

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
FOUNDATION, INC.

TO

TAYLOR PARK
FOUNDATION

**SPECIAL
WARRANTY DEED**

STATE OF TEXAS,

COUNTY OF WILLIAMSON.

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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 Taylor Park Foundation, a Texas non-profit Corporation of Taylor, Williamson County, Texas, 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 Taylor Park Foundation, a Texas non-profit Corporation of 311 Talbot 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 5.146 acre tract of land situated in the William J. Baker Survey, Abstract No. 65, located in Williamson County, Texas, and being more fully 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

JUNE 23, 2009

5.146 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:

BEGINNING at a ½" iron rod found (capped) in the North right-of-way of FM 397 for the Southeast corner of a called "50.00 Acres" as conveyed in a warranty deed from John H. Miles, Jr. to Taylor Independent School District dated 9-14-1989 as recorded in volume 1821, page 469 Official Records Williamson County (ORWC) same being the Southwest corner of the above mentioned "135.00 Acres" for the Southwest corner of subject;

THENCE North 19°20'00" West, for a distance of **684.25** feet with the common line of said "50.00 Acres" and "135.00 Acres" to a set ½" iron rod (capped) for the Northwest corner of subject; from which for reference a 3" iron pipe the Northwest corner of said "135.00 Acres" bears North 19°20'00" West, 1207.52 feet;

THENCE North 72°42'57" East, for a distance of **339.24** feet to a set ½" iron rod for the Northeast corner of subject; same being the lower Northwest corner of a "1.387 Acres" surveyed this date;

THENCE South 17°27'22" East, for a distance of **25.10** feet to a found ½" iron rod for the Northwest corner of a called "1.135 Acres" as surveyed by this firm on April 28, 2004, for a point in the East line of subject;

THENCE South 17°27'22" East, with the common line of said "1.135 Acres" and subject for a distance of **657.70** feet to a found ½" iron rod in the North right-of-way line of FM 397 for the Southwest corner of said "1.135 Acres" same being the Southeast corner of subject; from which for reference a found ½" iron rod (capped) for the Southeast corner of said "1.135 Acres" same being the Southwest corner of a called "Residual First Tract-50 Acres" as conveyed in a deed from Jessie Tennill to Roy Schroeder, et ux dated 11-28-1961 as recorded in volume 448, page 127 Williamson County Deed Records (WCDR) bears North 72°31'26" East, 58.18 feet;

THENCE South 72°31'57" West, with the North right-of-way of FM 397 for a distance of **316.82** feet to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated an area of **5.1465 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.

Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249