

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: February 22, 2023

Grantor: 372 Terra Verde TX, LLC
a Texas limited liability company

Grantee: Williamson County, Texas

Grantees' Mailing Address:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 786262

Consideration:

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

Property (including any improvements):

0.900 acres of land, located in the Isaac Bunker Survey, Abstract No. 54, Williamson County, Texas, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance above is executed by Grantor and accepted by Grantees subject to any and all restrictions, easements, mineral reservations, and other matters, to the extent they are validly existing and applicable to the Property (collectively, the "Permitted Exceptions").

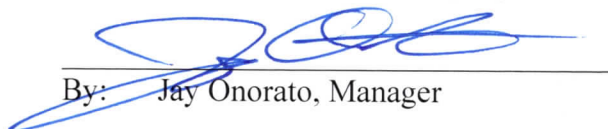
Conveyance:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from and Exceptions to Conveyance Warranty.

GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S WARRANTY OF TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

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

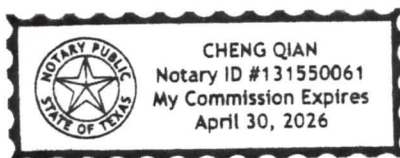
372 Terra Verde TX LLC
a Texas limited liability company


By: Jay Onorato, Manager

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on February 22nd, 2023, by Jay Onorato, **Manager of 372 Terra Verde TX LLC a Texas limited liability company, on behalf of said entity.**





Notary Public in and for the State of Texas

EXHIBIT "A"



Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

FIELD NOTES FOR A 0.900 ACRE TRACT OF LAND:

BEING A 0.900 ACRE TRACT OF LAND, LOCATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS; SAID 0.900 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 19.498 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2019068202, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 0.900 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod located in the southeast right-of-way line of County Road 305, being in the southwest line of said 19.498 acre tract, being the northeast corner of that called 20.320 acre tract of land recorded in Document No. 2016032327, Official Public Records, Williamson County, Texas, said point being an exterior corner of the herein described tract of land;

Thence, crossing the occupied right-of-way of County Road 305, with the southwest and northwest lines of said 19.498 acre tract, the following two (2) courses and distances:

1. **N 20° 59' 05" W**, a distance of **27.41'**, to a cotton spindle in asphalt found for an exterior corner of the herein described tract of land;
2. **N 69° 14' 25" E**, a distance of **800.08'**, to a cotton spindle in asphalt found in the occupied right-of-way of County Road 305, being the northeast corner of said 19.498 acre tract, said point being the northeast corner of the herein described tract of land;
3. **Thence**, departing County Road 305, crossing the occupied right-of-way of County Road 372, with the northeast and southeast lines of said 19.498 acre

tract, **S 20° 45' 35" E**, a distance of **1170.39'**, to a 1/2" iron rod located for the southeast corner of the herein described tract of land;

4. **S 72° 58' 30" W**, a distance of **5.94'**, to a 1/2" iron rod located in the southwest right-of-way line of County Road 372, southeast line of said 19.498 acre tract, being the northeast corner of that called 10.000 acre tract of land recorded in Document No. 2019090548, Official Public Records, Williamson County, Texas, said point being the southernmost corner of the herein described tract of land;

Thence, with the southwest right-of-way line of County Road 372 and the southeast right-of-way line of County Road 305, the northeast and northwest lines of said 19.498 acre tract, the following three (3) courses and distances:

5. **N 21° 29' 36" W**, a distance of **1087.33'**, to a 3/8" iron rod located for an angle point of the herein described tract of land;
6. **N 57° 03' 29" W**, a distance of **65.20'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set for an angle point of the herein described tract of land;
7. **S 69° 27' 22" W**, a distance of **741.53'**, to the **POINT OF BEGINNING** containing **0.900 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.



Travis L. Quicksall
Travis L. Quicksall RPLS #6447
Date: 09/08/2022
Job #19-2158



SCALE: 1"=200'



EXHIBIT A

SURVEY SHOWING A 0.900 ACRE TRACT OF LAND,
LOCATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO.
54, WILLIAMSON COUNTY, TEXAS, SAID 0.900 ACRE TRACT,
BEING A PORTION OF THAT CERTAIN 19.498 ACRES OF
LAND, RECORDED IN DOCUMENT NO. 2019068202,
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

LEGEND

P.O.B.

- POINT OF BEGINNING
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- COTTON SPINDLE IN ASPHALT FOUND
- SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP

VILAFRANCO-TOVAR, JUAN A
CALLED 20.320 ACRES
DOCUMENT NO. 2016032327
OFFICIAL PUBLIC RECORDS

372 TERRA VERDE TX LLC
19.498 ACRES
DOCUMENT NO. 2019068202
OFFICIAL PUBLIC RECORDS

VILAFRANCO-TOVAR JUAN
CALLED 10.000 ACRES
DOCUMENT NO. 2019090548
OFFICIAL PUBLIC RECORDS

NOTES:

- 1) DATE: OCTOBER 7, 2022
- 2) COMPLETED FOR: JOSEPH P. ONORATO, MANAGER - 372 TERRA VERDE TX., LLC EIN#84-1860783, AND BARTLETT ELECTRIC COOP
- 3) ADDRESS: 301 CR 372, JARRELL, TX 76537
- 4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83

Quick Inc.
Land Surveying. Land Planning. Consulting.
Firm: 10194104 512-915-4950
1430 N. Robertson Road, Salado, Texas 76571



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE
GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND
BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT
THE TIME OF THIS SURVEY.

TRAVIS L. QUICKSALL DATE: OCTOBER 11, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6447
JOB NO. 19-2158