

QUITCLAIM DEED
CR 174 Right of Way

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.

Date: April 12, 2011

Grantor: **WILLIAMSON COUNTY, TEXAS**

Grantor's Mailing Address (including county):

WILLIAMSON COUNTY
c/o Dan A. Gattis, County Judge
710 Main, Suite 101
Georgetown, Texas 78626

Grantee: **WILSON LAND AND CATTLE COMPANY**

Grantee's Mailing Address (including county):

1627 Westlake Drive
Austin, TX 78746-3726
Travis County

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration.

PROPERTY (including any improvements):

Being 1.294 acres (56,379 sq. ft.) of land in the Samuel Damon Survey, Abstract No. 170, Williamson County, Texas and being a portion of CR 174 as previously occupied. Said 1.294 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated by reference herein for all purposes.

For the consideration Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the property, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Neither Grantor nor Grantor's heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title to the Property or any part of it.

This transfer is made subject to any easements and rights-of-way of record or of prescription; 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; any existing utility facilities or easements, and rights of adjoining owners in any walls and fences situated on a common boundary; and any encroachments or overlapping of improvements.

When the context requires, singular nouns and pronouns include the plural.

Grantee is purchasing the property in an "as is" condition with no representations made or implied as to the quality, fitness, or condition of the Property by the Grantor. Grantee is purchasing or receiving 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.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: 

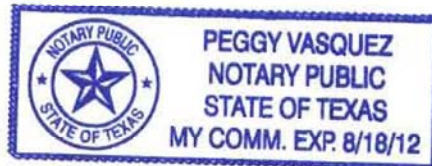
DAN A. GATTIS, County Judge

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 12th day of April, 2011 by DAN A. GATTIS, County Judge of WILLIAMSON COUNTY, TEXAS, in the capacity for ~~the purposes and consideration~~ recited herein.


Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Williamson County Unified Road System
3151 S.E. Inner Loop, Suite B
Georgetown, Texas 78626

Attn: Joe M. England, P.E.

EXHIBIT "A"

Williamson County
Brushy Creek Road (a.k.a. County Road 174, CR 174)
1.294 acres

Being 1.294 acres (56,379 sq. ft.) of land in the Samuel Damon Survey, Abstract No. 170, Williamson County, Texas, and being a portion of CR 174 as previously occupied. Said 1.294 acre tract being more particularly located and described in two parts as follows, with all bearings based on the remainder of a called 24.79 acre tract conveyed to Will Wilson in Volume 634, Page 628 of the Williamson County Deed Records (W.C.D.R.), (Parenthetical designations refer to the line tag labels in the accompanying Survey Plat; Parenthetical bearings and distances refer to record information only where it varies from that measured):

PART 1

BEGINNING at an iron rod found at an angle point in a southerly boundary line of said 24.79 acre tract and the northerly right-of-way line of previously occupied CR 174 (r.o.w. varied), from which an iron rod found at an angle point in a southerly boundary line of said 24.79 acre tract bears South $82^{\circ} 42' 01''$ East, a distance of 937.13 feet (Basis of Bearing);

(L1) THENCE, South $64^{\circ} 44' 00''$ East, with a southerly boundary line of said 24.79 acre tract, a distance of 18.89 feet to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set in the northerly right-of-way line of Brushy Creek Road (CR 174) (90 ft. r.o.w.) as currently occupied, and at the westernmost corner of a called 0.5226 acre tract conveyed to Williamson County (Parcel No. 8) as recorded in Document No. 1999016394 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) for the easternmost corner of this tract;

(L2) THENCE, North $74^{\circ} 10' 18''$ West, with the northerly right-of-way line of Brushy Creek Road, a distance of 178.79 feet to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set at the easternmost corner of a called 0.3839 acre tract conveyed to Wilson Land and Cattle Company as recorded in Document No. 1999016813 of the Official Records of Williamson County, Texas (O.R.W.C.T.);

THENCE, with northerly boundary lines of said called 0.3839 acre tract, the following three (3) courses and distances:

1. (L3) North $50^{\circ} 30' 10''$ West, (South $51^{\circ} 57' 17''$ East in Doc. No. 1999016813, O.R.W.C.T.), a distance of 148.43 feet to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set;
2. (L4) North $80^{\circ} 23' 42''$ West, (South $81^{\circ} 50' 49''$ East in Doc. No. 1999016813, O.R.W.C.T.), a distance of 162.36 feet to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set;

EXHIBIT "A"

3. (L5) North $85^{\circ} 15' 45''$ West, (South $86^{\circ} 42' 52''$ East in Doc. No. 1999016813, O.R.W.C.T.), a distance of 218.26 feet (217.81 in Doc. No. 1999016813, O.R.W.C.T.), to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set at a northerly corner of a called 1.4218 acre tract, (Parcel 7A), conveyed to Judge John Doerfler in his official capacity as County Judge of Williamson County as recorded in Doc. No. 2002082524 of the O.P.R.W.C.T.;

(L6) THENCE, North $74^{\circ} 10' 18''$ West, across the previously occupied CR 174 and with the northerly right-of-way line of Brushy Creek Road as currently occupied, a distance of 287.40 feet to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set at an angle point in the southerly boundary line of Lot 33, Whippoorwill Acres as recorded in Cabinet D, Slide 103 of the Williamson County Plat Records (W.C.P.R.) for the westernmost corner of this tract;

(L7) THENCE, South $87^{\circ} 23' 46''$ East, with the southerly boundary line of Lots 33, 26 and 25 of Whippoorwill Acres, at 176.92 feet a 1/2-inch iron rod found at the common southerly corner of said Lots 33 and 26, at 311.92 feet a 1/2-inch iron rod found at the common southerly corner of said Lots 26 and 25, in all a total distance of 404.38 feet to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set at the intersection of the southerly boundary line of said Lot 25 with the westerly boundary line of said 24.79 acre tract for a corner of this tract, from which a 1/2-inch iron rod found at a southerly angle point of said Lot 25 bears South $87^{\circ} 23' 46''$ East, a distance of 7.54 feet;

(L8) THENCE, South $69^{\circ} 20' 00''$ West, with the westerly boundary line of said 24.79 acre tract, a distance of 16.65 feet to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set for the westernmost corner of said 24.79 acre tract;

THENCE, with southerly boundary lines of said 24.79 acre tract, the following four (4) courses and distances:

1. (L9) South $81^{\circ} 10' 00''$ East, a distance of 182.72 feet to a 1/2-inch iron rod found;
2. (L10) North $85^{\circ} 48' 00''$ East, a distance of 48.50 feet to a calculated point;
3. (L11) North $73^{\circ} 28' 00''$ East, a distance of 13.29 feet to a 1/2-inch iron rod found;
4. (L12) South $53^{\circ} 57' 00''$ East, a distance of 363.03 feet to the **POINT OF BEGINNING** and containing a computed area of 1.063 acre (46,309 sq. ft.) of land for **PART 1**.

PART 2

BEGINNING at an iron rod found at an angle point in a southerly boundary line of said 24.79 acre tract and the northerly right-of-way line of previously occupied CR 174 (r.o.w. varied), from which an iron rod found at an angle point in a southerly boundary line of said 24.79 acre tract bears North $82^{\circ} 42' 01''$ East, a distance of 937.13 feet (Basis of Bearing);

EXHIBIT "A"

THENCE, with the southerly boundary line of said 24.79 acre tract, the following two (2) courses and distances:

1. (L13) North $85^{\circ} 01' 00''$ East, a distance of 397.10 feet to a calculated point;
2. (L14) North $76^{\circ} 03' 00''$ East, a distance of 122.52 feet (120.96 feet), to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set in the easterly boundary line of said 24.79 acre tract and the westerly right-of-way line of Breakaway Road as dedicated in the plat recorded in Cabinet D, Slide 46 of the Williamson County Plat Records (W.C.P.R.) for the northeast corner of this tract;

(L15) THENCE, South $19^{\circ} 54' 00''$ East, a distance of 5.59 feet to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set at the beginning of a curve to the right and in the northerly right-of-way line of said Brushy Creek Road as currently occupied for the southeast corner of this tract;

THENCE, with the northerly right-of-way line of said Brushy Creek Road as currently occupied, the following three (3) courses and distances:

1. (C1) An arc distance of 230.18 feet along said curve to the right with a radius of 1,455.00 feet, a Delta of $09^{\circ} 03' 51''$ and a Chord Bearing and distance of South $78^{\circ} 25' 47''$ West, 229.94 feet to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set for the Point of Tangency;
2. (L16) South $82^{\circ} 57' 41''$ West, a distance of 376.85 feet to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set for the Point of Curvature of a curve to the right;
3. (C2) An arc distance of 135.65 feet along said curve to the right with a radius of 1,110.00 feet, a Delta of $07^{\circ} 00' 07''$ and a Chord Bearing and distance of South $86^{\circ} 27' 47''$ West, 135.57 feet to a 1/2-inch iron rod with a plastic cap stamped "WILLIAMSON COUNTY" set in a southerly boundary line of said 24.79 acre tract, at the easternmost corner of said 0.5226 acre tract for the westernmost corner of this tract;

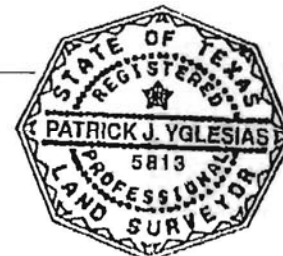
(L17) THENCE, North $79^{\circ} 08' 00''$ East, with a southerly boundary line of said 24.79 acre tract, a distance of 222.16 feet to the **POINT OF BEGINNING** and containing a computed area of 0.2312 acre (10,070 sq. ft.) of land for **PART 2**, for a total combined computed area of 1.294 acres (56,379 sq. ft.) for **PARTS 1 & 2**.

This description is accompanied by and based on a Boundary Survey issued by Patrick J. Yglesias, Registered Professional Land Surveyor No. 5813.

Patrick J. Yglesias
Patrick J. Yglesias

Registered Professional Land Surveyor No. 5813

01/10/08
Date



GRAPHIC SCALE



REAKAWAY ROAD
(60 FT. R.O.W.)
(CAB. D. SL. 46, W.C.P.R.)

WILL WILSON
REMAINDER OF 24.79 ACRES
VOL. 634, PG. 628, W.C.D.R.

POINT OF BEGINNING
PART 2

PART 2
0.2312 ACRE
(10,070 SQ. FT.)

BEARING BASIS
N 82°42'01" W 937.13'

L17

C2

WILLIAMSON COUNTY
CALLED 0.5226 ACRE
(PARCEL NO. 8)
DOC. NO. 1999016394, O.P.R.W.C.T.

L16

BRUSHY CREEK ROAD
(90 FT. R.O.W.)

L13

L15

L14

C1

507°02'20"E
90.00'

507°02'20"E
90.00'

LEGEND

○ SET IRON ROD WITH
WILLIAMSON COUNTY CAP

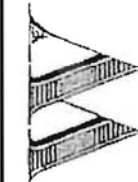
● FOUND IRON ROD

⊙ CALCULATED POINT

— PROPERTY LINE

SURVEY OF

1.294 ACRE (56,379 SQ. FT.) IN THE
SAMUEL DAMON SURVEY, A-170,
WILLIAMSON COUNTY, TEXAS



WILLIAMSON
COUNTY
1848

WILLIAMSON COUNTY
UNIFIED ROAD SYSTEM

3151 S.E. INNER LOOP, SUITE B
GEORGETOWN, TEXAS 78626
943-3330
www.wilco.org

SCALE: 1"=100'

DATE: JANUARY 2008

PROJECT: BrushyCk

DRAWN BY: P. Yglesias

SHEET

2

OF 4

LINE TABLE
PART 1

LINE	BEARING	LENGTH
L1	S 64°44'00" E	18.89
L2	N 74°10'18" W	178.79
L3	N 50°30'10" W (S 51°57'17" E)	148.43
L4	N 80°23'42" W (S 81°50'49" E)	162.36
L5	N 85°15'45" W (S 86°42'52" E)	218.26 (217.81)
L6	N 74°10'18" W	287.40
L7	S 87°23'46" E	404.38
L8	S 69°20'00" W	16.65
L9	S 81°10'00" E	182.72
L10	N 85°48'00" E	48.50
L11	N 73°28'00" E	13.29
L12	S 53°57'00" E	363.03

NOTE:
PARENTHEITICAL INFORMATION IN THIS TABLE REFERS TO DOC.
NO. 1999016813, O.R.W.C.T.

SURVEY OF

1.294 ACRE (56,379 SQ. FT.) IN THE
SAMUEL DAMON SURVEY, A-170,
WILLIAMSON COUNTY, TEXAS

SHEET

3

OF 4

SCALE: 1"=100'

DATE: JANUARY 2008

PROJECT: BrushyCrk

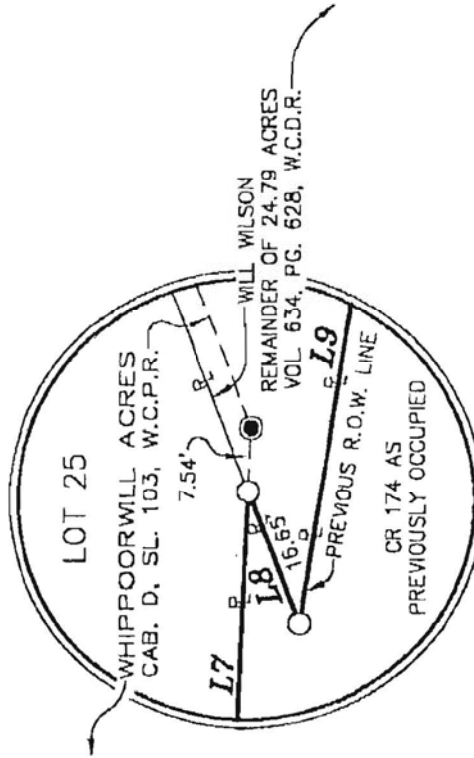
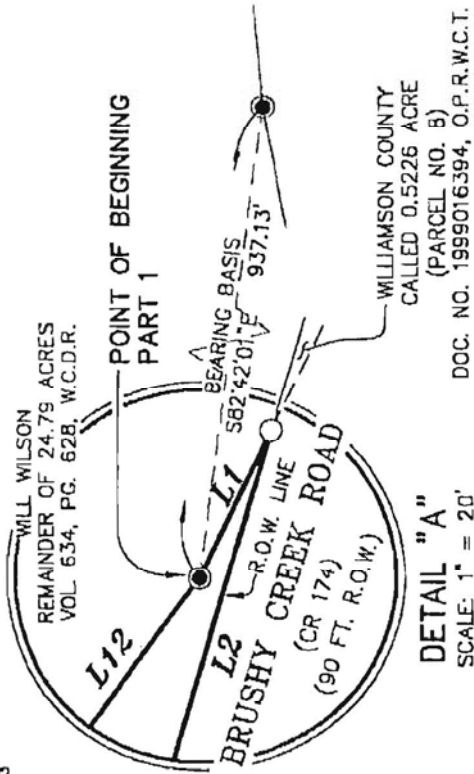
DRAWN BY: P. Yglesias

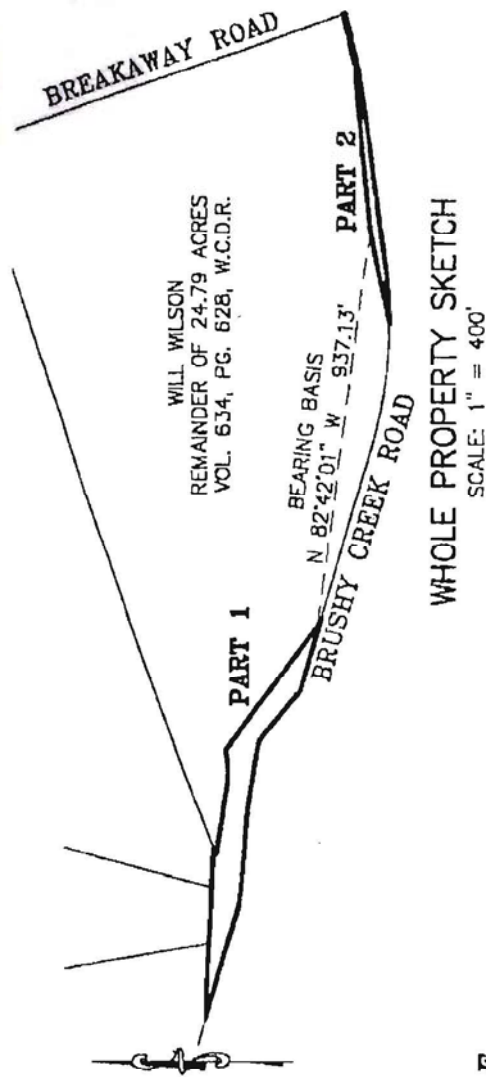
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1848





CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	230.18	1455.00	09°03'51"	S78°25'47"W	229.94
C2	135.65	1110.00	07°00'07"	S86°27'47"W	135.57

LINE TABLE
PART 2

LINE	BEARING	LENGTH
L13	N 85°01'00" E	397.10
L14	N 76°03'00" E	122.52 (120.96')
L15	S 19°54'00" E	5.59
L16	S 82°57'41" W	376.85
L17	N 79°08'00" E	222.16

SURVEY OF
1.294 ACRE (56,379 SQ. FT.) IN THE
SAMUEL DAMON SURVEY, A-170,
WILLIAMSON COUNTY, TEXAS

SCALE:	1"=100'
DATE:	JANUARY 2008
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SHEET	4
OF 4	

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