

Donation Waiver

FM 971 Right Turn Lane Improvement (WILCO 2023 Bond Project 4.13)

Parcel No.: GISD
TxDoT CSJ: 1202-02-018
Highway: FM 971 Right Turn Lane
Owner: Granger Independent School District

Williamson County 2023 Bond Project Coordinator
HNTB
101 East Old Settlers Blvd., Suite 100
Round Rock, Texas 78684

Dear HNTB:

This letter is to confirm and acknowledge that Granger Independent School District ("Owner") has been informed of its entitlement to receive fair market value payment for the proposed right-of-way parcel(s) identified above, as set out in Title III of the Uniform Relocation and Real Property Policies Act of 1970.

After being informed of these procedures it is our desire to waive our right to just compensation as well as the right of appraisal and choose to donate this required right-of-way and/or easement parcel(s) so that the proposed roadway construction Project may proceed in a timely fashion for the benefit of Owner.

Therefore, we would like to offer to donate or otherwise dedicate or transfer free and clear of any monetary liens or encumbrances to Williamson County, Texas ("County"), approximately **0.096 acre (4,169 SF)** in fee simple by conveyance in the location as shown or in the form otherwise as described in Exhibit "A" attached hereto and incorporated herein.

Sincerely,

GRANGER INDEPENDENT SCHOOL DISTRICT

By: 

Name: Daryl Stelek

Title: Board President

Date: 2/12/25

EXHIBIT "A"
PROPERTY LOCATION EXHIBIT/PROPOSED
DONATION DEED FORM FOLLOWS

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 for record in the public records: your Social Security Number or your Driver's License Number.



DEED

FM 971 Right Turn Lane Project

TxDOT ROW CSJ: 1202-02-018

Parcel No.: GISD

Grantor(s), whether one or more:

GRANGER INDEPENDENT SCHOOL DISTRICT

Grantor's Mailing Address (including county):

P.O. Box 578
Granger, Texas 76530
Williamson County

Grantee:

WILLIAMSON COUNTY, TEXAS

Grantee's Authority:

Williamson County, Texas, a political subdivision of the State of Texas, has been authorized under the Texas Transportation Code, Chapter 222 and/or agreements with the State of Texas, acting through the Texas Transportation Commission and the Texas Department of Transportation, to acquire property or otherwise provide assistance to develop, construct, and/or operate a project on the state highway system on behalf of or in participation with the State of Texas.

Grantee's Mailing Address (including county):

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

Consideration:

The sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.



Property:

All of that certain tract or parcel of land in Williamson County, Texas, being more particularly described by metes and bounds in the attached Exhibit A (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. 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, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: NONE

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A", if any. Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, donates, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

GRANGER INDEPENDENT SCHOOL DISTRICT

By: 

Name: Daryl Stefek

Title: Board President

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on _____ by
_____, in the capacity and for the purposes and consideration recited
herein.

Notary Public—State of Texas

ACCEPTED:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr., County Judge

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on _____ by Bill
Gravell, Jr., in the capacity and for the purposes and consideration recited herein.

Notary Public—State of Texas

DESCRIPTION FOR 0.0957 ACRE RIGHT-OF-WAY

BEING a 0.0957 of one acre (4,170 square foot) parcel of land, out of the Domingo Perez Survey, Abstract No. 503, Williamson County, Texas, being a portion of that tract described as 42.568 acres conveyed to Granger Independent School District by Special Warranty Deed dated March 25, 2022, as recorded in Document No. 2022038073, Official Public Records, Williamson County, Texas; said 0.0957 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at an exterior ell corner in the north line of said 42.568 acre Granger Independent School District tract, and the northeast corner of that tract described as 2.00 acres conveyed to Beverly L. Werley by General Warranty Deed, as recorded in Document No. 2022016350, Official Public Records, Williamson County, Texas, and being in the existing south right-of-way line of FM 971 (80 foot width right-of-way), said POINT OF BEGINNING having Surface Coordinates of N=10,239,092.13, E=3,211,471.52, from which 1/2-inch iron rod found at an exterior ell corner in the north line of said 42.568 acre Granger Independent School District tract, and the northwest corner of said 2.00 acre Werley tract, being in the existing south right-of-way line of FM 971, bears South 68°11'44" West 223.04 feet;

THENCE, along the north line of said 42.568 acre Granger Independent School District tract, and the existing south right-of-way line of FM 971, the following two (2) courses, numbered 1 and 2:

- 1) **North 68°17'36" East 306.03 feet** to a calculated point, and
- 2) **North 67°26'34" East 142.81 feet** to a 5/8-inch iron rod with "McGray McGray" cap set in the proposed south right-of-way line of FM 971, from which a 1/2-inch iron rod with "Goodwin Lasiter" cap found at the northeast corner of said 42.568 acre Granger Independent School District tract, and the northwest corner of that tract described as 5.0 acres conveyed to Douglas Hickman by Special Warranty Deed, as recorded in Document No. 2023031993, Official Public Records, Williamson County, Texas, being in the existing south right-of-way line of FM 971, bears North 67°26'34" East 252.35 feet;

THENCE, along the proposed south right-of-way line of FM 971, crossing said 42.568 acre Granger Independent School District tract, the following eight (8) courses, numbered 3 through 10:

- 3) **South 22°59'11" East 8.08 feet** to a 5/8-inch iron rod with "McGray McGray" cap set,
- 4) **South 67°19'36" West 83.34 feet** to a 5/8-inch iron rod with "McGray McGray" cap set,
- 5) **South 66°54'08" West 52.65 feet** to a 5/8-inch iron rod with "McGray McGray" cap set,
- 6) **South 67°50'33" West 78.00 feet** to a 5/8-inch iron rod with "McGray McGray" cap set,
- 7) **South 66°49'52" West 47.07 feet** to a 5/8-inch iron rod with "McGray McGray" cap set,
- 8) **South 68°02'45" West 105.08 feet** to a 5/8-inch iron rod with "McGray McGray" cap found,
- 9) **South 69°37'26" West 51.44 feet** to a 5/8-inch iron rod with "McGray McGray" cap set, and
- 10) **South 77°13'19" West 31.73 feet** to a 5/8-inch iron rod with "McGray McGray" cap set in the north line of said 42.568 acre Granger Independent School District tract, and the east line of said 2.00 acre Werley tract;

0.0957 Acre Right-of-Way

11)THENCE, along the north line of said 42.568 acre Granger Independent School District tract, and the east line of said 2.00 acre Werley tract, **North 23°23'36" West 4.79 feet** to the POINT OF BEGINNING and containing 0.0957 of one acre (4,170 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



01/23/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\WILCO~24-083~FM971 WA1\Description\ROW~0.0957 Ac

Issued 01/23/2025

WCAD ID R013269

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0957 AC. OR 4,170 SQ. FT. OF LAND
OUT OF DOMINGO PEREZ SURVEY, ABSTRACT NO. 503,
WILLIAMSON COUNTY, TEXAS

TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE PREPARED BY:
G.F. NO. 612403341
EFFECTIVE DATE: NOVEMBER 22, 2024
ISSUED DATE: DECEMBER 02, 2024
TEXAN TITLE INSURANCE COMPANY

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

1) ITEM 1, SCHEDULE B IS HEREBY DELETED.

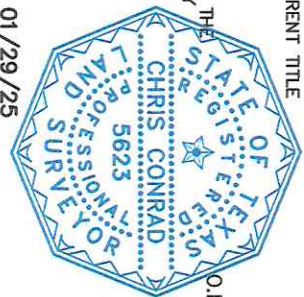
10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- c. EASEMENT:
RECORDED: VOLUME 278, PAGE 354, DEED RECORDS,
WILLIAMSON COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: PUBLIC UTILITIES
[POSSIBLY SUBJECT TO- UNABLE TO PLOT WITH DESCRIPTION GIVEN]
- d. EASEMENT AND RIGHT OF WAY:
RECORDED: 328, PAGE 42, DEED RECORDS,
WILLIAMSON COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: PUBLIC UTILITIES
[POSSIBLY SUBJECT TO- UNABLE TO PLOT WITH DESCRIPTION GIVEN]
- e. EASEMENT:
RECORDED: VOLUME 595, PAGE 379, DEED RECORDS,
WILLIAMSON COUNTY, TEXAS
TO: UNITED STATES OF AMERICA
PURPOSE: FLOOD CONTROL
[POSSIBLY SUBJECT TO- UNABLE TO PLOT WITH DESCRIPTION GIVEN]
- f. EASEMENT:
RECORDED: VOLUME 600, PAGE 738, DEED RECORDS,
WILLIAMSON COUNTY, TEXAS
TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: PUBLIC UTILITIES
[POSSIBLY SUBJECT TO- UNABLE TO PLOT WITH DESCRIPTION GIVEN]
- g. RIGHT-OF-WAY EASEMENT:
RECORDED: VOLUME 1792, PAGE 7, OFFICIAL RECORDS,
WILLIAMSON COUNTY, TEXAS
TO: KOCH REFINING COMPANY
PURPOSE: PIPELINE
[DOES NOT AFFECT]

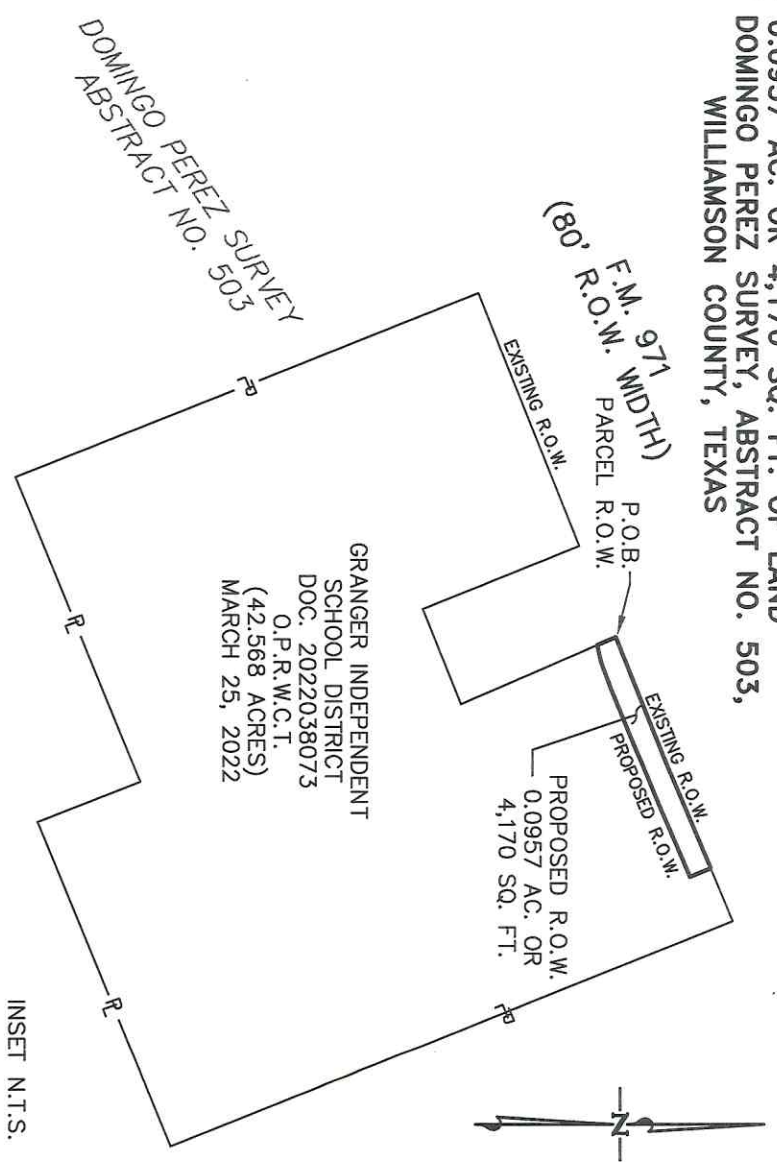
NOTES:
1. THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. ALL COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE ADJUSTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT PREPARED BY TEXAN TITLE INSURANCE COMPANY, G.F. NO. 612403341, EFFECTIVE NOVEMBER 22, 2024.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.

[Signature]



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 01/29/25
Note: There is a description to accompany this plat.



LEGEND

- 5/8" IRON ROD CAP STAMPED "MCGRAY MCGRAY"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD CAP FOUND STAMPED "GOODWIN LASITER"
- CALCULATED POINT
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- NOT TO SCALE
- POINT OF BEGINNING
- RIGHT OF WAY
- PROPERTY LINE

WCAD ID: R013269

REVISIONS

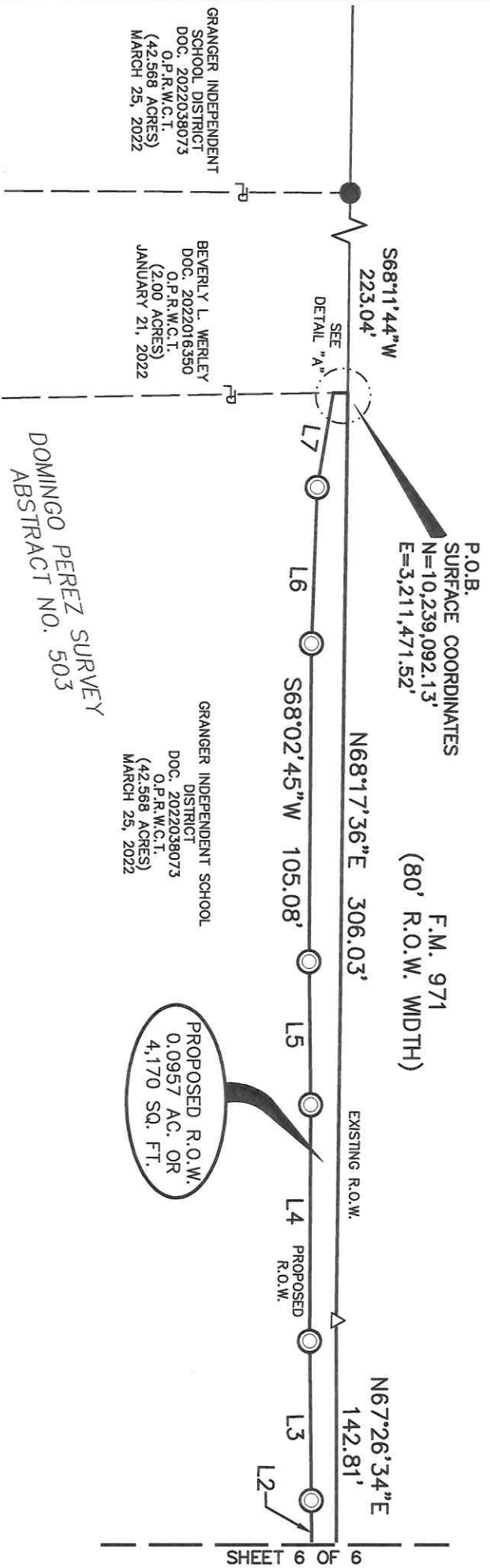
DATE	ADDRESS	TITLE	COMMITMENT
01/29/2025			
AREA TABLE - ACRES (SQUARE FEET)			
WHOLE PROPERTY	ACQUISITION	REMAINDER	
42.568 AC. (1,854,282 SF.)	0.0957 AC. (4,170 SF.)	42.472 AC. (1,850,093 SF.)	

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	
DATE:	1/29/25	TECH: KG
PROJECT:	24-083	FIELD: JD
FIELD BOOK:	2438/13	SHEET: 4 OF 6

SKETCH TO ACCOMPANY DESCRIPTION
 OF 0.0957 AC. OR 4,170 SQ. FT. OF LAND
 OUT OF DOMINGO PEREZ SURVEY, ABSTRACT NO. 503,
 WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



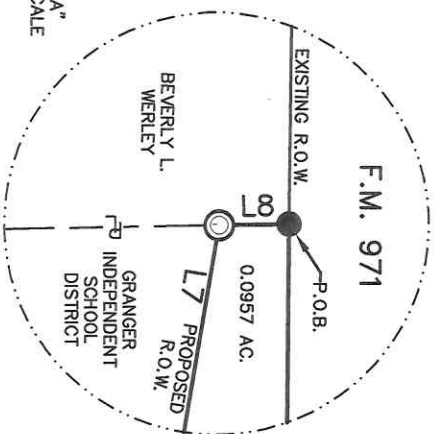
GRANGER INDEPENDENT
 SCHOOL DISTRICT
 DOC. 2022038073
 O.P.R.W.C.T.
 (42.568 ACRES)
 MARCH 25, 2022

BEVERLY L. WERLEY
 DOC. 2022016350
 O.P.R.W.C.T.
 (2.00 ACRES)
 JANUARY 21, 2022

GRANGER INDEPENDENT SCHOOL
 DISTRICT
 DOC. 2022038073
 O.P.R.W.C.T.
 (42.568 ACRES)
 MARCH 25, 2022

DOMINGO PEREZ SURVEY
 ABSTRACT NO. 503

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S67°19'36"W	83.34'
L3	S66°54'08"W	52.65'
L4	S67°50'33"W	78.00'
L5	S66°49'52"W	47.07'
L6	S69°37'26"W	51.44'
L7	S77°13'19"W	31.73'
L8	N23°23'36"W	4.79'



McGRAY & McGRAY
LAND SURVEYORS, INC.
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #100955500

SCALE:	1" = 50'	
DATE:	1/29/25	TECH: KG
PROJECT:	24-083	FIELD: JD
FIELD BOOK:	2438/13	SHEET: 5 OF 6

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0957 AC. OR 4,170 SQ. FT. OF LAND
OUT OF DOMINGO PEREZ SURVEY, ABSTRACT NO. 503,
WILLIAMSON COUNTY, TEXAS

SCALE 1" = 50'



SHEET 5 OF 6

N67°26'34"E
142.81'
EXISTING R.O.W.
F.M. 971
(80' R.O.W. WIDTH)
N67°26'34"E 252.35'

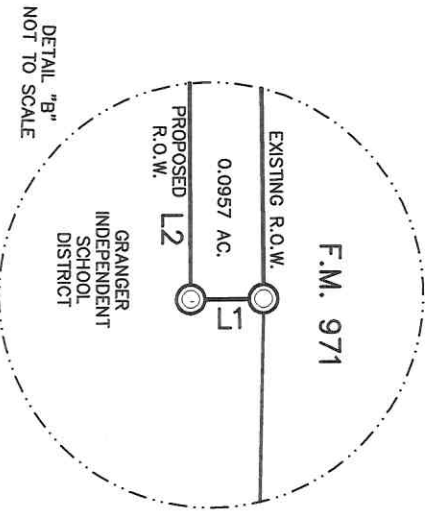
PROPOSED L2
R.O.W.
SEE
DETAIL "B"

PROPOSED R.O.W.
0.0957 AC. OR
4,170 SQ. FT.

GRANGER INDEPENDENT SCHOOL
DISTRICT
DOC. 2022038073
O.P.R.W.C.T.
(42,568 ACRES)
MARCH 25, 2022

DOMINGO PEREZ SURVEY
ABSTRACT NO. 503

DOUGLAS HICKMAN
DOC. 2023031993
O.P.R.W.C.T.
(5.0 ACRES)
APRIL 21, 2023



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S22°59'11"E	8.08'
L2	S67°19'36"W	83.34'

WCAD ID: R013269

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	
DATE:	1/29/25	TECH: KG
PROJECT:	24-083	FIELD: JD
FIELD BOOK:	2438/13	SHEET: 6 OF 6