

**SPECIAL WARRANTY DEED**

**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 BY THESE PRESENTS:**

That **WILLIAMSON COUNTY**, whose address is 710 Main Street Ste 101 Georgetown, Texas 78613, hereinafter referred to as Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day Sold and by these presents do Grant, Bargain, Sell and Convey unto **CITY OF CEDAR PARK, 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:

All right, title and interest in and to Tract 01 – a 0.853-acre tract of land, Tract 03 – a 0.010-acre tract of land, Tract 05 – a 0.212-acre tract of land, and Tract 07 – a 0.451-acre tract of land, in Williamson County, Texas, as more particularly described by metes and bounds, to which reference is hereby made and incorporated herein in Exhibit "A" for all intents and purposes (the "Property").

**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:**

- (i) Visible and apparent easements not appearing of record;
- (ii) Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;
- (iii) Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently affecting the Property, but only to the extent that said items are still valid and in force and effect at this time; and

Grantee acknowledges and agrees that, other than as may be specifically set forth herein, Grantor has not made, does not make and specifically disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or futures, of, as to, concerning or with respect to (a) the nature, quality or condition of the Property, including, without limitation, the water, soil and geology, (b) the income to be derived from the Property, (c) the suitability of the Property for any and all activities and uses which buyer may conduct thereon, (d) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body, including without limitation, the Americans with Disabilities Act and any rules and regulations promulgated thereunder or in connection therewith, and the Texas Architectural Barriers Act and any rules and regulations promulgated thereunder or in connection therewith, (e) the habitability, merchantability or fitness for a particular purpose of the Property, or (f) any other matter with respect to the Property, and specifically that Grantor has not made, does not make and specifically disclaims any representations regarding solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R., Part 261, or the disposal or existence, in or on the Property, of any hazardous substance, as defined by the Comprehensive Environmental Response Compensations and Liability Act of 1980, as amended, and applicable state laws, and regulations promulgated thereunder. Grantee further acknowledges and agrees that having been given the opportunity to inspect the Property, Grantee is relying solely on its own investigation of the Property and not on any information provided or to be provided by Grantor. Grantee further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that Grantor has not made any independent investigation or verification of such information. Grantee further acknowledges and agrees that the sale of the Property as provided for herein if made on an "as is, where is" condition and basis "with all faults". Grantee acknowledges and agrees that the provisions of this paragraph were a material factor in the determination of the purchase price of the Property.

**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 Grantee 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 Grantee 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 \_\_\_\_\_, 2024.

*[signature page to follow]*

## WILLIAMSON COUNTY

## ACKNOWLEDGMENT

2

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§

Notary Public, State of Texas

Sheets & Crossfield, P.C.  
309 East Main  
Round Rock, Texas 78664

City of Cedar Park, Texas  
450 Cypress Creek Rd. Bldg. #1  
Cedar Park, TX 78613

Sheets & Crossfield, P.C.  
309 East Main  
Round Rock, Texas 78664

**EXHIBIT "A"**

**Property**



FIELD NOTES  
FOR

A 0.853 ACRE OR 37,150 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY INSTRUMENT RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A CALLED "AGREEMENT FOR APPORTIONMENT OF VACATED RIGHT-OF-WAY", BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053634 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 37.694 ACRE TRACT CONVEYED TO CITY OF CEDAR PARK, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2002088496 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.853 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at an iron rod with a cap marked "WALLACE GROUP" found on an angle point in the easterly boundary line of said 37.694-acre tract, same being an angle point in the westerly boundary line of a called 16.639-acre tract conveyed to Northland Developments Cedar Park, Inc., by instrument recorded in Document No. 2014100729 of said Official Public Records and **POINT OF BEGINNING** hereof;

**THENCE S 69°07'40" W**, with the westerly boundary line of said 16.639 acre-tract, same being the easterly boundary line of a called 37.694-acre tract a distance of **10.07 feet** to a calculate point of non-tangent curvature hereof, from which an iron rod with a cap marked "WALLACE GROUP" found on an angle point in the easterly boundary line of said 37.694-acre tract, bears S 69°07'40" W, 162.37 feet;

**THENCE**, departing the easterly boundary line of said 37.694-acre tract, with the westerly boundary line of said 6.869-acre tract, same being of said 3.832-acre tract, the following two (2) courses and distances:

1. along the arc of a curve to the left, having a radius of **2084.18 feet**, a central angle of **01°34'11"**, a chord bearing and distance of **N 40°15'07" W, 57.10 feet**, for an arc length of **57.10 feet** to a calculated point of tangency hereof, and
2. **N 41°00'41" W**, a distance of **505.16 feet** to a calculated point being the southeast corner of Blockhouse Creek Phase E Section 502, a subdivision according to the plat recorded in Cabinet O, Slide 189 of the Plat Records of Williamson County, Texas, said point being in the north boundary line of said 37.694-acre tract hereof, from which a TXDOT Type II monument found, bears, with the north boundary line of said 37.694-acre tract, **S 69°04'35" W, 945.82 feet**;

**THENCE N 69°04'35" E**, with the north boundary of a called 37.694-acre tract, through the interior of said 6.896-acre tract, same being of said 3.832 acre tract, a distance of **85.18 feet** to a calculated point in the east boundary line of said 6.869-acre tract, same being of said 3.832 acre tract, said point being the southwest corner of Block House Creek Phase D, Section Five, a subdivision according to the plat recorded in Cabinet T, Slide 38 of said Plat Records, for the northeast corner hereof;

THENCE S 41°00'41" E, with the east boundary line of said 6.869-acre tract, same being of said 3.832-acre tract, through the interior of said 37.694-acre tract a distance of **341.85 feet** to a calculated point in the east boundary line of said 37.694-acre tract, same being the west boundary line of said 16.639-acre tract hereof;

THENCE S 20°53'28" E, with the west boundary line of said 16.639-acre tract, same being the east boundary line of said 37.694-acre tract, through the interior of said 6.869-acre tract, same being of said 3.832-acre tract, a distance of **207.27 feet** to the **POINT OF BEGINNING** and containing 0.853 acres of land in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 51442-00

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 16, 2024  
Job No.: 51442-00  
DOC. ID. H:\Survey\CIVIL\51442-00\ROW VACATION\Word\FN51442-00\_0.853Ac\_ROW Vacation.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01





# LEGEND:

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
PD FOUND  
PAPE-DAWSON  
I.R. IRON ROD  
FOUND MONUMENT AS DESCRIBED

LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°07'40"W	10.07'
L2	N69°04'35"E	85.18'
L3	S41°00'41"E	341.85'
L4	S20°53'28"E	207.27'



BLOCKHOUSE CREEK KEENE CABINET 168 (O.P.R.) PHASE E SECTION 502

SJ DOVER SURVEY  
ABSTRACT NO. 168

WILLIAMSON COUNTY  
A CALLED 6.869 ACRE TRACT  
VOL. 1326 PG 652 (O.P.R.)  
BLOCKHOUSE CREEK KEENE CABINET 168 (O.P.R.)  
SLIDE 38 (P.R.) SECTION FIVE

0.853 ACRES  
(37,150 SQ. FT. MORE OR LESS)

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2084.18'	1°34'11"	N40°15'07"W	57.10'

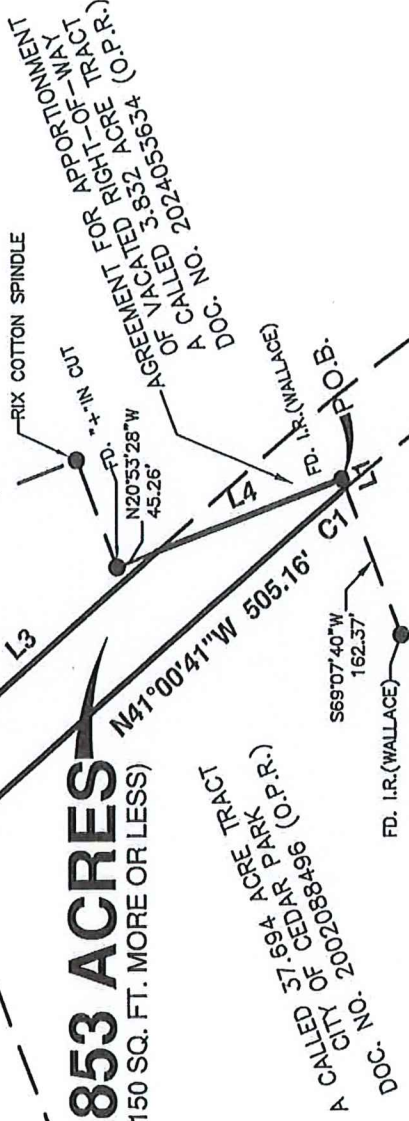
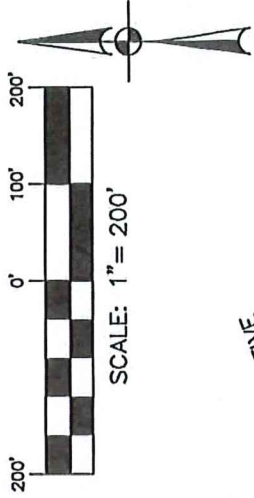
**PAPE-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78758 | 512.454.8711  
TYPED FIRM REGISTRATION #470 | TBP'S FIRM REGISTRATION #10028601

EXHIBIT OF

A 0.853 ACRE OR 37,150 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, BY INSTRUMENT RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A CALLED "AGREEMENT FOR APPOINTMENT OF VACATED RIGHT-OF-WAY", BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053634 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 37.694 ACRE TRACT CONVEYED TO CITY OF CEDAR PARK, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2002088496 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

JULY 16, 2024



FIELD NOTES  
FOR

A 0.010 ACRE OR 416 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, BY INSTRUMENT, RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A CALLED "AGREEMENT FOR APPORTIONMENT OF VACATED RIGHT-OF-WAY", BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053634 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, SAME BEING OUT OF A CALLED 0.1643 ACRE TRACT CONVEYED TO CITY OF CEDAR PARK, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2015102019 SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.010 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**COMMENCING** at a Mag Nail found on a point in the east boundary line of a called 37.694-acre tract conveyed to the City of Cedar Park, by instrument recorded in Document No. 2002088496 of said Official Public Records, said point being the northwest corner of a Southern Remnant Portion of a 16.639-acre tract conveyed to Northland Developments Cedar Park, Inc., by instrument recorded in Document No. 2014100729 of said Official Public Records, said point being the southwest corner of said 0.1643 acre tract;

**THENCE N 34°39'40" E**, with the north boundary line of a called 23.243 acre-tract, same being the south boundary line of said 0.1643 acre-tract, also being the north boundary line of said Southern Remnant Portion, a distance of **211.70 feet** and **POINT OF BEGINNING** hereof;

**THENCE N 34°39'40" W**, departing the north boundary line of said Southern Remnant Portion, with the west boundary line of said 0.1643 acre-tract, a distance of **5.21 feet** to a calculated point in the south boundary line of a Northern Remnant Portion of said 16.639-acre tract, for the northwest corner hereof;

**THENCE N 69°04'15" E**, through the interior of said 0.1643-acre tract, with the south boundary line of said North remnant Portion, a distance of **82.29 feet** to a calculate point for the northeast corner hereof;

**THENCE S 34°08'39" E**, departing the south boundary line of said Northern Remnant Portion, with the east boundary line of said 0.1643 acre-tract, a distance of **5.19 feet** to a calculated point to a calculated point in the north boundary line of a Southern Remnant Portion of said 16.639-acre tract, for the southwest corner hereof;



THENCE S 69°03'50" W, with the south boundary line of said 0.1643 acre-trac, same being the north boundary line of said South Remnant Portion, a distance of **82.24 feet** to the **POINT OF BEGINNING** and containing 0.010 acres of land in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 51442-00

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 16, 2024  
Job No.: 51442-00  
DOC. ID. H:\Survey\CIVIL\51442-00\ROW VACATION\Word\FN51442-00\_0.010Ac\_ROW Vacation.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01







FIELD NOTES  
FOR

A 0.212 ACRE OR 9,220 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY INSTRUMENT RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A CALLED "AGREEMENT FOR APPORTIONMENT OF VACATED RIGHT-OF-WAY", BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053634 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, SAME BEING OUT OF A CALLED 37.694 ACRE TRACT CONVEYED TO CITY OF CEDAR PARK, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2002088496 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.212 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at a ½" iron found on a point in the north boundary line of a called 23.243-acre tract conveyed to Northland Developments Cedar Park, Inc., by instrument recorded in Document No. 2016012712 of said Official Public Records, said point being in the west boundary line of said 6.869-acre tract, same being of said 3.832 acre tract, also being a point in a south boundary line of said 37.694-acre tract and **POINT OF BEGINNING** hereof;

**THENCE**, departing the north boundary line of said 23.243-acre tract, with the west boundary line of said 6.869-acre tract, same being of said 3.832-acre tract, through the interior of said 37.694-acre tract the following two (2) courses and distances:

1. **N 24°26'24" W**, a distance of **144.22 feet** to a calculated point hereof;
2. along the arc of a curve to the left, having a radius of **2084.18 feet**, a central angle of **05°24'56"**, a chord bearing and distance of **N 27°11'12" W, 196.92 feet**, for an arc length of **196.99 feet** to a calculated point in a northerly boundary line of said 37.694-acre tract, same being a southerly boundary line of a called 16.639-acre, for the northwest corner hereof;

**THENCE N 69°03'39" E**, with an east boundary line of said 37.694-acre tract, same being a west boundary of said 16.639-acre tract, through the interior of said 6.869-acre tract, same being of said 3.832 acre tract, a distance of **45.35 feet** to a ½" iron rod with cap marked "WALLACE GROUP" found on a point being a northeast corner of said 37.694-acre tract, same being an ell corner in the west boundary line of said 16.639-acre tract, for the northeast corner hereof;

**THENCE**, with the east boundary line of said 37.694-acre tract, same being the west boundary line of said 16.639-acre tract, through the interior of a called 6.869-acre tract, same being of said 3.832 acre tract, **S 20°52'59" E**, a distance of **338.70 feet** to a ½" iron rod with cap marked "WALLACE GROUP" found on a point in the north boundary line of said 23.243-acre tract, said point being the southeast corner of said 37.694-acre tract for the southeast corner hereof;

0.212Acres  
Job No. 51442-00  
Page 2 of 2

**THENCE** north boundary line of said 23.243-acre tract, same being the south boundary line of said 37.694-acre tract, through the interior of said 6.896-acre tract, same being 3.832-acre tract **S 65°10'42" W**, a distance of **14.82 feet** to the **POINT OF BEGINNING** and containing 0.212 acres of land in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 51442-00.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 17, 2024  
Job No.: 51442-00  
DOC. ID. H:\Survey\Civil\51442-00\Word\FN51442-00\_0.212Ac\_.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01





# LEGEND:

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
F.D. FOUND  
PD PAPE-DAWSON  
I.R. IRON ROD  
— FOUND MONUMENT AS DESCRIBED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24°26'24"W	144.22'
L2	N69°03'39"E	45.35'
L3	S20°52'59"E	338.70'
L4	S65°10'42"W	14.82'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD BEARING
C1	2084.18'	5°24'56"	N27°11'12"W
			196.92'
			196.99'

**0.212 ACRES**  
(9,220 SQ. FT. MORE OR LESS)

EXHIBIT OF

A 0.212 ACRE OR 9,220 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY INSTRUMENT RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SAME BEING A CALLED "AGREEMENT FOR APPORTIONMENT OF VACATED RIGHT-OF-WAY", BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053634 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS SAME BEING OUT OF A CALLED 37.694 ACRE TRACT CONVEYED TO CITY OF CEDAR PARK, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2002088496 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPB FIRM REGISTRATION #470 | TBPB'S FIRM REGISTRATION #10028801



SCALE: 1" = 100'

FD. I.R. (WALLACE)

12

A CALLED 6.869 ACRE TRACT

A WILLIAMSON COUNTY (O.P.R.)

VOL. 1326, PG. 652

A CALLED 16.636 ACRE TRACT

A NORTHLAND DEVELOPMENTS

A CEDAR PARK, INC. (O.P.R.)

DOC. NO. 20141007272

A CALLED 37.694 ACRE TRACT

A CITY 2002088496 (O.P.R.)

DOC. NO. 2002088496

A CALLED 2.324 ACRE TRACT

A CEDAR PARK, INC. (O.P.R.)

DOC. NO. 2016012712

A CALLED 3.832 ACRE TRACT

A NORTHLAND DEVELOPMENTS

A CALLED 37.694 ACRE TRACT

A CEDAR PARK, INC. (O.P.R.)

DOC. NO. 2024053634

A CALLED 3.832 ACRE TRACT

A NORTHLAND DEVELOPMENTS

A CALLED 37.694 ACRE TRACT

A CEDAR PARK, INC. (O.P.R.)

DOC. NO. 2024053634

A CALLED 3.832 ACRE TRACT

A NORTHLAND DEVELOPMENTS

A CALLED 37.694 ACRE TRACT

A CEDAR PARK, INC. (O.P.R.)

DOC. NO. 2024053634

A CALLED 3.832 ACRE TRACT

A NORTHLAND DEVELOPMENTS

A CALLED 37.694 ACRE TRACT

A CEDAR PARK, INC. (O.P.R.)

DOC. NO. 2024053634

A CALLED 3.832 ACRE TRACT

A NORTHLAND DEVELOPMENTS

A CALLED 37.694 ACRE TRACT

A CEDAR PARK, INC. (O.P.R.)

DOC. NO. 2024053634

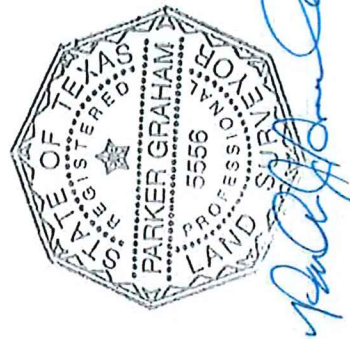
A CALLED 3.832 ACRE TRACT

A NORTHLAND DEVELOPMENTS

A CALLED 37.694 ACRE TRACT

A CEDAR PARK, INC. (O.P.R.)

DOC. NO. 2024053634



JULY 17, 2024

FIELD NOTES  
FOR

A 0.451 ACRE OR 19,666 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, BY INSTRUMENT RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A CALLED "AGREEMENT FOR APPORTIONMENT OF VACATED RIGHT-OF-WAY", BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053634 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, SAME BEING OUT OF A CALLED 16.964 ACRE TRACT CONVEYED TO CITY OF CEDAR PARK, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2002088496 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.451 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at a ½" iron found point in the north boundary line of a called 0.621-acre tract in that "Possession and Use for Roadway Construction Purposes", Exhibit D, recorded in Document No. 2024011227 of said Official Public Records, said point being the southeast corner of a called 23.243 acre tract conveyed to Northland Developments Cedar Park, Inc., by instrument recorded in Document No. 2016012712 of The Official Public Records of Williamson County, Texas, same being the west boundary line of said 16.964 acre tract, for the southwest corner and **POINT OF BEGINNING** hereof;

**THENCE N 24°29'24" W**, with the east boundary line of said 23.243 acre tract, same being the west boundary line of said 16.964 acre tract, through the interior of said 6.869-acre tract, same being of said 3.832 acre tract, a distance of **490.42 feet** to a ½" iron rod with cap marked "WALLACE GROUP" found on a point being the northwest corner of said 16.964 acre tract, for the northwest corner hereof;

**THENCE N 65°36'54" E**, departing the east boundary line of said 23.243-acre tract, with the north boundary line of said 16.964, through the interior of said 6.869-acre tract, same being of said 3.832-acre tract, a distance of **40.23 feet** to a calculated point in the east boundary line of said 6.869-acre tract, for the northeast corner hereof;

**THENCE S 24°26'24" E**, with the east boundary line of said 6.869-acre tract, same being of said 3.832 acre tract, through the interior of said 16.964-acre tract, a distance of **492.54 feet** to a calculated point in the south boundary line of said 16.964-acre tract, said point being the southeast corner of said 6.869-acre tract, same being of said 3.832 acre tract, for the southeast corner hereof;



**THENCE**, with the south boundary line of said 16.964-acre tract, same being the south boundary line of said 6.869-acre tract, same being of said 3.832-acre tract, the following two (2) courses and distances:

1. **S 68°39'10" W**, a distance of **10.72 feet** to a  $\frac{1}{2}$ " iron rod with cap marked "LJA" found hereof, and
2. **S 68°40'24" W**, a distance of **29.14 feet** to the **POINT OF BEGINNING** and containing 0.451 acres of land in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 51442-00

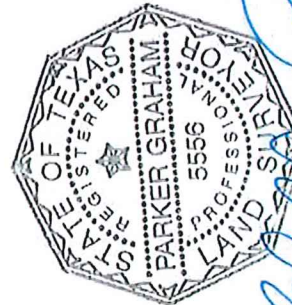
PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 17, 2024  
Job No.: 51442-00  
DOC. ID. H:\Survey\CIVIL\51442-00\ROW VACATION\Word\FN51442-00\_0.451Ac\_ROW Vacation.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01



# LEGEND:

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
F.D. FOUND  
PD PAPE-DAWSON  
I.R. IRON ROD  
— FOUND MONUMENT AS DESCRIBED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24°29'24"W	490.42'
L2	N65°36'54"E	40.23'
L3	S24°26'24"E	492.54'
L4	S68°39'10"W	10.72'
L5	S68°40'24"W	29.14'



**PAPE-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10029801

Date: Jul 22, 2024, 11:12am User: Ed. Johnson  
File: H:\Survey\Civil\51442-00\ROW VACATION\EX-51442-00\_0.451AC\_ROW VACATION.dwg

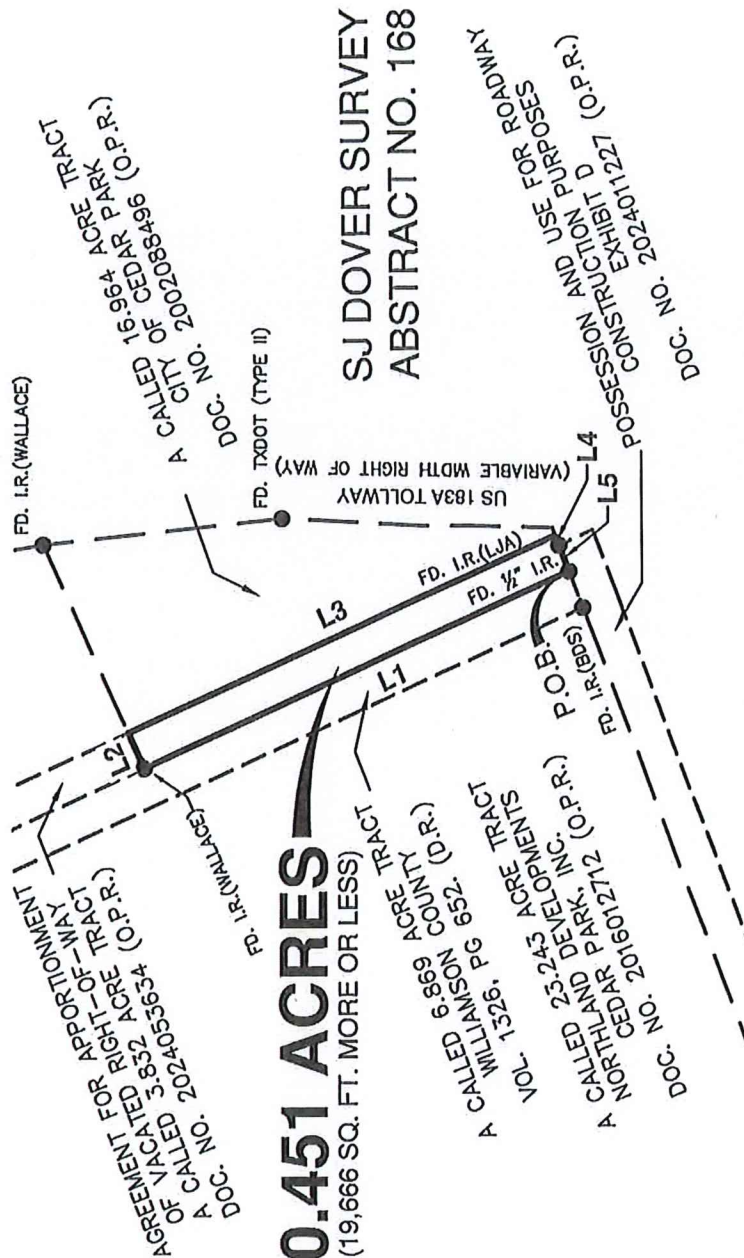
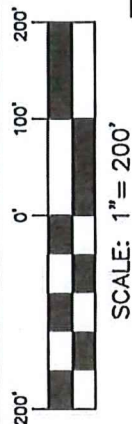


EXHIBIT OF

A 0.451 ACRE OR 19,666 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, BY INSTRUMENT RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A CALLED "AGREEMENT FOR APPORTIONMENT OF VACATED RIGHT-OF-WAY", BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053634 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, SAME BEING OUT OF A CALLED 16.964 ACRE TRACT CONVEYED TO CITY OF CEDAR PARK, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2002088496 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.