

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM 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.

WILLIAMSON COUNTY  
PARK FOUNDATION, INC.

TO

THE CITY OF TAYLOR,  
TEXAS

**SPECIAL  
WARRANTY DEED**

STATE OF TEXAS,  
  
COUNTY OF WILLIAMSON.

§  
§  
§

WILLIAMSON COUNTY PARK FOUNDATION, INC., a Texas non-profit corporation, of Williamson County, Texas, hereinafter called Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration cash to it paid by the City of Taylor, Texas of Williamson County, Texas, a Home Rule Municipality, the receipt of which is hereby acknowledged and confessed, and for the payment of which no right or lien, expressed or implied, is retained;

Has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the City of Taylor, Texas, a Home Rule Municipality of 400 Porter Street in Taylor, Williamson County, Texas 76574, hereinafter called Grantee, subject to the reservation set forth below, the following described real property, to-wit:

Property:

BEING a 1.387 acre tract being situated in the William J. Baker Survey, Abstract No. 65 in Williamson County, Texas, subject tract part of and out of a called "135.00 Acres", conveyed in a Deed from Roy Schroeder, et ux, to Williamson County Park Foundation, Inc., dated 5-25-01 and recorded in Document No. 2001039326, of the Official Public Records of Williamson County, Texas; and being more particularly described by metes and bounds on Exhibit "A", attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, when the claim is by, through, or under Grantor but not otherwise, subject, however, to easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas 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 discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; taxes for 2009, the payment of which Grantee assumes and subsequent

assessments for that and prior years due to change in and usage, ownership, or both, the payment of which Grantee assumes.

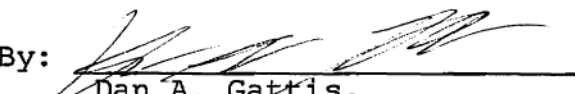
Grantee is purchasing the Property in an "as is" condition with no representations made or implied as to the quality, fitness, or condition of this Property by the Grantor. Grantee is purchasing the Property based solely upon its inspection and no representations of the use, fitness, size, quality or any other matters concerning the Property have been made by Grantor to Grantee. Grantor warrants only title to the Property as set forth in this Deed.

This conveyance is subject to a reservation wherein Grantee agrees that if any of the Property described herein is used for any purpose other than as a public park, that the Property shall automatically revert to Williamson County, Texas or its designee. In the event of such reversion, Grantee shall execute a deed, in recordable form, and deliver same to Grantor immediately upon Grantor's written request to Grantee.

DATED this the 6th day of October, 2009.

WILLIAMSON COUNTY, TEXAS

By:

  
Dan A. Gattis,  
Williamson County Judge

STATE OF TEXAS,  
COUNTY OF WILLIAMSON.

This instrument was acknowledged before me on this the \_\_\_\_\_  
day of October, 2009, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas

# EXHIBIT

"A"

STATE OF TEXAS  
COUNTY OF WILLIAMSON

JUNE 23, 2009

## 1.387 ACRES

These notes describe that certain tract of land situated in the WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, located in Williamson County, Texas; subject tract part of and out of a called "135.00 Acres", conveyed in a Deed from Roy Schroeder, et ux, to Williamson County Park Foundation, Inc., dated 5-25-01 and recorded in Document No. 2001039326, of the Official Public Records of Williamson County, Texas, (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on June 23, 2009, subject tract being more fully described as follows:

COMMENCING at found  $\frac{1}{2}$ " iron rod in the North right-of-way of FM 397 for the Southwest corner of a called "1.135 Acres" as surveyed by this firm on April 28, 2004, same being the Southwest corner of a called "5.610 Acre" Public Access, Utility and Drainage Easement dated May 13, 2008 as recorded in Document No. 2008037043 OPRWC; THENCE North  $17^{\circ}27'22''$  West, for a distance of 657.70 feet to a found  $\frac{1}{2}$ " iron rod for the lower Northwest corner of said "5.610 Acres" same being the Northwest corner of said "1.135 Acres" for the Southwest corner of subject and POINT OF BEGINNING;

THENCE North  $17^{\circ}27'22''$  West, for a distance of 25.10 feet to a set  $\frac{1}{2}$ " iron rod (capped) for the lower Northwest corner of subject; from which for reference a set  $\frac{1}{2}$ " iron rod (capped) for the Northwest corner of a "5.146 Acres" as surveyed on this date, bears South  $72^{\circ}42'57''$  West, 339.24 feet;

THENCE North  $72^{\circ}42'57''$  East, for a distance of 448.73 feet to a set  $\frac{1}{2}$ " iron rod (capped) for an interior corner of subject;

THENCE North  $17^{\circ}33'59''$  West, for a distance of 1178.25 feet to a set  $\frac{1}{2}$ " iron rod (capped) in the South line of a called "Taylor Rodeo Association 26.133 Acre" tract surveyed by this firm on 2-19-2004, for the upper Northwest corner of subject; from which for reference a found  $\frac{1}{2}$ " iron rod for an exterior corner of said "26.133 Acres" bears South  $70^{\circ}43'30''$  West, 518.17 feet;

THENCE North  $70^{\circ}43'30''$  East, with the common line of said "26.133 Acres" and subject for a distance of 40.84 feet to a found  $\frac{1}{2}$ " iron rod (capped) for the Northeast corner of subject; same being the upper Northwest corner of the above mentioned "5.610 Acres"; from which for reference a found  $\frac{1}{2}$ " iron rod (capped) in the West line of a called "74.863 Acres" as conveyed in a deed from Roy Schroeder, et ux to Williamson County Park Foundation Inc, dated 5-25-2001 as recorded in Document No. 2001039326 Williamson County Deed Records (WCDR) for the Southeast corner of said "26.133 Acres" bears North  $70^{\circ}43'30''$  East, 91.69 feet;

THENCE South  $17^{\circ}33'59''$  East, with the common line of the above mentioned "5.610 Acres" and subject for a distance of 1204.77 feet to a found  $\frac{1}{2}$ " iron rod (capped) for the an interior corner said "5.610 Acres" same being the Southeast corner of subject;

THENCE South  $72^{\circ}42'57''$  West, continuing with the common line of said "5.610 Acres" and subject for a distance of 489.60 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated an area of 1.387 Acres.

Surveyor's Note: Attention is invited to accompanying plat for location of improvements, visible utilities, encroachments and roadways. Bearings and Coordinates shown hereon based on Texas State Plane Coordinate System Central Zone NAD 83/93 Adjustment (Grid Values); Elevations based on NGVD88 datum.

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Bruce Lane Bryan      Registered Professional Land Surveyor No. 4249