on an angle point in the west right-of-way line of County Road 307, bears **N 21°05'39" W** for a distance of 112.55 feet;

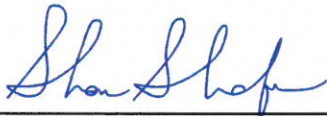
THENCE, **S 21°05'39" E** with the east boundary line of said 20.00 acre Jarrell Independent School District tract and said west right-of-way line of County Road 307 common with said 0.92 acre County Judge John Doerfler tract for a distance of **658.97 feet** to an iron rod found with cap marked "Quick Inc RPLS 6447", monumenting the southeast corner of said 20.00 acre Jarrell Independent School District tract and the northeast corner of said 5.253 acre Brown tract, for the southeast corner hereof;

THENCE, **S 68°56'00" W** with said south boundary line of the 20.00 acre Jarrell Independent School District tract and said north boundary line of the 5.253 acre Brown tract for a distance of **51.12 feet** to the **POINT OF BEGINNING** hereof and containing 0.771 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Coordinates and Distances shown hereon are surface based on a combined surface adjustment factor or 1.00014.

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.E.L.S. FIRM NUMBER 10006900



November 16, 2021

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



Z:\WCRB\ 2020 WA-5 CR 307 TOPO ROW 2021-63\ STANDARD LAND SURVEYS ROW PARCELS\PARCEL 6-ROW JARRELL ISD\CR 307 PARCEL 6-ROW STANDARD LAND SURVEY M&B.doc

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.771 ACRE (33,574 SQ. FT.) TRACT OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 20.00 ACRE TRACT OF LAND CONVEYED TO JARRELL INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2021107151 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

RECORD DEED INFORMATION

- (B) DUDLEY K. BUKOWSKY AND
TAMI BUKOWSKY
TRACT TWO - CALLED 10.00 AC.
DOC. NO. 2008016420
SEE SHEET 2
- (C) KERRY CONAWAY, JR.
CALLED 10.51 AC.
DOC. NO. 2006005509
SEE SHEETS 1 AND 2
- (D) COUNTRYVIEW OF
RED OAK LLC
CALLED 100.861 AC.
DOC. NO. 2021126347
SEE SHEET 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°54'41"W	1022.45'
L2	N68°54'43"E	50.78'
L3	S68°56'00"W	51.12'
L4	N68°45'59"E	61.85'
L5	N21°05'39"W	112.55'

LEGEND

- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ⊙ 5/8" IRON ROD SET WITH ALUMINUM
CAP MARKED "WILLIAMSON COUNTY"
- ⊗ COTTON GIN SPINDLE SET
- ▽ CALCULATED POINT
- WELL WELL
- ☒ TBOX TELEPHONE BOX UNDERGROUND
- ⊖ UT UNDERGROUND TELEPHONE MARKER
- MB MAIL BOX
- ⊖ RP REFLECTOR POST
- X — X — WIRE FENCE
- — — — — EDGE OF PAVEMENT
- GRV GRAVEL
- ASPH ASPHALT
- CONC. CONCRETE
- CDS CONCRETE DRAINAGE STRUCTURE
- CMP CORRUGATED METAL PIPE
- B.L. BUILDING SETBACK LINE
- "QUICK" QUICK INC RPLS 6447
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- W.C.A.D. WILLIAMSON CENTRAL APPRAISAL DISTRICT

NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL
ZONE (4203) STATE PLANE SYSTEM.
COORDINATES AND DISTANCES SHOWN HEREON
ARE SURFACE BASED ON A COMBINED SURFACE
ADJUSTMENT FACTOR OF 1.00014.
- 2) ALL DOCUMENTS LISTED HEREON ARE
RECORDED IN THE OFFICE OF THE COUNTY
CLERK OF WILLIAMSON COUNTY, TEXAS.
- 3) PARCEL 6-ROW SHOWN HEREON LIE'S WITHIN
ZONE "X" (NO SCREEN), AREAS OF MINIMAL
FLOOD HAZARD ACCORDING TO THE FLOOD
INSURANCE RATE MAP NO. 48491C0150F, WITH AN
EFFECTIVE DATE OF DECEMBER 20, 2019.
- 5) THIS SURVEY WAS MADE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT OR POLICY.
THERE MAY BE EASEMENTS AND/OR
RESTRICTIONS NOT SHOWN HEREON WHICH MAY
AFFECT THE SUBJECT TRACT.

To: Williamson County, Texas, 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 November 12, 2021. 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 1B, CONDITION III STANDARD LAND 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.



PARCEL 6-ROW
SHEET 3 OF 3

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

NOVEMBER 16, 2021
DATE

<> DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900