

PARTIAL RELEASE OF DRAINAGE EASEMENT

County Road 274/273

THE STATE OF TEXAS

§

§ **KNOW ALL BY THESE PRESENTS:**

COUNTY OF WILLIAMSON

§

That, WILLIAMSON COUNTY, TEXAS, for and in consideration of the satisfaction of certain terms and prerequisites as set out in the existing easement which allow for release, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby partially ABANDON, RELEASE and DISCHARGE its interest in a drainage easement and other rights contained in that certain document titled Drainage Easement/County Road 274 dated December 15th, 2005, recorded in Document No. 2005101028, Real Property Records of Williamson County, Texas.

Such ABANDONMENT, RELEASE and DISCHARGE of the above-referenced Easement shall apply only to the below-described property, to-wit:

All of that certain 0.508 acre tract of land, more or less, out of the William Mancil Survey No. 30, Abstract No. 437, Travis County, Texas; being more fully described by metes and bounds and identified as Parcel 15E in Exhibit "A", attached hereto and incorporated herein (Parcel 15E).

This instrument is given specifically to release the above described portion of the original easement, and to release such original easement only as to the property specifically described herein, which easement is hereby terminated by abandonment, termination, vacation, and cessation of purpose, and which easement shall be of no further force and effect, whether legal or equitable.

IN WITNESS WHEREOF, WILLIAMSON COUNTY, TEXAS has caused this instrument to be executed on this the ____ day of the month of _____, 2011.

[signature page follows]

RELEASOR:

Williamson County, Texas

By: 

Dan A. Gattis, County Judge

ACKNOWLEDGMENT

THE STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me on this the ____ day of the month of _____, 2011, by Dan A. Gattis, in the capacity and for the purposes and consideration therein expressed.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

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



COUNTY: WILLIAMSON
HIGHWAY: CO. RD. 274
PARCEL: 13E-14E-15E-16E
REVISED 11/03/2005

FN-ZO2-003-22-P13E-14E-15E-16E
November 03, 2005

FIELD NOTES FOR PARCEL 13E-14E-15E & 16E

DESCRIPTION OF A 0.0046 ACRE TRACT OF LAND, HEREIN CALLED PARCEL 13E, A 0.070 ACRE TRACT OF LAND HEREIN CALLED PARCEL 14E, A 0.508 ACRE TRACT OF LAND, HEREIN CALLED PARCEL 15E AND A 0.412 ACRE TRACT OF LAND, HEREIN CALLED PARCEL 16E, ALL SITUATED IN THE WILLIAM MANCIL SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS BEING PART OF THAT CERTAIN 320.38 ACRE TRACT, DESCRIBED AS THE FIRST TRACT IN A DEED FROM WILLIAM B. EVANS AND WIFE, LUBELLA EVANS TO J. SAM WINTERS AND ROY A. BUTLER OF RECORD IN VOLUME 511, PAGE 54 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.0046 ACRE PARCEL 13E, 0.070 ACRE PARCEL 14E, 0.508 ACRE PARCEL 15E AND SAID 0.412 ACRE PARCEL 16E BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

PARCEL 13E

COMMENCING at a nail found for the southwest corner of said 320.38 acre tract, being also the northwest corner of that certain 74.52 acre tract of land as described in a deed from Robert W. Mayo and Mayo-Kirby Springs, Inc. to M. K. Hage, Jr., as Trustee for The Hage Management Trust, described as Parcel No. 1 in Document No. 2000076084 of the Official Public Records of Williamson County, Texas and being in the east line of that 100 foot wide right-of-way for railroad to the City of Austin as described in Volume 1417, Page 282 of the Deed Records of Williamson County, Texas;

THENCE N 21°10'24" W, with the west line of said 320.38 acre First Tract and the east line of said 100 foot wide right-of-way for railroad to the City of Austin, for a distance of 477.69 feet to a ½ inch iron rod with cap found;

THENCE N 71°51'39" E, departing the east line of said 100 foot wide right-of-way for railroad to the City of Austin, and over and across said 320.38 acre First Tract, for a distance of 10.01 feet to the POINT OF BEGINNING and the northwest corner of the herein described tract;

THENCE continuing over and across said 320.38 acre First Tract, with the north, east, south and west lines of the herein described tract, the following four (4) courses and distances;

- 1) N 71°51'39" E for a distance of 10.01 feet to the northeast corner of the herein described tract,
- 2) S 21°10'13" E for a distance of 19.76 feet to the southeast corner of the herein described tract,
- 3) S 68°49'36" W for a distance of 10.00 feet to the southwest corner of the herein described tract, and
- 4) N 21°10'24" W for a distance of 20.29 feet to the POINT OF BEGINNING and containing 0.0046 acres of land.

TOGETHER WITH a 15 foot wide temporary construction easement parallel to, adjacent to and immediately east and south of the east and south lines of the above described parcel.

PARCEL 14E

COMMENCING at a nail found for the southwest corner of said 320.38 acre tract, being also the northwest corner of that certain 74.52 acre tract of land as described in a deed from Robert W. Mayo and Mayo-Kirby Springs, Inc. to M. K. Hage, Jr., as Trustee for The Hage Management Trust, described as Parcel No. 1 in Document No. 2000076084 of the Official Public Records of Williamson County, Texas and being in the east line of that 100 foot wide right-of-way for railroad to the City of Austin as described in Volume 1417, Page 282 of the Deed Records of Williamson County, Texas;

THENCE N 21°10'24" W, with the west line of said 320.38 acre First Tract and the east line of said 100 foot wide right-of-way for railroad to the City of Austin, for a distance of 477.69 feet to a ½ inch iron rod with cap found;

THENCE N 71°51'39" E, departing the east line of said 100 foot wide right-of-way for railroad to the City of Austin, and over and across said 320.38 acre First Tract, for a distance of 218.24 feet to the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

THENCE continuing over and across said 320.38 acre First Tract, with the north, east, south and west lines of the herein described tract, the following five (5) courses and distances;

- 1) N 71°51'39" E for a distance of 43.15 feet to ½ inch iron rod found for an angle point,
- 2) N 71°28'43" E for a distance of 7.43 feet to the northeast corner of the herein described tract,
- 3) S 09°32'25" E for a distance of 64.73 feet to the southeast corner of the herein described tract,

- 4) S 80°27'35" W for a distance of 50.00 feet to the southwest corner of the herein described tract, and
- 5) N 09°32'25" W for a distance of 57.12 feet to the POINT OF BEGINNING and containing 0.070 acres of land.

TOGETHER WITH a 15 foot wide temporary construction easement parallel to, adjacent to and immediately east, south and west of the east, south and west lines of the above described parcel.

PARCEL 15E

COMMENCING at a nail found for the southwest corner of said 320.38 acre tract, being also the northwest corner of that certain 74.52 acre tract of land as described in a deed from Robert W. Mayo and Mayo-Kirby Springs, Inc. to M. K. Hage, Jr., as Trustee for The Hage Management Trust, described as Parcel No. 1 in Document No. 2000076084 of the Official Public Records of Williamson County, Texas and being in the east line of that 100 foot wide right-of-way for railroad to the City of Austin as described in Volume 1417, Page 282 of the Deed Records of Williamson County, Texas;

THENCE N 21°10'24" W, with the west line of said 320.38 acre First Tract and the east line of said 100 foot wide right-of-way for railroad to the City of Austin, for a distance of 477.69 feet to a ½ inch iron rod with cap found;

THENCE departing the east line of said 100 foot wide right-of-way for railroad to the City of Austin, and over and across said 320.38 acre First Tract, the following two (2) courses and distances;

- 1) N 71°51'39" E for a distance of 261.39 feet to a ½ inch iron rod with cap found for an angle point, and
- 2) N 71°28'43" E for a distance of 899.93 feet to the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

THENCE continuing over and across said 320.38 acre First Tract, with the north, east, south and west lines of the herein described tract, the following three (3) courses and distances;

- 1) N 71°28'43" E for a distance of 30.39 feet to the northeast corner of the herein described tract and the beginning of a curve to the right,
- 2) along said curve to the right an arc distance of 23.18 feet, having a central angle of 88°32'40", a radius of 15.00 feet and a chord bearing of S 64°14'57" E for a distance of 20.94 feet,
- 3) S 19°58'37" E for a distance of 440.13 feet to the southeast corner of the herein described tract, being also in the southerly line of said 320.38 acre First Tract and being in the north

line of Lot 2, San Gabriel Park a subdivision of record in Cabinet Y, Slides 364-367 of the Plat Records of Williamson County, Texas;

THENCE, with the south line of said 320.38 acre tract, the north line of said Lot 2 and the south line of the herein described tract, the following two (2) courses a distances;

- 1) S 71°03'13" W for a distance of 61.67 feet to a ½ inch iron rod found, and
- 2) S 69°10'14" W for a distance of 23.34 feet to the southwest corner of the herein described tract;

THENCE departing the north line of said Lot 2 and over and across said 320.38 acre First Tract, with the west line of the herein described tract, the following three (3) courses and distances;

- 1) N 19°58'37" W, for a distance of 25.82 feet to an angle point,
- 2) N 29°21'08" E, for a distance of 52.74 feet to an angle point, and
- 3) N 19°58'37" W, for a distance of 394.95 feet to the POINT OF BEGINNING and containing 0.508 acres of land.

TOGETHER WITH a 15 foot wide temporary construction easement parallel to, adjacent to and immediately east and west of the east and west lines of the above described parcel, and as shown on the attached sketch.

PARCEL 16E

COMMENCING at a nail found for the southwest corner of said 320.38 acre tract, being also the northwest corner of that certain 74.52 acre tract of land as described in a deed from Robert W. Mayo and Mayo-Kirby Springs, Inc. to M. K. Hage, Jr., as Trustee for The Hage Management Trust, described as Parcel No. 1 in Document No. 2000076084 of the Official Public Records of Williamson County, Texas and being in the east line of that 100 foot wide right-of-way for railroad to the City of Austin as described in Volume 1417, Page 282 of the Deed Records of Williamson County, Texas;

THENCE N 21°10'24" W, with the west line of said 320.38 acre First Tract and the east line of said 100 foot wide right-of-way for railroad to the City of Austin, for a distance of 616.82 feet to a ½ inch iron rod with cap found at the POINT OF BEGINNING and the southwest corner of the herein described tract;

THENCE N 21°10'24" W, continuing with the west line of said 320.38 acre First Tract and the east line of said 100 foot wide right-of-way for railroad to the City of Austin, for a distance of 15.67 feet to the most westerly northwest corner of the herein described tract;

THENCE departing the east line of said 100 foot wide right-of-way for railroad to the City of Austin, and over and across said 320.38 acre First Tract, the following fourteen (14) courses and distances;

- 1) N 72°04'59" E for a distance of 10.02 feet to an angle point,
- 2) N 21°10'24" W for a distance of 20.03 feet to an angle point,
- 3) N 72°04'59" E for a distance of 10.03 feet to an angle point,
- 4) S 21°10'13" E for a distance of 20.03 feet to an angle point,
- 5) N 72°04'59" E for a distance of 170.83 feet to an angle point,
- 6) N 67°49'45" E for a distance of 87.82 feet to an angle point,
- 7) N 69°27'50" E for a distance of 1.56 feet to an angle point,
- 8) N 73°58'00" E for a distance of 90.09 feet to an angle point,
- 9) N 74°03'03" E for a distance of 100.11 feet to an angle point,
- 10) N 73°45'09" E for a distance of 6.42 feet to an angle point,
- 11) N 72°04'59" E for a distance of 537.72 feet to an angle point,
- 12) N 69°29'29" E for a distance of 55.77 feet to an angle point,
- 13) N 70°15'46" E for a distance of 140.00 feet to the northeast corner of the herein described tract,
- 14) S 17°55'01" E for a distance of 24.53 feet to the southeast corner of the herein described tract,
- 15) S 72°34'51" W for a distance of 939.87 feet to a ½ inch iron rod with cap found for an angle point, and
- 16) S 70°45'15" W for a distance of 269.22 feet to the **POINT OF BEGINNING** and containing 0.403 acres of land.

TOGETHER WITH a 15 foot wide temporary construction easement parallel to, adjacent to and immediately north and east of the north and east lines of the above described parcel and as shown on the attached sketch.

BEARING BASIS NOTE

Bearings are based upon the Texas State Plane Coordinate System, Central Zone, N.A.D. 83/ HARN 93, and Referenced to the LCRA, Texas GPS HARN Station "T034". Bearings are Grid Bearings, Distances are Surface Distances. Combined Scale Factor is 0.9999102.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, William D. Warrick, a Registered Professional Land Surveyor, do hereby state 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 during June, July and August, 2003 under my direction and supervision.

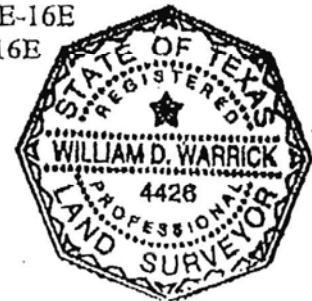
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 3rd day of November 2005, A.D.

Zamora-Warrick and Associates, L.L.C.
3737 Executive Center Drive, Suite 111
Austin, Texas 78731
512-241-1078

William D. Warrick 11-03-05
William D. Warrick
Registered Professional Land Surveyor
No. 4426 - State of Texas

REFERENCES

ZWA PROJ. NO. Z02-003-22
ZWA FIELD NOTE NO. Z03-038-22-P13E-14E-15E-16E
ZWA SKETCH FN_Z02-003-22-P13E-14E-15E-16E



LEGEND:

SKETCH TO ACCOMPANY FIELD NOTES

- CONCRETE MONUMENT SET
- IRON ROD FOUND
- IRON ROD SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.R.W.C.T. DEED RECORDS
- WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
- WILLIAMSON COUNTY, TEXAS

WILLIAM B. EVANS, etux.
TO
J. SAM WINTERS AND
ROY A. BUTLER
FIRST TRACT
(320.38 ACRES)
VOLUME 511, PAGE 54
D.R.W.C.T.

L1 N71°51'39"E 10.01'
L2 S21°10'13"E 19.76'
L3 S88°49'38"W 10.00'
L4 N21°10'24"W 20.29'
L5 N71°51'39"E 43.15'
L6 N71°28'43"E 7.43'
L7 S09°32'25"E 64.73'
L8 S80°27'35"W 60.00'
L9 N09°32'25"W 67.12'
L10 N71°28'43"E 30.39'
L11 S71°03'13"W 61.67'
L12 S17°55'01"E 24.53'
L13 N70°15'48"E 140.00'
L14 N89°29'29"E 55.77'
L15 N73°45'09"E 6.42'
L16 N74°03'03"E 100.11'
L17 N73°58'00"E 90.09'
L18 N89°27'50"E 1.58'
L19 N87°48'45"E 87.82'
L20 S21°10'13"E 20.03'
L21 N72°04'59"E 10.03'
L22 N21°10'24"W 20.03'
L23 N72°04'59"E 10.02'
L24 N21°10'24"W 15.67'
L25 N71°51'39"E 10.01'
L26 S80°10'14"W 23.34'

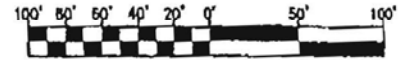
PARCEL 18E
0.403 ACRES

TEMPORARY
CONSTRUCTION EASEMENT

P.O.B.
PARCEL 18E

P.O.B.
PARCEL 18E

SEE SHEET 8 OF 8



SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS
JUNE, 2005

RECORDERS MEMORANDUM

All or part of the text on this page was not
clearly legible for satisfactory recordation.

WILLIAM B. EVANS, etux.
TO
J. SAM WINTERS AND
ROY A. BUTLER
FIRST TRACT
(320.38 ACRES)
VOLUME 511, PAGE 54
D.R.W.C.T.

PARCEL 14E
0.070 ACRES

PARCEL 13E
0.0046 ACRES

N21°10'24"W 477.69'
N21°10'24"W 616.62'

P.O.C.
NAIL
FOUND

WILLIAM B. EVANS, etux.
TO
J. SAM WINTERS AND
ROY A. BUTLER
SECOND TRACT
(5.64 ACRES)
VOLUME 511, PAGE 64
D.R.W.C.T.

WILLIAM B. EVANS, etux.
TO
J. SAM WINTERS AND
ROY A. BUTLER
SECOND TRACT
(5.64 ACRES)
VOLUME 511, PAGE 54
D.R.W.C.T.

SHEET 7 OF 8
REVISED 11/03/2005



ZWA

Zamora-Warrick & Associates, L.L.C.
Professional Land Surveyors

3737 Executive Center Drive, Suite 110 Austin, Texas 78703
Tel (512) 241-1078 • Fax (512) 241-1092

PROJECT: CO. RD. 274
JOB NUMBER: 202-003
DATE: JUNE, 2005
SCALE: 1" = 100'
SURVEYOR: Warrick
TECHNICIAN: Chapman
DRAWING: IN 20-03-1X-18-5
FIELD NOTES:
PARTY CHIEF:
FIELD BOOKS:

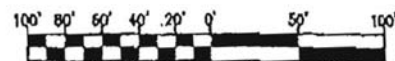
PARCEL 13E, 14E, 15E, & 16E
COUNTY ROAD 274
EASEMENT SKETCH OF 4 TRACTS
WILLIAMSON COUNTY, TEXAS
WILLIAM MANCIL SURVEY
ABSTRACT NO. 437

LEGEND:

SKETCH TO ACCOMPANY FIELD NOTES

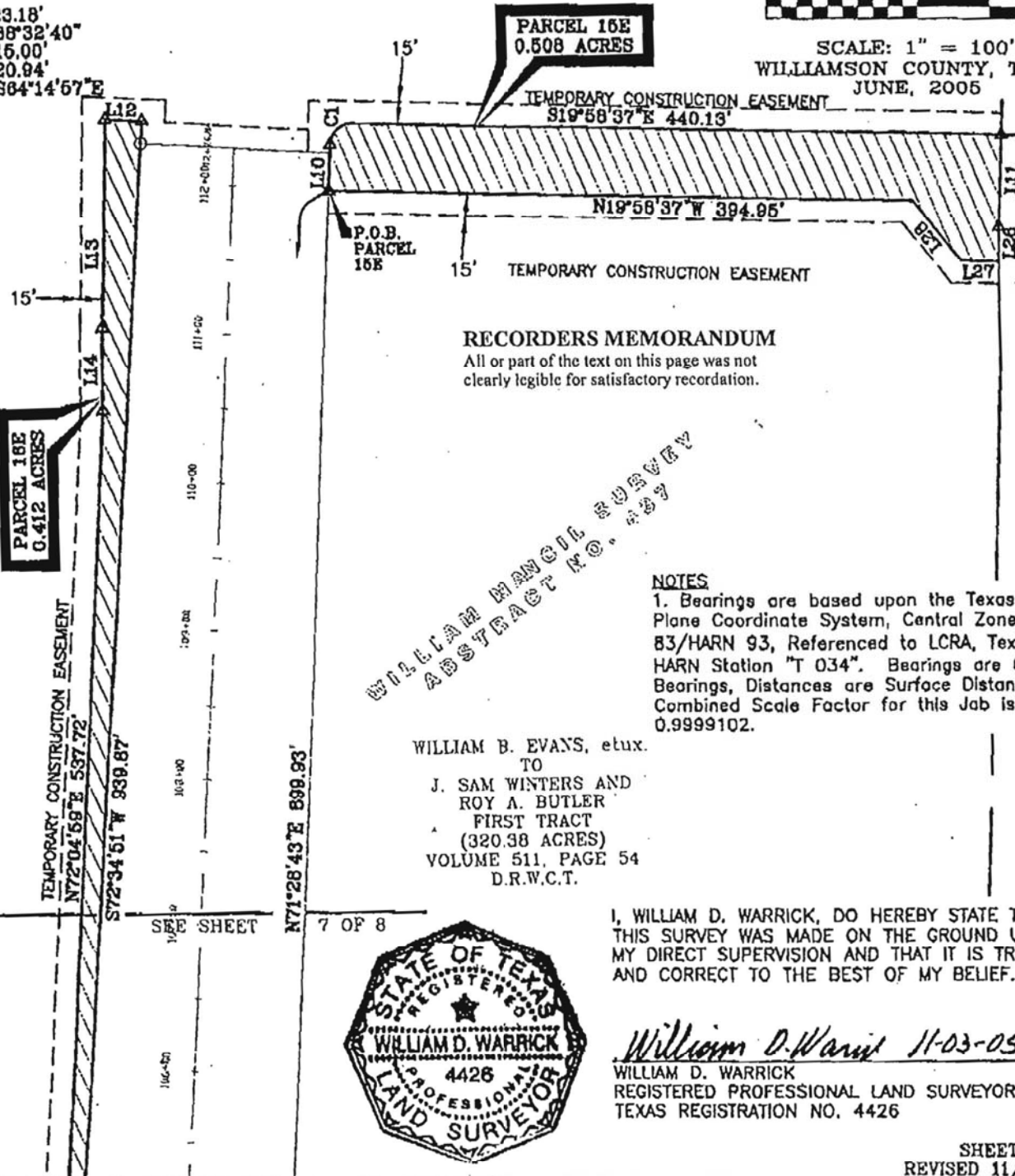
- CONCRETE MONUMENT SET
- IRON ROD FOUND
- IRON ROD SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

WILLIAM B. EVANS, etux.
TO
J. SAM WINTERS AND
ROY A. BUTLER
FIRST TRACT
(320.38 ACRES)
VOLUME 511, PAGE 54
D.R.W.C.T.



SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS
JUNE, 2005

C1 A=23.18'
D=88°32'40"
R=15.00'
C=20.94'
CB=884°14'57"E



RECORDERS MEMORANDUM

All or part of the text on this page was not clearly legible for satisfactory recordation.

NOTES

1. Bearings are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83/HARN 93, Referenced to LCRA, Texas GPS HARN Station "T 034". Bearings are Grid Bearings, Distances are Surface Distances. Combined Scale Factor for this Job is 0.9999102.

WILLIAM B. EVANS, etux.
TO
J. SAM WINTERS AND
ROY A. BUTLER
FIRST TRACT
(320.38 ACRES)
VOLUME 511, PAGE 54
D.R.W.C.T.

I, WILLIAM D. WARRICK, DO HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.



William D. Warrick 11-03-05
WILLIAM D. WARRICK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4426

SHEET 8 OF 8
REVISED 11/03/2005



ZWA

Zamora-Warrick & Associates, L.L.C.
Professional Land Surveyors

3707 Executive Center Drive, Suite 11 Austin, Texas 78734
Tel (512) 241-1078 • Fax (512) 241-1092

PROJECT:	CO. RD. 274
JOB NUMBER:	202-005
DATE:	JUNE, 2005
SCALE:	1" = 100'
SURVEYOR:	Warrick
TECHNICIAN:	Chapman
DRAWING:	11-03-05-1E-16-E
FIELD NOTES:	
PARTY CHIEF:	
DRAWINGS:	

PARCEL 13E, 14E, 15E, & 16E
COUNTY ROAD 274
EASEMENT SKETCH OF 4 TRACTS
WILLIAMSON COUNTY, TEXAS
WILLIAM MANCIEL SURVEY
ABSTRACT NO. 437