

IN WITNESS WHEREOF, the undersigned has executed this Deed on the date set forth below in the certificate of acknowledgment.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, County Judge

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 2023,
by _____, _____ Williamson County, Texas, on behalf of said jurisdiction.

Notary Public, State of Texas

EXHIBIT A

Property Description

Tract 1:

All that certain tract or parcel of land, lying and being situated in the County of Williamson and State of Texas, a part of the H.T. & B Ry Co Survey, conveyed to Grantor by William E Kutzschbach by deed dated November 3, 1953 and recorded in Book 391, Page 624, the same being a part of a certain tract of 72 acres of land heretofore conveyed to William E Kutzschbach by F F Kutzschbach Jr Et Al by deed dated Mar. 28th 1939 and recorded in Vol 296, Page 550, Deed Records, Williamson County, Texas; the tract herein conveyed being described by metes and bounds as follows:

BEGINNING at the point of intersection of the South line of said above described 72 acre tract with the present East Margin of a County Road running along the West Side of said 72 acre tract, for the S.W. corner hereof; THENCE N 10 E, with the present East Margin of said County Road, 637.92 varas to the N.W. corner of said 72 acre tract for the N.W. corner hereof, same being also in the South Margin of the present County Road which also runs along the North side of said 72 acre tract; THENCE S 80 E, with the present South Margin of said County Road, 637.16 varas to the point of the intersection of the East line of said 72 acre tract with the South Margin of said County Road, for the N.E. corner hereof; THENCE S 10 W, with the East line of said 72 acre tract, 10 feet (3.6 varas) to a stake for the upper S.E. corner hereof; THENCE N 80 W, parallel with the North line of said 72 acre tract, 633.56 varas to an inner Ell corner hereof; THENCE S 10 W, parallel with the West line of said 72 acre tract, 634.32 varas to a point in the South line of said 72 acre tract for the lower S.E. corner hereof; THENCE, N 80 W, with the South line of said 72 acre tract, 10 feet to the place of beginning and containing 0.81 acre of land.

Tract 2:

Being 0.6145 acres of land, out of the H.T. & B.R.R. Abstract 318, Williamson County, Texas conveyed to Grantor by George F Kutzschbach by special warranty deed dated June 6, 2002 and recorded in Document No. 2002042967, the same being a portion of that called 73.63 acre tract of land described in that deed to George F. Kutzschbach as recorded in Volume 2442, Page 261, Official Records, Williamson County, Texas, said 0.6145 acre tract of land being more particularly described by metes and bounds as follows:



K.C. ENGINEERING, INC.
CONSULTING ENGINEERS AND SURVEYORS

1801 S. MOPAC
SUITE 150
AUSTIN, TEXAS 78746

PHONE: (512) 306-8585
FAX : (512) 330-0737
EMAIL : info@kcengineering.com

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING 0.6145 OF ONE ACRE OF LAND OUT OF THE H.T. & B. R.R. SURVEY, ABSTRACT NO. 318 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 73.63 ACRE TRACT OF LAND DESCRIBED IN DISTRIBUTION DEED AND ASSIGNMENT TO GEORGE F. KUTZSCHBACH OF RECORD IN VOLUME 2442, PAGE 261 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with plastic cap set in the existing east right-of-way line of Williamson County Road 404 (C.R. 404) dedicated in Volume 391, Page 624 of the Deed Records of Williamson County, Texas from which a 1/2" iron rebar found in the existing east right-of-way line of C.R. 404 and in the south line of the said 73.63 acres for the northwest corner of a 11.14 acre tract of land described in deed to James and Denean Evans of record in Volume 2333, Page 521 of the Official Records of Williamson County bears South 09°15'21" West a distance of 1440.58 feet;

1. THENCE North 09°15'20" East with the existing east right-of-way line of C.R. 404 a distance of 318.03 feet to a 1/2" rebar with plastic cap set at an angle point in the existing right-of-way of C.R. 404;
2. THENCE South 80°07'00" East with the existing south right-of-way line of C.R. 404 a distance of 299.17 feet to a 1/2" rebar with plastic cap set;
3. THENCE crossing through the 73.63 acres along a curve to the left having a radius of 370.00 feet, a delta angle of 71°51'43", a length of 464.06 feet, and a chord which bears South 52°48'00" West a distance of 434.24 feet to the POINT OF BEGINNING.

This parcel contains 0.6145 of one acre of land, more or less, out of the H.T. & B. R.R. Survey, Abstract No. 318 in Williamson County, Texas. Description prepared from an on-the-ground survey made during April, 2000.

Bearing basis is the south right-of-way line of C.R. 404 and as South 80°07'00".

David R. Hartman 4/25/00
David R. Hartman Date
Registered Professional Land Surveyor
State of Texas No. 5264



RECORDERS MEMORANDUM
All or parts of the text on this page was not
clearly legible for satisfactory recordation

Project Number: 443-03
Attachments: Survey Drawing L:\WILCO404\PARCEL2.DWG
L:\wilco404\F NOTES\PARCEL2.FN
Created on 04/24/00

EXHIBIT B

Permitted Exceptions

1. Rights of tenants, as tenants only, under unrecorded leases without the option to purchase or right of first refusal.
2. Any and all leases, recorded or unrecorded, with rights of tenants in possession.
3. Easements, or claims of easements, which are not recorded in the Official Public Records of Williamson County, Texas.
4. A guy and anchorage easement granted to Texas Power and Light Company, by instrument dated November 23, 1938, recorded in Volume 295, Page 220 of the Deed Records of Williamson County, Texas.
5. All oil, gas and other minerals, together with all rights relating thereto, express or implied, reserved in instrument recorded under Document No. 2002042967 of the Official Public Records of Williamson County, Texas. Said mineral estate not traced further herein.
6. The terms, conditions and stipulations of that certain Williamson County Development Agreement dated November 29, 2021, recorded under Document No. 2022044232 of the Official Public Records of Williamson County, Texas.
7. The rights of Lower Brushy Creek Water Control and Improvement District to levy taxes and issue bonds.
8. Laws and governmental regulations, including all building codes, zoning regulations, and ordinances, that affect the use, operation and maintenance of the Property.