

SPECIAL WARRANTY DEED

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, the City of Georgetown, 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 public roadways; and,

WHEREAS, the acquisition of the hereinafter-described premises has been deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of a public roadway;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, WILLIAMSON COUNTY, TEXAS, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Twelve Thousand Five Hundred Dollars (\$12,500.00) and other good and valuable consideration to Grantor in hand paid by the City of Georgetown, 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, Sell and Convey unto the City of Georgetown, 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 0.481 acres, more or less out of the William Addison Survey, as described in Exhibit "A" 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.

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 the State of 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 the State of 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 ____ day of _____, 2011.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By:

Dan A. Gattis, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on this the ____ day of _____, 2011 by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

GRANTEE'S MAILING ADDRESS:

**City of Georgetown
113 E. 8th Street
Georgetown, Texas 78626**

AFTER RECORDING RETURN TO:

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

EXHIBIT "A"

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.481 ACRE (20,932 SQUARE FOOT), TRACT OF LAND SITUATED IN THE WILLIAM ADDISON SURVEY ABSTRACT NO. 21, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT 179.2993 ACRE TRACT OF LAND CONVEYED TO COUNTY JUDGE JOHN DOERFLER BY INSTRUMENT RECORDED IN DOCUMENT NO. 199975478, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.481 ACRE (20,932 SQUARE FOOT) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail found, being an angle point in the existing westerly right-of-way line of Southwestern Boulevard (ostensible right-of-way), same being in the existing northerly right-of-way line of Inner Loop (right-of-way width varies), same being the southeasterly corner of that 179.2993 acre tract, for the southeasterly corner of the herein described tract;

- 1) **THENCE**, departing said Inner Loop, with the existing northerly right-of-way line of said Inner Loop, S 69°26'59" W for a distance of 135.82 feet to a calculated point;
- 2) **THENCE**, continuing with said Southwestern Boulevard and along a curve to the left, having a delta angle of 00°19'04", a radius of 1588.00 feet, an arc length of 8.81 feet, and a chord which bears S 69°17'27" W for a distance of 8.81 feet to a 1/2" Iron rod set with aluminum cap stamped "COG-ROW", for the southwesterly corner of the herein described tract;

THENCE, departing said existing right-of-way line, with the proposed westerly right-of-way line of Southwestern Boulevard (right-of-way width varies), and through the interior of said 179.2993 acre tract, the following three (3) courses:

- 3) N 13°41'18" E for a distance of 48.95 feet to a 1/2" Iron rod set with aluminum cap stamped "COG-ROW";
- 4) N 44°46'20" W for a distance of 197.96 feet to a 1/2" Iron rod set with aluminum cap stamped "COG-ROW"; for the northwesterly corner of the herein described tract;
- 5) N 43°51'38" E for a distance of 63.74 feet to a 1/2" Iron rod set with aluminum cap stamped "COG-ROW", being in the existing westerly right-of-way line of said Southwestern Boulevard, same being the easterly boundary line of said 179.2993 acre tract, for the northeasterly corner of the herein described tract, and from which a 1/2" Iron rod found for an angle point in the existing westerly right-of-way line of said Southwestern Boulevard, same being in the easterly boundary line of said 179.2993 acre tract bears N 50°05'20" W at a distance of 2,175.26 feet;

- 6) **THENCE**, with said right-of-way line and the easterly boundary line of said 179.2993 acre tract, **S 50°05'20" E** for a distance of **285.63** feet to the **POINT OF BEGINNING**, containing 0.481 acres (20,932 square feet) of land, more or less.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

This property description is accompanied by a separate plat.

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, L.P.
1504 Chisholm Trail Road Suite 103
Round Rock, TX 78681
512-238-1200

24 Nov 2010
Date

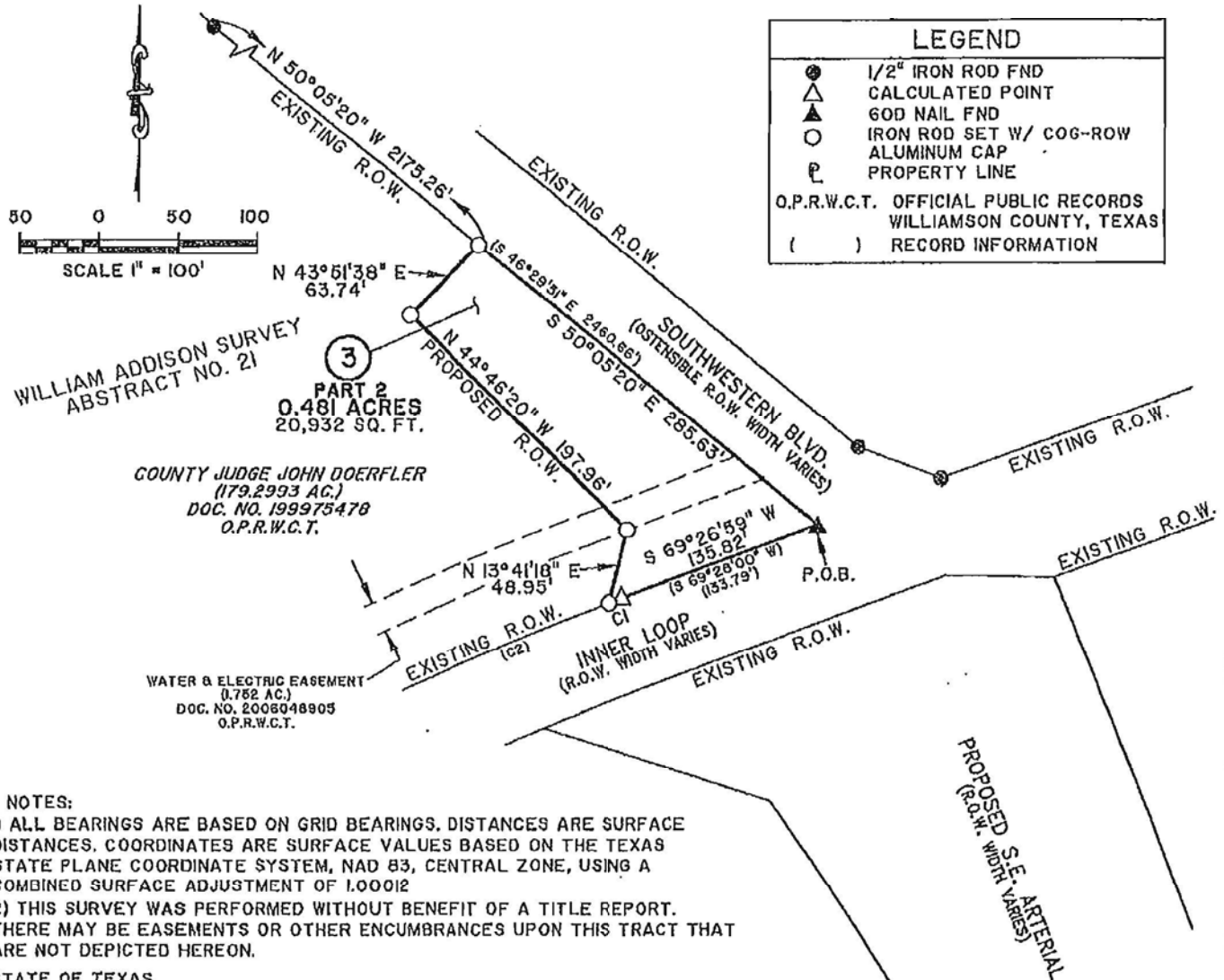


EXHIBIT "B"

PLAT TO ACCOMPANY DESCRIPTION

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
CI	00°19'04"	S 69°17'27" W	1688.00'	8.81'	8.81'
(C2)	{04°02'30"}	{S 67°26'45" W}	{1588.00'}	{112.02'}	{112.00'}

LEGEND	
●	1/2" IRON ROD FND
△	CALCULATED POINT
▲	60D NAIL FND
○	IRON ROD SET W/ COG-ROW
□	ALUMINUM CAP
—	PROPERTY LINE
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS	
WILLIAMSON COUNTY, TEXAS	
()	RECORD INFORMATION



STATE OF TEXAS
COUNTY OF WILLIAMSON

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS.

M. Stephen Truesdale 24 Nov 2010
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LP
1504 CHISHOLM TRAIL RD. SUITE 103
ROUND ROCK, TX 78681



PARCEL 3
PART 2
0.481 ACRES
20,932 SQUARE FEET