

DONATION SPECIAL WARRANTY DEED
Inner Loop/FM1460 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 FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WHEREAS, Williamson County, Texas is authorized to purchase and receive land and such other property rights deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of a portion of the proposed Inner Loop/FM 1460 roadway improvements ("Project"); and,

WHEREAS, the purchase or receipt of the hereinafter-described premises has been deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of the Project;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GEORGETOWN RAILROAD COMPANY, INC., 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, 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 those certain tracts or parcels 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 of that certain 0.418 acre tract of land, more or less, and all of that certain 0.103 acre tract of land, more or less, both situated in the William Addison Survey, Abstract No. 21 in Williamson County, Texas, being more fully described by metes and bounds in Exhibits "A-B", attached hereto and incorporated herein.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: Easements and rights-of-way of record; 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; and any encroachments or overlapping of improvements.

Further, with the exception of the placement of pedestal structure appurtenances not to exceed 36" in height, and at grade pull box structures to service any underground utilities, neither the property conveyed by this Donation Special Warranty Deed nor any portion thereof shall ever be used by Grantee or any other party for the construction, operation, storage, or maintenance of (i) any above-ground utility transmission or distribution facilities or (ii) any above-ground communication signal transmission facilities, including, but not limited to, facilities for the transmission or distribution of electricity, natural gas, petroleum or petroleum products or facilities for the above-ground transmission or distribution of communications signals including, but not limited to, telephone, telegraph, or television. In the event that the restriction contained in this paragraph shall ever be violated by any party, then in addition to such other and further relief to which Grantor may be entitled at law or in equity: (i) Grantor shall be entitled to obtain injunctive relief, without the necessity of posting bond therefore, to prevent further violation of this restriction including, but not limited to, mandatory injunctive relief; and (ii) thereafter, neither the property conveyed by this Donation Special Warranty Deed, nor any part thereof, shall be used for any road, street, alley, highway, public right of way, or the construction, operation, storage, or maintenance of any electric, telephone, telegraph, cable television, telecommunication, gas, or other utility lines, pipes, mains, conductors, transmission, distribution, or generation facilities or equipment.

Notwithstanding anything to the contrary in this instrument, the property hereby conveyed (the "Property") does not include, and Grantor hereby reserves for Grantor and its successors and assigns forever, all oil, gas, and other minerals in and under and that may be produced from the above described Property, which oil, gas, and other minerals are hereby expressly excluded from the Property hereby conveyed for all purposes. In connection with such reservation, Grantor hereby waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor; provided, however, that nothing shall restrict or prohibit the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that are opened on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

TO HAVE AND TO HOLD the premises 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 Grantors do hereby bind ourselves, our 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 by, through, or under Grantors, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed on this the 8 day of JANUARY, 2009.

GRANTOR:

GEORGETOWN RAILROAD COMPANY,
INC.

By: W.B. Snead

Its: CHAIR OF THE BOARD

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF Williamson

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This instrument was acknowledged before me on this the 8th day of January, 2009, by W.B. Snead, in the capacity and for the purposes and consideration recited therein.



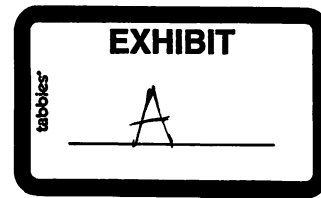
Karen P. Leschber
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

AFTER RECORDING RETURN TO:

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



DESCRIPTION

FOR A 0.418 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A REMENENT PORTION OF A 236.41 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGETOWN RAILROAD COMPANY INC., OF RECORD IN VOLUME 1638, PAGE 369 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2" iron rod set with a Baker-Aicklen cap in the northeasterly right-of-way of FM 1460 (80' wide public right-of-way), being also the southwesterly line of the said 236.41 acre tract, for the southerly corner of the herein described tract, from which point a 1/2" iron rod found in said right-of-way line, at the most westerly southwest corner of the said 236.41 acre tract bears, S 21° 30' 53" E for a distance of 662.63 feet,

THENCE N 21° 30' 53" W along the northeasterly right-of-way of FM 1460 and the southwesterly line of the said 236.41 acre tract, for a distance of 781.08 feet to a 1/2" iron rod found at the point of curvature of the said right-of-way at the intersection of FM 1460 and S. E. Inner Loop (180' wide public right-of-way), for a point of curvature of the herein described tract,

THENCE through the interior of the said 236.41 acre tract, with the transition of the easterly right-of-way line of said FM 1460 to the southerly right-of-way line of said S. E. Inner Loop, with the arc of said curve to the right having a radius of 30.00 feet, a central angle of 94° 00' 59", and an arc length of 49.22 feet, whose long chord bears N 25° 33' 21" E for a distance of 43.88 feet, to a 1/2" iron rod with a Baker-Aicklen cap set for a point of tangency of the said right-of-way and the herein described tract,

THENCE N 72° 34' 38" E continuing through the interior of the said 236.41 acre tract and with the southerly right-of-way line of said S. E. Inner Loop for a distance of 44.16 feet to a 1/2" iron rod with a Baker-Aicklen cap set for an angle point of the herein described tract,

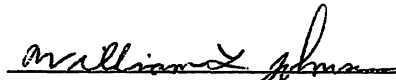
THENCE through the interior of the said 236.41 acre the following five (5) courses and distances:

1. S 18° 00' 54" W for a distance of 62.90 feet to a 1/2" iron rod with a Baker-Aicklen cap set for an angle point of the herein described tract,

2. S 21° 30' 12" W for a distance of 103.36 feet to a 1/2" iron rod with a Baker-Aicklen cap set for an angle point of the herein described tract,
3. S 12° 41' 27" E for a distance of 65.65 feet to a 1/2" iron rod with a Baker-Aicklen cap set for a point of curvature of the herein described tract,
4. Along the said curve to the right whose radius is 7302.00 feet and having a central angle of 2° 22' 29" for an arc distance of 302.63 feet and whose long chord bears S 20° 05' 16" E for a distance of 302.61 feet, to a 1/2" iron rod set with a Baker-Aicklen cap for a point of tangency of the herein described tract,
5. S 17° 50' 30" E for a distance of 289.13 feet to the **POINT OF BEGINNING** containing 0.418 acres.

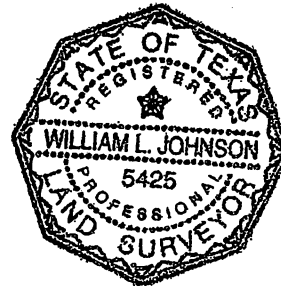
Bearing basis is referenced to the City of Georgetown GPS control monuments.

Prepared under the direct supervision of the undersigned during September, 2008,


William L. Johnson
Registered Professional Land Surveyor No. 5425
BAKER-AICKLEN & ASSOCIATES, INC.
405 Bushy Creek Road
Cedar Park, Texas 78613
(512) 260-3700

23 SEPT 08

Date



Job No.: 0070-3-007-22

Filename: W:\PROJECTS\CITY OF GEORGETOWN\S.E. INNER LOOP RIGHT OF WAY\DWG\SE-LOOP-ROW.dwg

SKETCH TO ACCOMPANY DESCRIPTION

CURVE TABLE

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	30.00'	49.22'	94°00'59"	N 25°33'21" E	43.88'
C2	7302.00'	302.63'	02°22'29"	S 20°05'16" E	302.61'

LINE TABLE

NUMBER	DISTANCE	BEARING
L1	44.16'	N 72°34'38" E
L2	62.90'	S 18°00'54" W
L3	103.36'	S 21°30'12" E
L4	65.65'	S 12°41'27" E

0 100 200
SCALE 1" = 200'

S. E. INNER LOOP
180' PUBLIC
RIGHT-OF-WAY

N 72° 34' 38" E
1835.35

GEORGETOWN RAILROAD CO. INC.
REMANET OF 236.41 ACRES
VOL 1638 , PG. 369
D.R.W.C.T.

LEGEND

- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET WITH "BAKER-AICKLEN" CAP
 - △ CALCULATED POINT
- D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS

WILLIAM ADDISON SURVEY
ABSTRACT NO. 21

80' PUBLIC
FM 1460
RIGHT-OF-WAY

POINT OF
BEGINNING

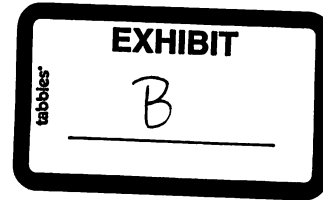
SUBJECT TRACT
0.418 ACRE

DATE: SEPTEMBER 2008
JOB NO.: 0070-3-007-22
BY: PMH
CHK BY: WLJ
PAGE 3 OF 3



**BAKER-AICKLEN
& ASSOCIATES, INC.**
Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.
CEDAR PARK, TX 78613
(512) 260-6700



DESCRIPTION

FOR A 0.103 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 0.460 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GEORGETOWN RAILROAD COMPANY INC., OF RECORD IN DOCUMENT NUMBER 1997054879 OF THE OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A REMANET PORTION OF 236.41 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGETOWN RAILROAD COMPANY INC., OF RECORD IN VOLUME 1638, PAGE 369 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.103 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2" iron rod found in the northeasterly right-of-way of F M 1460 (100' wide public right-of-way) at the point of tangency of the curving right-of-way at the northeasterly corner of the intersection of said FM 1460 and S.E. Inner Loop (180' wide public right-of-way) and being in the southwesterly line of the said 236.41 acre tract of land,

THENCE N 21° 33' 57" W along the northeasterly right-of-way of FM 1460 and the southwesterly line of the said 236.41 acre tract for a distance of **192.82 feet** to a 1/2" iron rod found at the southeast corner of the said 0.460 acre tract, said point also being an angle point of said 236.41 acre tract, for an angle point of the herein described tract, from which point a 1/2" iron rod found at the southwest corner of the said 0.460 acre tract bears N 68° 35' 48" E for a distance of 200.07 feet,

THENCE N 21° 24' 55" W continuing along the right-of-way of FM 1460 and the southwesterly line of the said 0.460 acre tract for a distance of **99.69 feet** to a 1/2" iron rod found at the northwesterly corner of the said 0.460 acre tract, said point also being an angle point of said 236.41 acre tract, for an angle point of the herein described tract, from which point a 1/2" iron rod found at the northeast corner of the said 0.460 acre tract bears N 68° 38' 01" E for a distance of 200.05 feet,

THENCE N 21° 30' 28" W continuing along the right-of-way of FM 1460 and the southwesterly line of the said 236.41 acre tract for a distance of **173.90 feet** to a 1/2" iron rod with a Baker-Aicklen cap set, for the northerly angle point of the herein described tract,

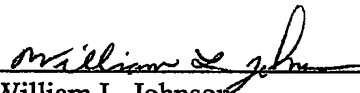
THENCE in part through the interior of the said 236.41 acre tract and the said 0.460 acre tract the following three (3) courses and distances:

1. **S 25° 15' 52" E** for a distance of **79.07 feet** to a 1/2" iron rod with a Baker-Aicklen cap set, for a point of curvature of the herein described tract,
2. Along a curve to the right having a radius of **7308.5 feet**, a central angle of **2° 33' 41"**, passing at a arc length of 95.09 feet the northerly line of the said 0.460 acre tract, passing at an arc distance of 194.81 feet the southerly line of the said 0.460 acre tract, in all for a total arc distance length of **326.73 feet** and whose long chord bears, **S 22° 47' 43"E** for a distance of **326.70 feet**, to a 1/2" iron rod set with a Baker- Aicklen cap, for a point of tangency of the herein described tract,
3. **S 21° 29' 49" E** for a distance of **85.24 feet** to a 1/2" iron rod set with a Baker-Aicklen cap in the curving right-of-way of the intersection of said FM 1460 and said S. E. Inner Loop, for the most southerly corner of the herein described tract, from which point a 1/2" iron rod found at the point of tangency of said curve to the left bears 16.62 feet along the arc of said curve whose radius is 30' feet, a chord bearing of **N 88° 19' 11' E** for a distance of 16.41 feet,

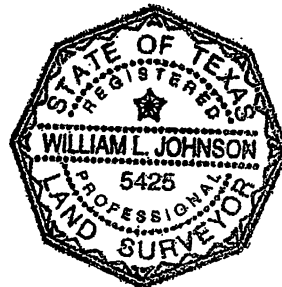
THENCE along the said curving right-of-way of said FM 1460 and said S. E. Inner Loop, whose curve to the right having radius of **30.00 feet**, a central angle of **54° 15' 31"**, an arc distance is **28.41 feet** and whose long chord bears, **N 48° 40' 54" W** for a distance of **27.36 feet** to the **POINT OF BEGINNING** containing 0.103 acres of land.

Bearing basis is referenced to the City of Georgetown GPS control monuments.

Prepared under the direct supervision of the undersigned during September, 2008,



William L. Johnson Date 23 SEP 08
Registered Professional Land Surveyor No. 5425
BAKER-AICKLEN & ASSOCIATES, INC.
405 Bushy Creek Road
Cedar Park, Texas 78613
(512) 260-3700



SKETCH TO ACCOMPANY DESCRIPTION

CURVE TABLE

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	30.00'	28.41'	54°15'31"	N 48°40'54" W	27.36'
C2	7308.50'	326.73'	02°33'41"	S 22°47'43" E	326.70'
C3	30.00'	16.62'	31°44'18"	N 88°19'11" E	16.41'

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH "BAKER-AICKLEN" CAP
- △ CALCULATED POINT
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- D.R.W.C.T. DEED RECORDS
- O.P.R.W.C.T. WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
- O.P.R.W.C.T. WILLIAMSON COUNTY, TEXAS

