

**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.**

**DEED WITHOUT WARRANTY**

**Date:** July \_\_\_\_, 2011

**Grantor:** WILLIAMSON COUNTY, TEXAS, a Texas political subdivision

**Grantor's Mailing Address:**

Williamson County  
c/o County Judge  
Williamson County Courthouse  
710 Main Street, Suite 201  
Georgetown, Texas 78746

**Grantee:** VISTA OAKS MUNICIPAL UTILITY DISTRICT, a Texas political subdivision

**Grantee's Mailing Address:**

Vista Oaks M.U.D.  
c/o Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

BEING a 0.033 acre tract and a 0.035 acre tract of land as shown on the accompanying sketches and being more particularly described by metes and bounds in Exhibit "A" and Exhibit "B", respectively, attached hereto and incorporated herein.

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyance of the surface fee estate, that affect the Property; and taxes for 2011, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successors) are excluded.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

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

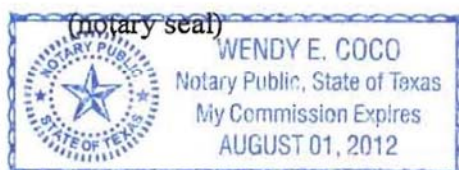
WILLIAMSON COUNTY

BY:  07-31-11

Dan A. Gattis

STATE OF TEXAS                    )  
COUNTY OF WILLIAMSON        )

This instrument was acknowledged before me on this the 31<sup>st</sup> day of July, 2011, by Dan A. Gattis, County Judge on behalf of Williamson County, Texas.



  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

Vista Oaks M.U.D.  
Attn: John Bartram  
c/o Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**0.033 ACRES  
WASHINGTON ANDERSON SURVEY  
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.033 ACRES (APPROXIMATELY 1,430 SQ. FT.) IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF VISTA HILLS BOULEVARD, AS SHOWN ON THE PLAT OF VISTA OAKS, 1A & 1B REVISED, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 189-194 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.033 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found for a point of reverse curvature in the west right-of-way line of Vista Hills Boulevard (right-of-way width varies), same being the east line of Lot 37, Amending Plat of Vista Oaks Section 2B, a subdivision of record in Cabinet M, Slides 308-310 of the Plat Records of Williamson County, Texas;

**THENCE** crossing Vista Hills Boulevard, with a curve to the left, having a radius of 992.34 feet, a delta angle of  $5^{\circ}38'05''$ , a chord which bears South  $3^{\circ}25'00''$  East for a distance of 97.55 feet, and an arc length of 48.84 feet to a 1/2" rebar found for a point of reverse curvature in the west right-of-way line of Vista Hills Boulevard, same being the north line of Lot 32, Amending Plat of Vista Oaks Section 2B;

**THENCE** with the west right-of-way line of Vista Hills Boulevard, same being the north line of said Lot 32, with a curve to the left, having a radius of 25.00 feet, a delta angle of  $87^{\circ}22'59''$ , a chord which bears North  $49^{\circ}55'59''$  West for a distance of 34.54 feet, at an arc length of 33.85 feet passing a 1/2" rebar found for the northwest corner of said Lot 32, same being an angle point in the east line of Lot 31, Amending Plat of Vista Oaks Section 2B, and continuing with the east line of said Lot 31, for a total arc length of 38.13 feet to a 1/2" rebar found for an angle point;

**THENCE** North  $2^{\circ}45'08''$  West, continuing with the west right-of-way line of Vista Hills Boulevard, same being the east line of said Lot 31, at a distance of 25.04 feet passing a 1/2" rebar found for the northeast corner of said Lot 31, same being the southeast corner of Lot 33, Amending Plat of Vista Oaks Section 2B, and continuing with the east line of said Lot 33, for a total distance of 50.11 feet to a 1/2" rebar found for an angle point;

**THENCE** continuing with the west right-of-way line of Vista Hills Boulevard, same being the south line of said Lot 33 and said Lot 37, with a non-tangent curve to the left, having a radius of 25.00 feet, a delta angle of  $85^{\circ}51'25''$ , a chord which bears North  $42^{\circ}32'26''$

*EXHIBIT "A"*



East for a distance of 34.05 feet, and an arc length of 37.46 feet to the **POINT OF BEGINNING**, containing 0.033 acres of land, more or less.

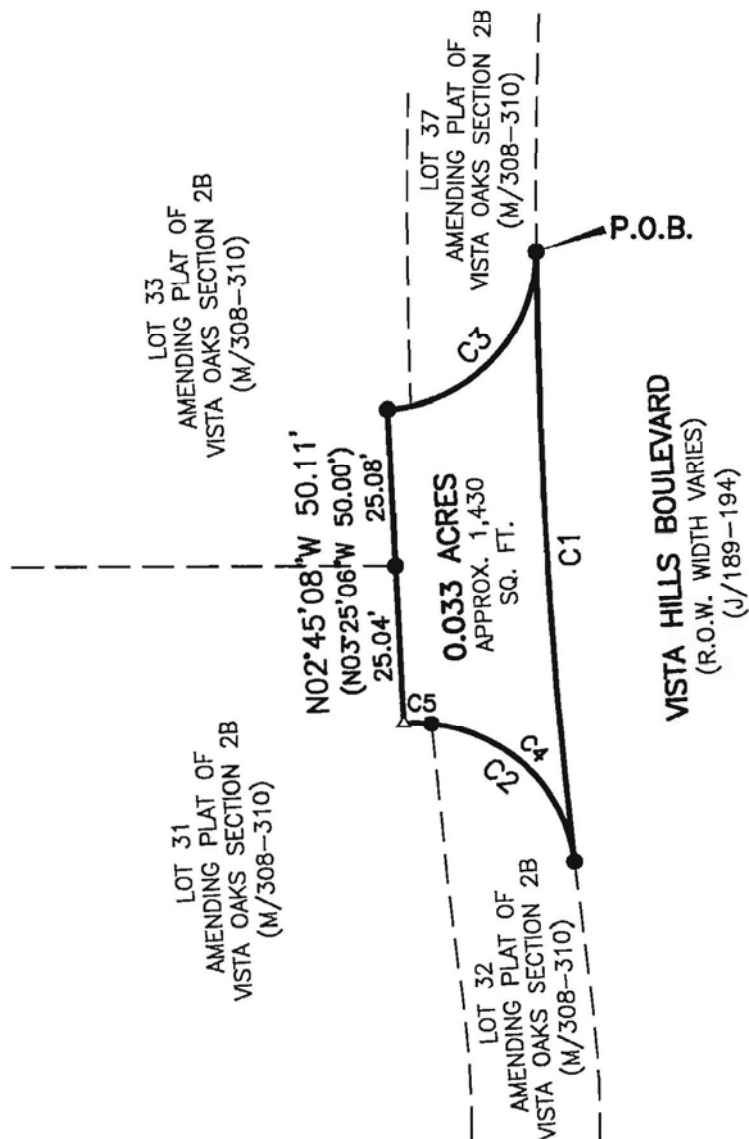
Surveyed on the ground February 23, 2011. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 697-005-VAC2.

*EW* 2/25/2011

Eric J. Dannheim  
Registered Professional Land Surveyor  
State of Texas No. 6075



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.033 ACRES (APPROXIMATELY 1,430 SQ. FT.) IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF VISTA HILLS BOULEVARD, AS SHOWN ON THE PLAT OF VISTA OAKS, 1A & 1B REVISED, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 189-194 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



1"=30'

LEGEND

- 1/2" REBAR FOUND
- △ CALCULATED POINT



*EJD* 2/25/2011

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 697-005-VAC2

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	5°38'05"	992.34'	48.84'	97.59'	97.55'	S03°25'00"E	
C2	87°22'59"	25.00'	23.88'	38.13'	34.54'	N49°55'59"W	(N49°49'36"W 34.48')
C3	85°51'25"	25.00'	23.25'	37.46'	34.05'	N42°32'26"E	(N42°59'25"E 34.48')
C4	77°35'06"	25.00'	20.10'	33.85'	31.33'	N45°02'02"W	
C5	9°47'53"	25.00'	2.14'	4.28'	4.27'	N88°43'32"W	

DATE OF SURVEY: 2/23/11  
 PLOT DATE: 2/25/11  
 DRAWING NO.: 697-005-VAC2  
 PROJECT NO.: 697-005  
 DRAWN BY: EJD  
 SHEET 1 OF 1

*Chaparral*



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**0.035 ACRES  
WASHINGTON ANDERSON SURVEY  
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 0.035 ACRES (APPROXIMATELY 1,527 SQ. FT.) IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF VISTA HILLS BOULEVARD, AS SHOWN ON THE PLAT OF VISTA OAKS, 1A & 1B REVISED, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 189-194 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.035 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found for a point of tangency in the west right-of-way line of Vista Hills Boulevard (right-of-way width varies), same being the east line of Lot 11, Amending Plat of Vista Oaks Section 2B, a subdivision of record in Cabinet M, Slides 308-310 of the Plat Records of Williamson County, Texas;

**THENCE** South  $41^{\circ}23'40''$  East, crossing Vista Hills Boulevard, a distance of 99.96 feet to a punch hole found for a point of curvature in the west right-of-way line of Vista Hills Boulevard, same being the north line of Lot 4, Amending Plat of Vista Oaks Section 2B, from which a 1/2" rebar found for a point of tangency in the west right-of-way line of Vista Hills Boulevard bears South  $41^{\circ}23'40''$  East, a distance of 356.99 feet;

**THENCE** with the west right-of-way line of Vista Hills Boulevard, same being the north line of said Lot 4, with a curve to the left, having a radius of 25.00 feet, a delta angle of  $88^{\circ}55'44''$ , a chord which bears North  $86^{\circ}41'50''$  West for a distance of 35.02 feet, at an arc length of 33.74 feet passing 0.33 feet left of a 1/2" rebar found for the called northwest corner of said Lot 4, same being the called northeast corner of Lot 9, Amending Plat of Vista Oaks Section 2B, and continuing with the north line of said Lot 9, for a total arc length of 38.80 feet to a 1/2" rebar found for an angle point;

**THENCE** North  $41^{\circ}33'05''$  West, continuing with the west right-of-way line of Vista Hills Boulevard, same being the northeast line of said Lot 9, at a distance of 25.32 feet passing a 1/2" rebar found for the north corner of said Lot 9, same being the east corner of Lot 10, Amending Plat of Vista Oaks Section 2B, and continuing with the northeast line of said Lot 10, for a total distance of 50.44 feet to a calculated point for an angle point;

**THENCE** continuing with the west right-of-way line of Vista Hills Boulevard, same being the northeast line of said Lot 10, with a non-tangent curve to the left, having a radius of 25.00 feet, a delta angle of  $89^{\circ}49'55''$ , a chord which bears North  $3^{\circ}46'04''$  East for a

*EXHIBIT "B"*

distance of 35.30 feet, at an arc length of 5.33 feet passing a 1/2" rebar found for the northeast corner of said Lot 10, same being the south corner of said Lot 11, and continuing with the east line of said Lot 11, for a total arc length of 39.20 feet to the **POINT OF BEGINNING**, containing 0.035 acres of land, more or less.

Surveyed on the ground February 23, 2011. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 697-005-VAC.

*EJ* 2/25/2011

Eric J. Dannheim  
Registered Professional Land Surveyor  
State of Texas No. 6075

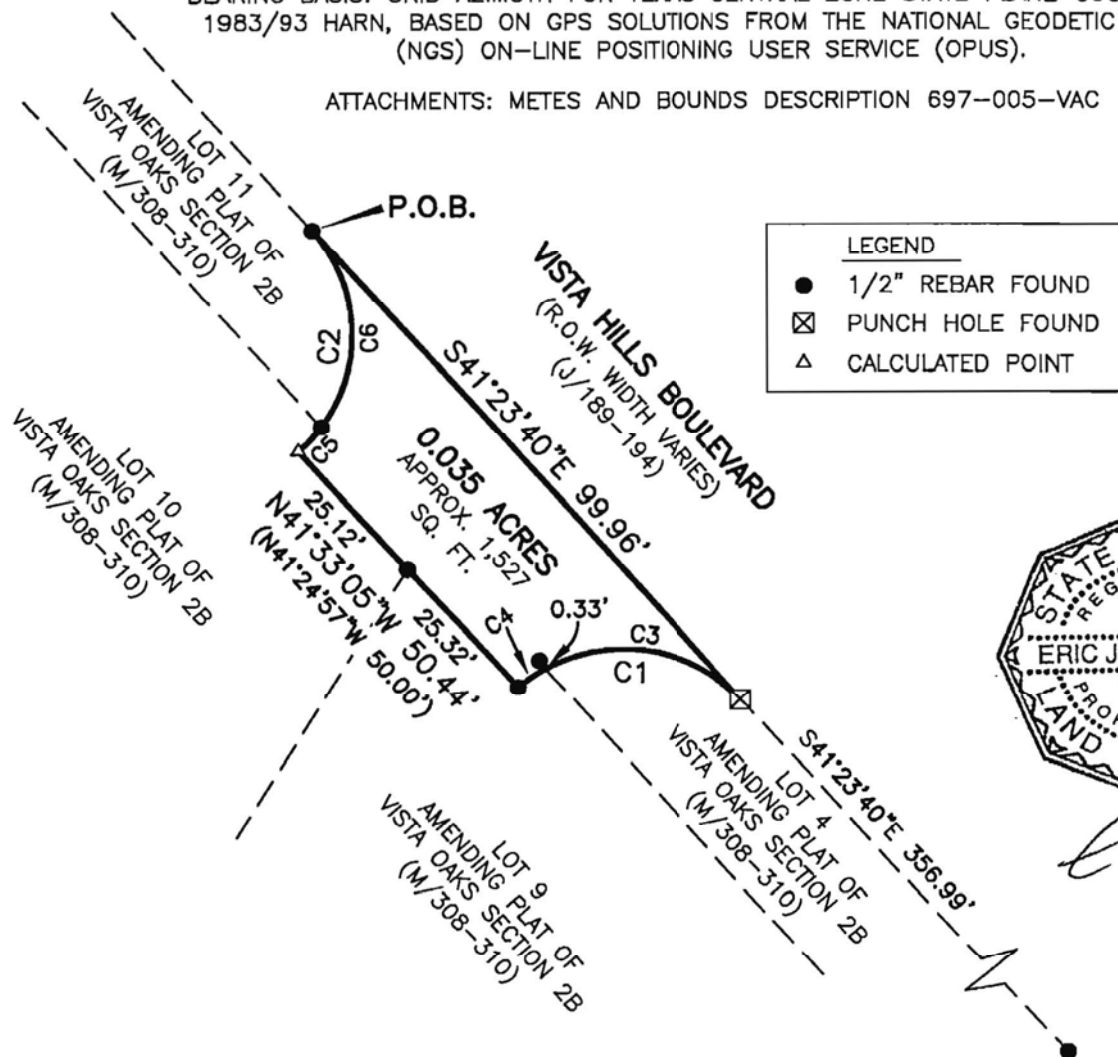




SKETCH TO ACCOMPANY A DESCRIPTION OF 0.035 ACRES (APPROXIMATELY 1,527 SQ. FT.) IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, WILLAMSON COUNTY, TEXAS, BEING A PORTION OF VISTA HILLS BOULEVARD, AS SHOWN ON THE PLAT OF VISTA OAKS, 1A & 1B REVISED, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 189-194 OF THE PLAT RECORDS OF WILLAMSON COUNTY, TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 697-005-VAC



*Eric J. Dannheim*  
2/25/2011

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	88°55'44"	25.00'	24.54'	38.80'	35.02'	N86°41'50"W	(N86°24'57"W 35.36')
C2	89°49'55"	25.00'	24.93'	39.20'	35.30'	N03°46'04"E	(N03°35'03"E 35.36')
C3	77°19'26"	25.00'	20.00'	33.74'	31.24'	N80°53'40"W	
C4	11°36'19"	25.00'	2.54'	5.06'	5.06'	S54°38'27"W	
C5	12°13'27"	25.00'	2.68'	5.33'	5.32'	N42°34'18"E	
C6	77°36'28"	25.00'	20.10'	33.86'	31.33'	N02°20'40"W	

DATE OF SURVEY: 2/23/11  
PLOT DATE: 2/25/11  
DRAWING NO.: 697-005-VAC  
PROJECT NO.: 697-005  
DRAWN BY: EJD  
SHEET 1 OF 1

*Chaparral*