

DEED WITHOUT WARRANTY

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.

Date: 12/16, 2008

Grantor: WILLIAMSON COUNTY, TEXAS

Grantor's Mailing Address (including county):

WILLIAMSON COUNTY
c/o Dan A. Gattis, County Judge
710 Main
Suite 101
Georgetown, Texas 78626

Grantee: City of Jarrell, Texas

Grantee's Mailing Address (including county):

P.O. Box 828
Jarrell, Texas 76537
Williamson County

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration.

PROPERTY (including any improvements):

Being 0.174 acre of the Isaac Bunker Survey, Abstract No. 54, in Williamson County, Texas, part of the right-of-way of Williamson County Road Number 309 as claimed by prescriptive rights and maintained by the Unified Road System of Williamson County, 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 and as shown on Exhibit "B".

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any encroachments or overlapping of improvements; and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration recited herein and other good and valuable consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property without express or implied warranty, and all warranties that might arise by common law and the warranties in Section 5.023 of the Texas Property Code are excluded.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____

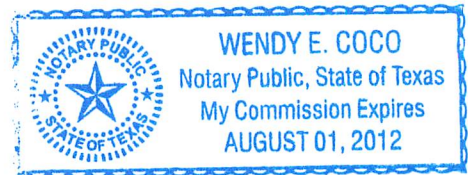
DAN A. GATTIS, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF WILLIAMSON



This instrument was acknowledged before me on the 11th day of December, 2008, by DAN A. GATTIS, County Judge of **WILLIAMSON COUNTY, TEXAS**, in the capacity for the purposes and consideration recited herein.

Wendy E. Coco
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Williamson County Unified Road System
3151 S.E. Inner Loop, Suite B
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

Williamson County Unified Road System
3151 S.E. Inner Loop, Suite B
Georgetown, Texas 78626

Attn: Joe M. England, P.E.

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

FOR A 0.174 ACRE TRACT OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE RIGHT-OF-WAY OF WILLIAMSON COUNTY ROAD NUMBER 309 AS CLAIMED BY PRESCRIPTIVE RIGHTS AND MAINTAINED BY THE ROAD AND BRIDGE DEPARTMENT OF WILLIAMSON COUNTY TEXAS, SAID 0.174-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN FOR REFERENCE at a 1/2" iron rod found monumenting the northwest corner of a called 76.977-acre tract of land conveyed to CORN HILL PARTNERSHIP, LTD., as recorded in Document No. 2006023054 of the Official Public Records of Williamson County, Texas, same being on a point in the southerly right-of-way line of WILLIAMSON COUNTY ROAD NUMBER 309 (right-of-width varies);

THENCE with the northerly boundary line of said 76.977-acre CORN HILL PARTNERSHIP, LTD. tract, same being with said southerly right-of-way line of WILLIAMSON COUNTY ROAD NUMBER 309, N69°00'26"E for a distance of 1612.03 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" for the southwest corner and POINT OF BEGINNING hereof, BEARING BASIS: NAD-83(1993), TEXAS CENTRAL (4203), STATE PLANE SYSTEM for this description;

THENCE crossing through the right-of-way of said WILLIAMSON COUNTY ROAD NUMBER 309, N21°37'12"W for a distance of 46.37 feet to a point in the northerly right-of-way line of said WILLIAMSON COUNTY ROAD NUMBER 309, same being on a point in the southerly boundary line of Lot 1, Block "B", COUNTRY VIEW SUBDIVISION, a subdivision as recorded in Cabinet R, Slides 45-46 of the Plat Records of Williamson County, Texas, for the unmonumented northwest corner hereof, and from which a 1" iron pipe found on the southwest corner of Lot 1, Block "A", of said COUNTRY VIEW SUBDIVISION, bears S68°22'48"W for a distance of 422.39 feet;

THENCE with said northerly right-of-way line WILLIAMSON COUNTY ROAD NUMBER 309, with the southerly boundary line of said COUNRTY VIEW SUBDIVISION, N68°22'48"E for a distance of 160.00 feet to a point in the southerly boundary line of said Lot 3, Block "B", for the unmonumented northeast corner hereof, and from which a 1/2" iron rod found on the southeast corner of Lot 12, Block "B", of said COUNTRY VIEW SUBDIVISION, bears N68°22'48"E for a distance of 1160.46 feet;

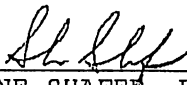
THENCE crossing through the right-of-way of said WILLIAMSON COUNTY ROAD NUMBER 309, S21°37'12"E for a distance of 48.12 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting southeast corner hereof, same being on a point in said northerly boundary line of the 76.977-acre CORN HILL PARTNERSHIP, LTD. tract, same being on a point in said southerly right-of-way line of WILLIAMSON COUNTY ROAD NUMBER 309, and from which a 1/2" iron rod found

monumenting the northeast corner of said 76.977-acre CORN HILL PARTNERSHIP LTD. tract, bears N69°00'26"E for a distance of 341.10 feet;

THENCE with said northerly boundary line of the 76.977-acre CORN HILL PARTNERSHIP, LTD. tract, same being with said southerly right-of-way line of WILLIAMSON COUNTY ROAD NUMBER 309, S69°00'26"W for a distance of **160.01 feet** to the POINT OF BEGINNING hereof and containing 0.174 acre of land more or less.

◇ **DIAMOND SURVEYING, INC.**

P.O. BOX 1937, GEORGETOWN, TX 78627
(512) 931-3100


SHANE SHAFER, R.P.L.S. NO. 5281 DEC. 10, 2008 DATE
CR 313 PARCEL 2C

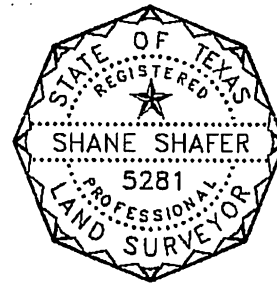
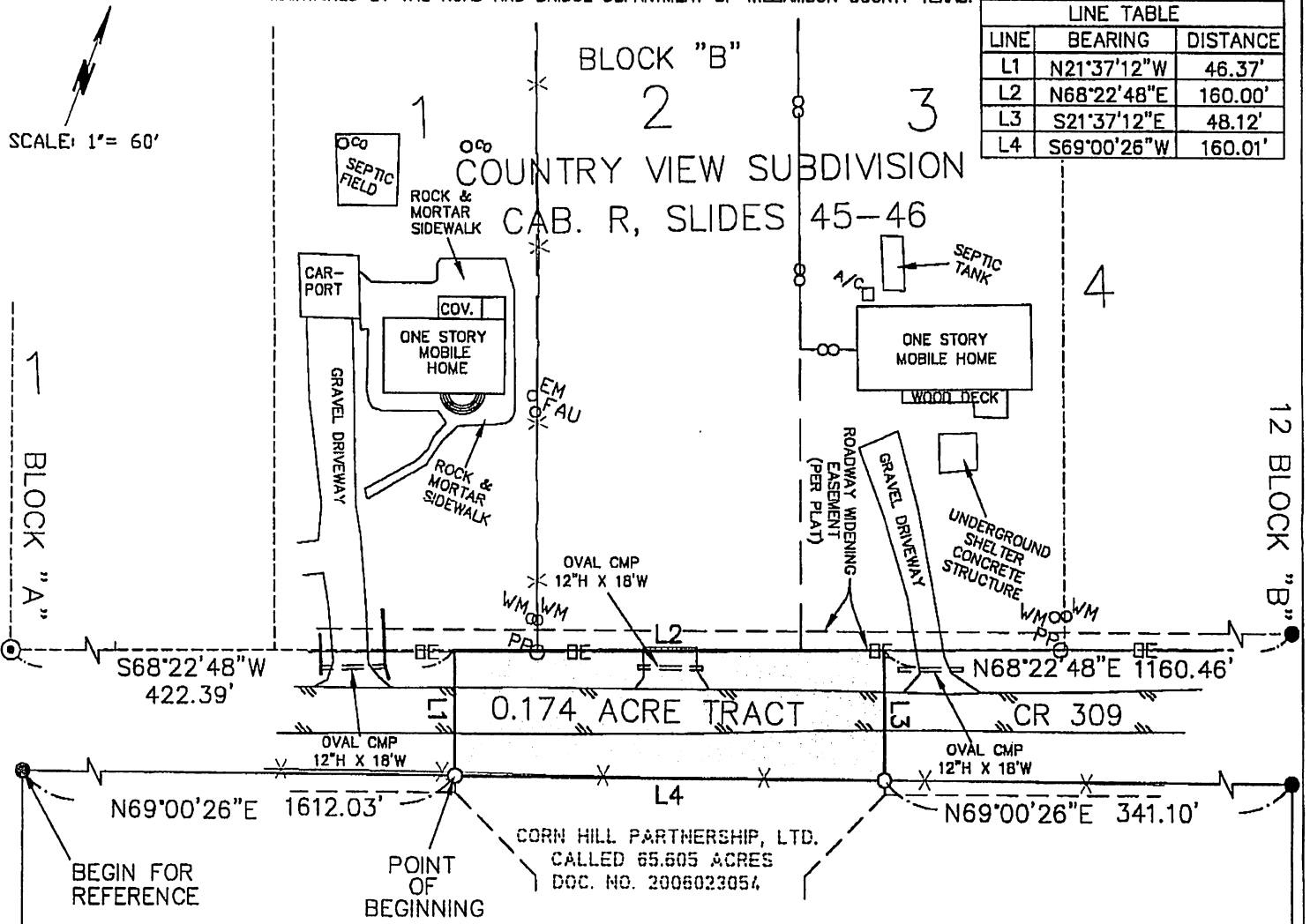


EXHIBIT "B"

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.174 ACRE TRACT OF LAND SITUATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE RIGHT-OF-WAY OF WILLIAMSON COUNTY ROAD NUMBER 309 AS CLAIMED BY PRESCRIPTIVE RIGHTS AND MAINTAINED BY THE ROAD AND BRIDGE DEPARTMENT OF WILLIAMSON COUNTY TEXAS.



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CR 309 PARCEL 2C