

DONATION DEED
Future Arterial Road Right of Way

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **RIVER OAKS LAND PARTNERS II, LLC**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) or other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Donate and by these presents do Donate, Grant, Bargain, and Convey unto **WILLIAMSON COUNTY, TEXAS**, all those certain tracts or parcels 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 5.95 acre tract of land in the James Heckett Survey, Abstract No. 312, Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein.

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 facilities of Williamson County, Texas 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 the Future Arterial Road, but shall not be used or exported from the Property for any other purpose.

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 by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 20____.

[signature page follows]

GRANTOR:

RIVER OAKS LAND PARTNERS II, LLC

By: Grant Rollo

Name: Grant Rollo

Its: Vice President

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF Williamson

This instrument was acknowledged before me on this the 7th day of August,
2023 by Grant Rollo, in the capacity and for the purposes and consideration
recited therein.



Sarah Madding
Notary Public, State of Texas

WILLIAMSON COUNTY, TEXAS

ACKNOWLEDGMENT

22

202

20

GRANTEE'S MAILING ADDRESS:**AFTER RECORDING RETURN TO:**



10090 W Highway 29 | Liberty Hill, Texas 78642

TBPLS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 5.95 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, THE WILLIAM H. MCCULLOUGH SURVEY, ABSTRACT NO. 465, AND THE J.H. LEE SURVEY, ABSTRACT NO. 835, ALL IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 678.09 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO RIVER OAKS LAND PARTNERS II, LLC, RECORDED IN DOCUMENT NO. 2021137550 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Calculated Point in the existing Easterly right-of-way line of County Road No. 214 (R.O.W. Varies), for the Westerly common corner of the remainder of said 678.09 acre tract and of Lot 51, Block E, ESTATES AT NORTHGATE PHASE 1 SECTION 3, a subdivision of record in Document No. 2022031088 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "FOREST RPLS 1847" found bears North 65°27'38" West a distance of 2.25 feet, also from which a 1/2-inch rebar found in the existing Easterly right-of-way line of said County Road No. 214 and the common Westerly line of Lot 53, said Block E, bears along a curve to the Left having a radius of 1372.36 feet, an arc length of 31.58 feet, a delta angle of 01°19'06", and a chord which bears South 26°55'42" West a distance of 31.58 feet;

THENCE with the existing Easterly right-of-way line of said County Road No. 214 and the common Westerly line of the remainder of said 678.09 acre tract, along a curve to the Right having a radius of 1372.36 feet, an arc length of 59.11 feet, a delta angle of 02°28'04", and a chord which bears North 28°49'17" East a distance of 59.10 feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set, for the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing with the existing Easterly right-of-way line of said County Road No. 214 and the common Westerly line of the remainder of said 678.09 acre tract, the following two (2) courses and distances:

1. Along a curve to the **Right** having a radius of **1372.36** feet, an arc length of **226.75** feet, a delta angle of **09°28'00"**, and a chord which bears **North 34°47'19" East** a distance of **226.49** feet to a 60D nail found; and
2. **North 39°23'11" East** a distance of **66.81** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set, from which a 60D nail found in the existing Easterly right-of-way line of said County Road No. 214 and the common Westerly line of the remainder of said 678.09 acre tract, bears North 39°23'11" East a distance of 211.52 feet;

THENCE **South 07°40'00" East** over and across the remainder of said 678.09 acre tract a distance of **178.97** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

THENCE **South 65°28'04" East** continuing over and across the remainder of said 678.09 acre tract, at a distance of 45.09 feet pass a corner of a called 57.98 acre tract of land described in a Special Warranty Deed to Tri Pointe Homes Texas, Inc., recorded in Document No. 2021138739 of said O.P.R.W.C.T. and continuing with the South line of said 57.98 acre tract for a total distance of **194.51** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

South 67°32'14" East continuing with the South line of said 57.98 acre tract a distance of **51.61** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Southeast corner of said 57.98 acre tract;

THENCE over and across the remainder of said 678.09 acre tract, the following five (5) courses and distances:

1. **South 24°31'50" West** a distance of **0.59** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
2. **South 65°13'01" East** a distance of **342.73** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
3. **South 65°19'30" East** a distance of **338.85** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
4. **South 65°25'48" East** a distance of **701.53** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
5. **South 56°04'42" East** a distance of **79.59** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the South line of the remainder of said 678.09 acre tract and the common North line of a called 95.34 acre tract of land described in a General Warranty Deed to Watson Ranch, LTD, recorded in Document No. 2009017881 of said O.P.R.W.C.T.;

THENCE **South 69°14'58" West** with the South line of the remainder of said 678.09 acre tract and the common North line of a called 95.34 acre tract, a distance of **201.12** feet to a 1/2-inch rebar found for a corner of the remainder of said 678.09 acre tract and the common Northwest corner of said 95.34 acre tract;

THENCE over and across the remainder of said 678.09 acre tract, the following eight (8) courses and distances:

1. **North 63°01'21" West** a distance of **238.42** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
2. **North 63°24'29" West** a distance of **245.91** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
3. **North 64°35'43" West** a distance of **85.80** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;

4. **North 65°25'48" West** a distance of **69.00** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
5. **North 65°19'30" West** a distance of **339.10** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
6. **North 65°13'00" West** a distance of **342.53** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set;
7. **North 66°53'13" West** a distance of **51.31** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
8. **North 65°28'04" West** a distance of **347.33** feet to the **POINT OF BEGINNING** and containing 5.95 acres of land more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203).

Distances and Areas shown hereon are surface values represented in U.S. Survey Feet based on site calibration, holding the following points:

1. A 1/2-inch rebar for the common corner of Lot 57, Block A, The Hidden Creek Estates and the 846.46 acre tract.
2. A 1/2-inch rebar with capped marked "FOREST 1847" on the North line of the 846.46 acre tract and the South line of a 232.61 acre tract described in Vol. 845, Pg. 441, D.R.W.C.T.
3. A 1/2-inch rebar with capped marked "FOREST 1847" on the West line of the 846.46 acre tract and the intersection of County Road no. 214 with San Gabriel Ranch Road.
4. A 1/2-inch rebar with capped marked "CS LTD" for the Northwest corner of Lot 2, Block B, Estates of Northgate, Phase I, Section 1 and in the West row line of County Road No 214.
5. A nail found in a 30" live oak for the Southeast corner of the 846.46 acre tract and in the North line of a part of a called 8.255 acre tract described in Doc. No. 9721391, O.P.R.W.C.T.
6. A 1/2-inch rebar on the East line of the 846.46 acre tract and in the West line of a called 40.13 acre tract described in Vol. 2541, Pg. 236 of the D.R.W.C.T.

As shown on ALTA/NSPS land title survey of 846.46 acres prepared by Forest Surveying and Mapping Company, dated July 19, 2016.

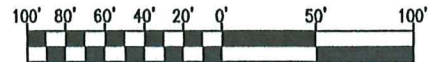
This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in April, 2023.

 
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 18-032

Attachments: CAD Drawing: K:\18032 - Northgate Ranch\CAD\DWGs\NG Future Arterial.dwg



GRAPHIC SCALE

SUNDANCE RANCH NORTH
PHASE 2
CAB. R, SLIDE 7
O.R.W.C.T.

LOT 144

LOT 145

COUNTY ROAD NO. 214
(R.O.W. VARIES)

POINT OF
BEGINNING

C2

C1

LOT 53

ESTATES AT NORTHGATE
PHASE 1, SECTION 3
DOC. NO. 2022031088
O.P.R.W.C.T.

LOT 52
BLOCK E

LOT 51

LOT 50

DETAIL "B"
NOT TO SCALE

TRI POINTE HOMES TEXAS, INC.
(57.98 ACRES)
DOC. NO. 2021138739
O.P.R.W.C.T.

RIVER OAKS LAND
PARTNERS II, LLC
TRACT 1
REMAINDER (678.09 ACRES)
DOC. NO. 2021137550
O.P.R.W.C.T.

SEMINOLE PIPELINE
EASEMENT
VOL. 826, PG. 325
VOL. 833, PG. 618
D.R.W.C.T.

5.95 ACRES

DETAIL "A"
NOT TO SCALE

POINT OF
COMMENCING

JAMES HACKETT SURVEY
ABSTRACT NO. 312

WILLIAM H. McCULLOUGH SURVEY
ABSTRACT NO. 465

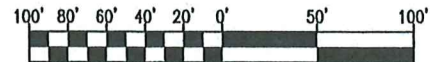
*SEE SHEET 6 FOR NOTES AND LEGEND
*SEE SHEET 5 FOR LINE AND CURVE TABLES

JOB NUMBER: 18-032		DATE: 05/18/23	
PROJECT NAME: NORTHGATE RANCH			
DRAWING NAME: NG FUTURE ARTERIAL			
DRAWING FILE PATH:			
K:\18032 - NORTHGATE RANCH\CAD\DWGS			
METES AND BOUNDS FILE PATH:			
K:\18032 - NORTHGATE RANCH\DESCRIPTIONS			
RPLS: FWF	TECH: JRM	PARTY CHIEF: N/A	CHK BY: HAS
SHEET 04 of 06		FIELDBOOKS N/A	SCALE: 1" = 100'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

MATCH LINE
SHEET 5
SHEET 4



GRAPHIC SCALE

JAMES HACKETT SURVEY
ABSTRACT NO. 312

WILLIAM H. McCULLOUGH SURVEY
ABSTRACT NO. 465

RIVER OAKS LAND
PARTNERS II, LLC
TRACT 1
REMAINDER (678.09 ACRES)
DOC. NO. 2021137550
O.P.R.W.C.T.

S65°19'30"E 338.85'

N65°19'30"W 339.10'

SEMINOLE PIPELINE
EASEMENT
VOL. 826, PG. 327
VOL. 833, PG. 618
D.R.W.C.T.

S65°25'48"E 701.53'

5.95 ACRES

SEMINOLE PIPELINE
EASEMENT
VOL. 826, PG. 327
VOL. 833, PG. 618
D.R.W.C.T.

LOT 49

ESTATES AT NORTHGATE
PHASE 1, SECTION 3
DOC. NO. 2022031088
O.P.R.W.C.T.

LOT 48

LOT 47
BLOCK E

LOT 46

MATCH LINE
SHEET 6
SHEET 5

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	1372.36'	31.58'	1°19'06"	S26°55'42"W	31.58'
C2	1372.36'	59.11'	2°28'04"	N28°49'17"E	59.10'
C3	1372.36'	226.75'	9°28'00"	N34°47'19"E	226.49'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N65°27'38"W	2.25'
L2	N39°23'11"E	66.81'
L3	S67°32'14"E	51.61'
L4	S24°31'50"W	0.59'

LINE TABLE

LINE #	BEARING	DISTANCE
L5	S56°04'42"E	79.59'
L6	N64°35'43"W	85.80'
L7	N65°25'48"W	69.00'
L8	N66°53'13"W	51.31'

*SEE SHEET 6 FOR NOTES AND LEGEND

JOB NUMBER: 18-032

DATE: 05/18/23

PROJECT NAME: NORTHGATE RANCH

DRAWING NAME: NG FUTURE ARTERIAL

DRAWING FILE PATH:

K:\18032 - NORTHGATE RANCH\CAD\DWGS

METES AND BOUNDS FILE PATH:

K:\18032 - NORTHGATE RANCH\DESCRIPTIONS

RPLS: FWF TECH: JRM PARTY CHIEF: N/A CHK BY: HAS

SHEET 05 of 06 FIELDBOOKS N/A SCALE: 1" = 100'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

RIVER OAKS LAND
PARTNERS II, LLC
TRACT 1
REMAINDER (678.09 ACRES)
DOC. NO. 2021137550
O.P.R.W.C.T.

SEMINOLE PIPELINE
EASEMENT
VOL. 826, PG. 327
VOL. 833, PG. 618
D.R.W.C.T.

5.95 ACRES

N63°01'21"W
238.42'

S69°14'58"W
201.12'

MATCH LINE
SHEET 6
SHEET 5

LOT 45
BLOCK E

ESTATES AT NORTHGATE
PHASE 1, SECTION 3
DOC. NO. 2022031088
O.P.R.W.C.T.

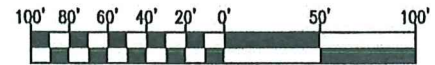
LOT 44

LOT 51

WILLIAM H. McCULLOUGH SURVEY
ABSTRACT NO. 465
APPROXIMATE SURVEY LINE
J. H. LEE SURVEY
ABSTRACT NO. 835

LEGEND

- 1/2-INCH REBAR FOUND
- ⊙ 1/2-INCH REBAR WITH CAP STAMPED
- "FOREST RPLS 1847" FOUND
- 1/2-INCH REBAR WITH CAP STAMPED
- "LSI SURVEY" SET
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT NOT SET
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY



GRAPHIC SCALE

WATSON RANCH, LTD
TRACT A (95.34 ACRES)
DOC. NO. 2009017881
O.P.R.W.C.T.



GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON SITE CALIBRATION, HOLDING THE FOLLOWING POINTS:

1. A 1/2-INCH REBAR FOR THE COMMON CORNER OF LOT 57, BLOCK A, THE HIDDEN CREEK ESTATES AND THE 846.46 ACRE TRACT.
2. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE NORTH LINE OF THE 846.46 ACRE TRACT AND THE SOUTH LINE OF A 232.61 ACRE TRACT DESCRIBED IN VOL. 845, PG. 441, D.R.W.C.T.
3. A 1/2-INCH REBAR WITH CAPPED MARKED "FOREST 1847" ON THE WEST LINE OF THE 846.46 ACRE TRACT AND THE INTERSECTION OF COUNTY ROAD NO. 214 WITH SAN GABRIEL RANCH ROAD.
4. A 1/2-INCH REBAR WITH CAPPED MARKED "CS LTD" FOR THE NORTHWEST CORNER OF LOT 2, BLOCK B, ESTATES OF NORTHGATE, PHASE 1, SECTION 1 AND IN THE WEST ROW LINE OF COUNTY ROAD NO 214.
5. A NAIL FOUND IN A 30" LIVE OAK FOR THE SOUTHEAST CORNER OF THE 846.46 ACRE TRACT AND IN THE NORTH LINE OF A PART OF A CALLED 8.255 ACRE TRACT DESCRIBED IN DOC. NO. 9721391, O.P.R.W.C.T.
6. A 1/2-INCH REBAR ON THE EAST LINE OF THE 846.46 ACRE TRACT AND IN THE WEST LINE OF A CALLED 40.13 ACRE TRACT DESCRIBED IN VOL. 2541, PG. 236 OF THE D.R.W.C.T.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF 846.46 ACRES PREPARED BY FOREST SURVEYING AND MAPPING COMPANY, DATED JULY 19, 2016.

JOB NUMBER: 18-032		DATE: 05/18/23	
PROJECT NAME: NORTHGATE RANCH			
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SHEET 06 of 06	FIELDBOOKS N/A		SCALE:1"= 100'

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