

**DONATION DEED**

Ronald Reagan Boulevard Right of Way

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

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**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 IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:**

That **CITY OF LIBERTY HILL, TEXAS**, a Type-A general law municipality, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and 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 Sold and by these presents do Grant, Bargain, Donate, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, 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"):

Being a 0.0355-acre (1,546 square foot) parcel of land out of the B. Manlove Survey, Abstract No. 417 in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof. (**Parcel 13A**)

**SAVE AND EXCEPT, HOWEVER**, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, 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 public roadway facilities and related appurtenances.

**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.

**IN WITNESS WHEREOF**, this instrument is executed on this the \_\_\_\_ day of \_\_\_\_\_, 2024.

*[signature on following page]*

**GRANTOR:**

CITY OF LIBERTY HILL, TEXAS

By: Crystal Mancilla

Name: Crystal Mancilla

Its: Mayor

**ACKNOWLEDGMENT**

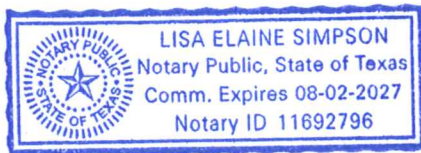
STATE OF TEXAS

COUNTY OF

Williamson

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This instrument was acknowledged before me on this the 30<sup>th</sup> day of July 2024 by Crystal Mancilla in the capacity and for the purposes and consideration recited therein.



Lisa Elaine Simpson

Notary Public, State of Texas

**ACCEPTED:**

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
Bill Gravell, Jr.  
County Judge

**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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This instrument was acknowledged before me on \_\_\_\_\_, 2024 by  
Bill Gravell, Jr. in the capacity and for the purposes and consideration recited therein.

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

**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, PLLC  
309 East Main  
Round Rock, Texas 78664

**GRANTEE'S MAILING ADDRESS:**

Williamson County, Texas  
Attn: County Auditor  
710 Main Street, Suite 101  
Georgetown, Texas 78626

**AFTER RECORDING RETURN TO:**

County: Williamson  
Parcel: 13A – City of Liberty Hill  
Highway: Ronald Reagan Boulevard

EXHIBIT A  
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0355 OF ONE ACRE (1,546 SQUARE FEET) PARCEL OF LAND SITUATED IN THE IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 0.92 OF ONE ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CITY OF LIBERTY HILL, RECORDED IN DOCUMENT NO. 2024005959 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.0355 OF ONE ACRE (1,546 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 39.50 feet Left of Ronald Reagan Baseline Station 2543+12.30 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard, (Grid Coordinates: N=10,217,187.72, E=3,080,123.28), being in the South line of said 0.92 of one acre tract and the common North line of a called 6.40 acre tract of land described in a Special Warranty Deed to the City of Liberty Hill, recorded in Document No. 2017014139 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "STEGER BIZZELL" found in the North line of said 6.40 acre tract, for the Southwest corner of said 0.92 of one acre tract and a common corner of a called 0.93 of one acre tract of land described in a Special Warranty Deed to City of Liberty Hill, recorded in Document No. 2024005960 of said O.P.R.W.C.T., bears South 88°20'43" West a distance of 372.52 feet;

- 1) **THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard, over and across said 0.92 of one acre tract, along a curve to the **Left** having a radius of **9,360.50** feet, an arc length of **99.89** feet, a delta angle of **00°36'41"**, and a chord which bears **North 03°50'45" West** a distance of **99.89** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 39.50 feet Left of Ronald Reagan Baseline Station 2544+12.62, from which a 1/2-inch rebar with cap stamped "STEGER BIZZELL" found for the Northerly common corner of said 0.92 of one acre tract and of said 0.93 of one acre tract, and the Southerly common corner of the remainder of a called 17.50 acre tract of land described as Tract 3 in a Correction Special Warranty Deed to Santa Rita Commercial, LLC, recorded in Document No. 2014012340 of said O.P.R.W.C.T., and of the remainder of a called 108.026 acre tract of land described as Tract 1 in a Special Warranty Deed to Santa Rita Investments, LTD, recorded in Document No. 2020111915 of said O.P.R.W.C.T., bears South 88°20'46" West a distance of 399.22 feet;
- 2) **THENCE** with the North line of said 0.92 of one acre tract and the common South line of the remainder of said 17.50 acre tract, **North 88°20'46" East** a distance of **15.06** feet a 1/2-inch rebar with cap stamped "CBD SETSTONE" found in the existing West ROW line of Ronald Reagan Boulevard (Variable Width R.O.W.), for the Northeast corner of said 0.92 of one acre tract and the common Southeast corner of the remainder of said 17.50 acre tract;



County: Williamson  
Parcel: 13A – City of Liberty Hill  
Highway: Ronald Reagan Boulevard

- 3) **THENCE** with the East line of said 0.92 of one acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, along a curve to the **Right** having a radius of **8,375.00** feet, an arc length of **99.93** feet, a delta angle of **00°41'01"**, and a chord which bears **South 04°19'42" East** a distance of **99.93** feet to 1/2-inch rebar with cap stamped "RJ SURVEYING" found for the Southeast corner of said 0.92 of one acre tract and the common Northeast corner of said 6.40 acre tract;
- 4) **THENCE** with the South line of said 0.92 of one acre tract and the common North line of said 6.40 acre tract, **South 88°20'43" West** a distance of **15.90** feet to the **POINT OF BEGINNING**, containing 0.0355 of one acre (1,546 Square Feet) of land more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

THE STATE OF TEXAS        §  
                                         § KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF WILLIAMSON §

That I, Frank W. Funk, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 04/23/2024

Frank W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803  
Landesign Services, Inc.  
FIRM 10001800  
10090 W Highway 29  
Liberty Hill, Texas 78642



100' 0' 100' PLAT TO ACCOMPANY PARCEL DESCRIPTION

GRAPHIC SCALE

N

B. MANLOVE SURVEY  
ABSTRACT No. 417

SANTA RITA COMMERCIAL, LLC  
TRACT 3  
REMAINDER (17.50 ACRES)  
DOC. NO. 2014012340  
O.P.R.W.C.T.

SANTA RITA INVESTMENTS, LTD  
TRACT 1  
REMAINDER (108.026 ACRES)  
DOC. NO. 2020111915  
O.P.R.W.C.T.

STEGER  
BIZZELL

CITY OF LIBERTY HILL  
(0.92 ACRES)  
DOC. NO. 2024005959  
O.P.R.W.C.T.

STEGER  
BIZZELL

CITY OF LIBERTY HILL  
(0.93 ACRES)  
DOC. NO. 2024005960  
O.P.R.W.C.T.

CITY OF LIBERTY HILL  
(6.40 ACRES)  
DOC. NO. 2017014139  
O.P.R.W.C.T.

STA 2544+12.62  
OFF 39.50' LT

PROPOSED  
R.O.W. LINE

13A

P.O.B.  
GRID COORDINATES  
N: 10,217,187.72  
E: 3,080,123.28  
STA 2543+12.30  
OFF 39.50' LT

RONALD REAGAN BASELINE  
2545+00

STA 2544+11.96  
OFF 24.46' LT

CBD  
SETSTONE

STA 2543+11.78  
OFF 23.61' LT

EXISTING R.O.W. LINE

2542+00

RONALD REAGAN BLVD  
(R.O.W. VARIES)  
WILLAMSON COUNTY, TEXAS  
(50.016 ACRES)  
DOC. NO. 2004032994  
O.P.R.W.C.T.

**LSI** LANDESIGN  
SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBP&S FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CITY OF LIBERTY HILL

04/23/2024

PARCEL 13A

0.0355 ACRES  
1,546 Sq. Ft.

SHEET 3 OF 4

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLAMSON

## EXHIBIT "A"

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

| LINE DATA |              |        |
|-----------|--------------|--------|
| LINE      | BEARING      | LENGTH |
| L1        | N88° 20'46"E | 15.06' |
| L2        | S88° 20'43"W | 15.90' |

| CURVE DATA |            |           |        |                     |
|------------|------------|-----------|--------|---------------------|
| CURVE      | Δ          | RADIUS    | LENGTH | CHORD               |
| C1         | 00° 36'41" | 9,360.50' | 99.89' | N03° 50'45"W 99.89' |
| C2         | 00° 41'01" | 8,375.00' | 99.93' | S04° 19'42"E 99.93' |

## NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:  
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED  
FROM AN ACTUAL SURVEY MADE ON  
THE GROUND UNDER MY SUPERVISION.

*Frank W. Funk* 04/23/2024  
FRANK W. FUNK DATE  
RPLS 6803



## LEGEND

- △ CALCULATED POINT
- ▲ 1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2-INCH REBAR FOUND WITH CAP STAMPED RJ SURVEYING (UNLESS OTHERWISE NOTED)
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- ( ) RECORD INFORMATION
- P— PROPERTY LINE
- -- SURVEY LINE

**LSI LANDESIGN SERVICES, INC.**

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

PARCEL PLAT SHOWING PROPERTY OF

CITY OF LIBERTY HILL

04/23/2024

PARCEL 13A

0.0355 ACRES  
1,546 Sq. Ft.

SHEET 4 OF 4

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON