

**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 0.105 acre of the Isaac Bunker Survey, Abstract No. 54, in Williamson County, Texas, part of the right-of-way of Williamson County Road Number 370 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: \_\_\_\_\_

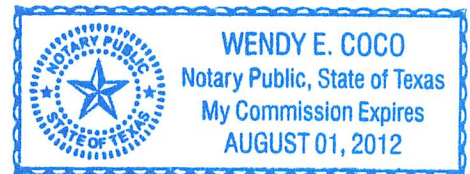
DAN A. GATTIS, County Judge

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

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§  
§

**COUNTY OF WILLIAMSON**



This instrument was acknowledged before me on the 16th 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 0.105 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 370 AS CLAIMED BY PRESCRIPTIVE RIGHTS AND MAINTAINED BY THE ROAD AND BRIDGE DEPARTMENT OF WILLIAMSON COUNTY TEXAS, SAID 0.105-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a fence post found monumenting the southwest corner of the called 1-acre tract of land conveyed to SANTOS QUINTANILLA as recorded in Volume 500, Page 196, of the Deed Records of Williamson County, Texas, same being on an angle point in the southerly boundary line of the called 76.977-acre tract of land conveyed to CORN HILL PARTNERSHIP as recorded in Document No. 2006023054 of the Official Public Records of Williamson County, Texas, same being on a point in the northerly right-of-way line of WILLIAMSON COUNTY ROAD NUMBER 370, for the northeast corner hereof;

THENCE crossing through the right-of-way of said WILLIAMSON COUNTY ROAD NUMBER 370, S69°47'23"E for a distance of 45.72 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the southeast corner hereof, same being on a point in the southerly right-of-way line of said WILLIAMSON COUNTY ROAD NUMBER 370, same being on a point in the northerly boundary line of the called 1.14-acre tract of land conveyed to the CITY OF JARRELL as recorded in Document No. 2008030997 of the Official Public Records of Williamson County, Texas, and from which a 1/2" iron rod found on the northeast corner of the called 855-square-foot tract of land conveyed to WILLIAMSON COUNTY, TEXAS as recorded in Document No. 9732619 of the Official Public Records of Williamson County, Texas, bears N68°49'34"E a distance of 20.02 feet;

THENCE with the southerly right-of-way line of said WILLIAMSON COUNTY ROAD NUMBER 370, same being with the northerly boundary line of said 1.14-acre CITY OF JARRELL tract, S68°49'34"W for a distance of 151.26 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the southwest corner hereof, and from which a 1/2" iron rod found on the northeast corner of the called 10.00-acre tract of land conveyed to MIGUEL C. OLALDE AND ELSA OLALDE as recorded in Document No. 2006031742 of the Official Public Records of Williamson County, Texas, bears S68°49'34"W a distance of 35.64 feet;

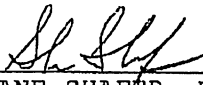
THENCE crossing through the right-of-way of said WILLIAMSON COUNTY ROAD NUMBER 370, N69°47'23"W for a distance of 45.97 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the northeast corner hereof, same being on a point in the northerly right-of-way line of said

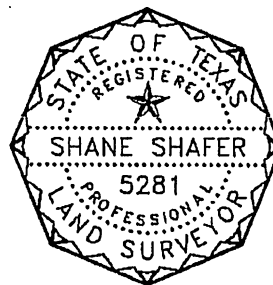
WILLIAMSON COUNTY ROAD NUMBER 370, same being on a point in the southerly boundary line of the aforementioned 76.977-acre CORN HILL PARTNERSHIP tract;

THENCE with the northerly right-of-way line of said WILLIAMSON COUNTY ROAD NUMBER 370, same being with the southerly boundary line of said 76.977-acre CORN HILL PARTNERSHIP tract, **N68°53'16"E** for a distance of **151.45 feet** to the POINT OF BEGINNING hereof and containing 0.105 acre of land more or less.

◇ **DIAMOND SURVEYING, INC.**

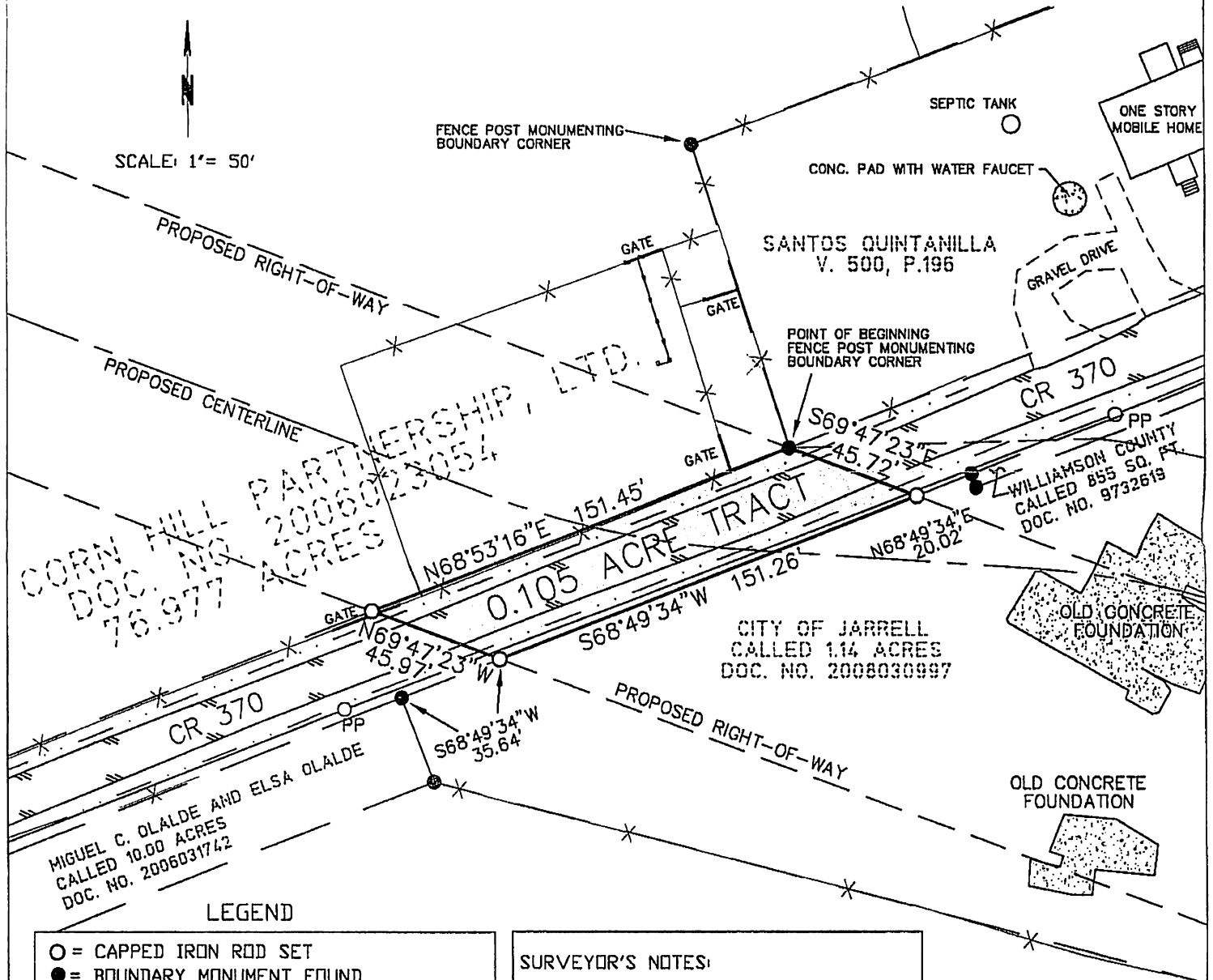
P.O. BOX 1937, GEORGETOWN, TX 78627  
(512) 931-3100

 DEC. 10, 2008  
SHANE SHAFER, R.P.L.S. NO. 5281 ) DATE  
CR 313 PARCEL 1



# SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

FOR A 0.105 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 370 AS CLAIMED BY PRESCRIPTIVE RIGHTS AND MAINTAINED BY THE ROAD AND BRIDGE DEPARTMENT OF WILLIAMSON COUNTY TEXAS.



## LEGEND

- = CAPPED IRON ROD SET
- = BOUNDARY MONUMENT FOUND (1/2" IRON ROD UNLESS OTHERWISE NOTED)
- X— = WIRE FENCE
- == = ASPHALT ROADWAY
- PP ○ = POWER POLE
- OE— = OVERHEAD ELECTRIC LINE

## SURVEYOR'S NOTES:

- 1) BEARING BASIS: NAD-83(1993), TEXAS CENTRAL (4203), STATE PLANE.
- 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat represents a survey made on the ground under my direct supervision, completed on December 2, 2008. At the time of this survey there were no encroachments, conflicts, or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed without benefit of title report and shows only the easements which the surveyor was aware of at the time of this survey. USE OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



*Shane Shafer*  
 SHANE SHAFER, R.P.L.S. NO. 5281  
 DEC. 10, 2008  
 DATE

<> DIAMOND SURVEYING, INC.  
 P.O. BOX 1937, GEORGETOWN, TX 78627  
 (512) 931-3100

CR 313 PARCEL 1