

DEED WITHOUT WARRANTY

San Gabriel Parkway

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: _____, 2011

Grantor: WILLIAMSON COUNTY, TEXAS

Grantor's Mailing Address (including county):

WILLIAMSON COUNTY
c/o Dan A. Gattis, County Judge
301 S.E. Inner Loop
Suite 109
Georgetown, Texas 78626

Grantee: CITY OF LEANDER, a Texas home rule municipality

Grantee's Mailing Address (including county):

City of Leander
City Hall
P.O. Box 78641
Leander, Texas 78646
Williamson County

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

PROPERTY (including any improvements):

See Exhibit "A" attached hereto and incorporated herein.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; 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; any encroachments or overlapping of improvements; and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration recited herein and other good and valuable consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property without express or implied warranty, and all warranties that might arise by common law and the warranties in Section 5.023 of the Texas Property Code are excluded.

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

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: 
DAN A. GATTIS, County Judge

12-12-11

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me on the _____ day of _____, 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

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
Attorneys at Law
309 E. Main St.
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
Attorneys at Law
309 E. Main St.
Round Rock, Texas 78664

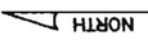
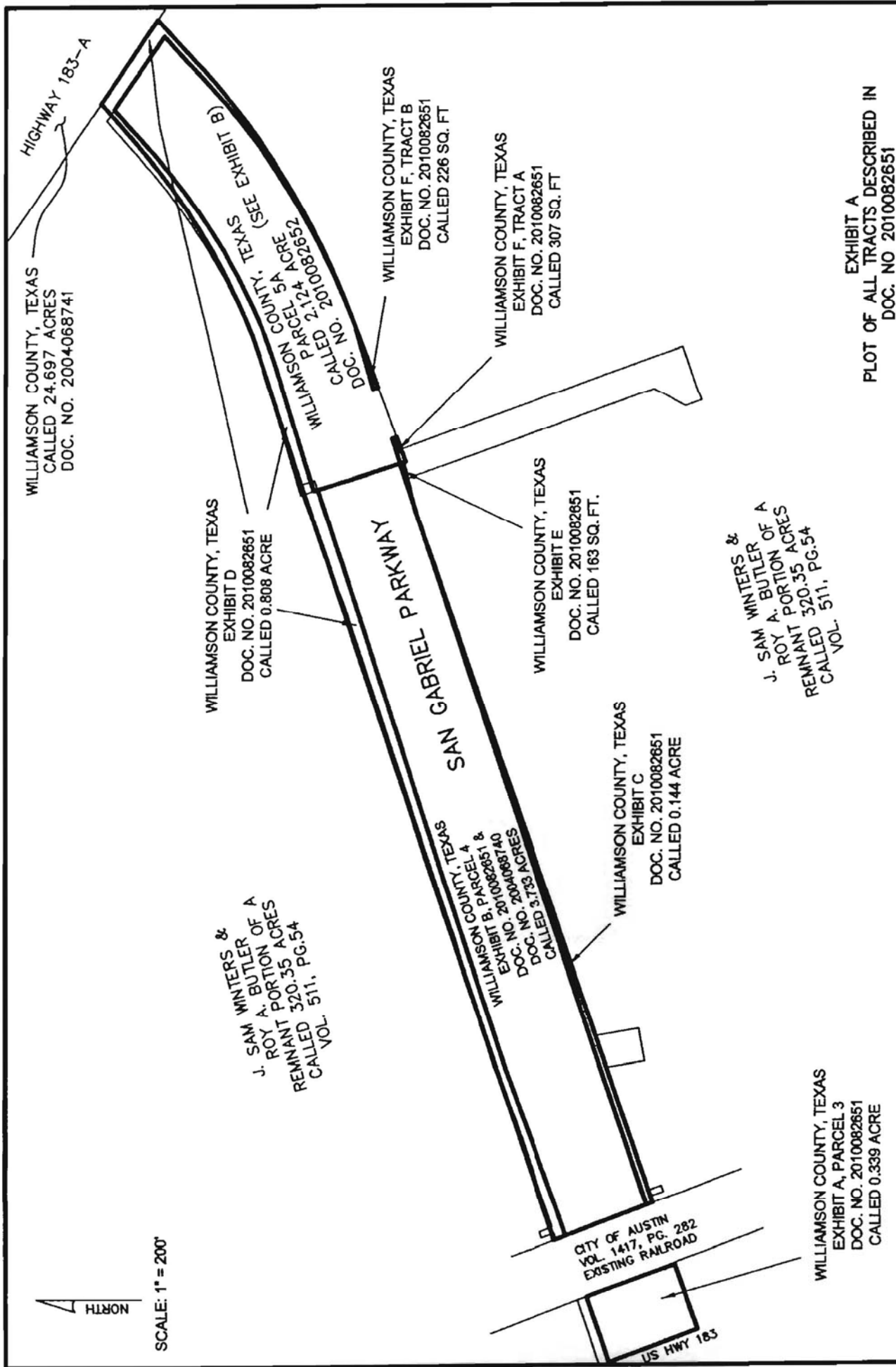


WILLIAMSON COUNTY, TEXAS CONVEYS THE FOLLOWING TRACTS OF LAND LOCATED WITHIN THE RIGHT-OF-WAY OF SAN GABRIEL PARKWAY, BETWEEN US HIGHWAY 183 AND COUNTY ROAD NO. 270, LEANDER, TEXAS:

ALL OF THOSE TRACTS OF LAND DESCRIBED IN DOCUMENT NO. 2010082651 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING CALLED THEREIN AS PARCEL 3, A 0.339 ACRE TRACT DESCRIBED IN EXHIBIT A OF SAID DOCUMENT, PARCEL 4, A 3.733 ACRE TRACT DESCRIBED IN EXHIBIT B OF SAID DOCUMENT, A 0.144 ACRE TRACT DESCRIBED IN EXHIBIT C OF SAID DOCUMENT, A 0.808 ACRE TRACT DESCRIBED IN EXHIBIT D OF SAID DOCUMENT, A 163 SQUARE FOOT TRACT DESCRIBED IN EXHIBIT E OF SAID DOCUMENT, A 307 SQUARE FOOT TRACT (CALLED TRACT A) AND A 226 SQUARE FOOT TRACT (CALLED TRACT B) DESCRIBED IN EXHIBIT F OF SAID DOCUMENT. A COMPOSITE PLOT OF THESE TRACTS IS SHOWN ON ATTACHED **EXHIBIT A.**

AND

ALL OF THOSE TRACTS OF LAND DESCRIBED IN DOCUMENT NO. 2010082652 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING CALLED THEREIN AS PARCEL 5A, A 2.124 ACRE TRACT DESCRIBED IN EXHIBIT A OF SAID DOCUMENT, PARCEL 5B, A 18.345 ACRE TRACT DESCRIBED IN EXHIBIT A OF SAID DOCUMENT, PARCEL 5C, A 0.161 ACRE TRACT DESCRIBED IN EXHIBIT B OF SAID DOCUMENT, PARCEL 5D, A 0.831 ACRE TRACT DESCRIBED IN EXHIBIT C OF SAID DOCUMENT. A COMPOSITE PLOT OF THESE TRACTS IS SHOWN ON ATTACHED **EXHIBIT B.**



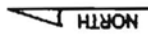
SCALE: 1" = 200'

EXHIBIT A
PLOT OF ALL TRACTS DESCRIBED IN
DOC. NO. 2010082651

J. SAM WINTERS &
ROY A. BUTLER OF A
REMNANT 320.35 ACRES
CALLED 511, PG. 54
VOL. 511



DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100



SCALE: 1" = 200'

WILLIAM MANCIL SURVEY,
A-437

WILLIAMSON COUNTY, TEXAS
CALLED 24.697 ACRES
DOC. NO. 2004068741

HIGHWAY 183-A

MATCHLINE PG. 2 OF 4



DEED OVERLAP
WILLIAMSON COUNTY, TEXAS
PARCEL 5B
DOC. NO. 2010082652
AND
WILLIAMSON COUNTY, TEXAS
HIGHWAY 183-A RIGHT-OF-WAY
CALLED 24.697 ACRES
DOC. NO. 2004068741

J. SAM WINTERS &
ROY A. BUTLER OF A
REMNANT 320.35 ACRES
CALLED PG. 54
VOL. 511, PG. 54

WILLIAMSON COUNTY, TEXAS
EXHIBIT D
DOC. NO. 2010082651
CALLED 0.808 ACRE
(SEE EXHIBIT A)

WILLIAMSON COUNTY, TEXAS
PARCEL 5A
CALLED 2.124 ACRES
DOC. NO. 2010082652

SAN GABRIEL PARKWAY
TEXAS (SEE EXHIBIT A)

WILLIAMSON COUNTY, TEXAS
EXHIBIT F, TRACT B
DOC. NO. 2010082651
CALLED 226 SQ. FT.
(SEE EXHIBIT A)

WILLIAMSON COUNTY, TEXAS
EXHIBIT F, TRACT A
DOC. NO. 2010082651
CALLED 307 SQ. FT.
(SEE EXHIBIT A)

WILLIAMSON COUNTY, TEXAS
EXHIBIT E
DOC. NO. 2010082651
CALLED 163 SQ. FT.
(SEE EXHIBIT A)

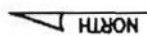
WILLIAMSON COUNTY, TEXAS
EXHIBIT C
DOC. NO. 2010082651
CALLED 0.144 ACRE
(SEE EXHIBIT A)

EXHIBIT B
PAGE 1 OF 4
PLOT OF ALL TRACTS DESCRIBED IN
DOC. NO. 2010082652

J. SAM WINTERS &
ROY A. BUTLER OF A
REMNANT 320.35 ACRES
CALLED PG. 54
VOL. 511, PG. 54



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SCALE: 1" = 200'

CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY
CALLED TRACT 1
2,000 ACRES
DOC. NO. 2009004984

CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY
CALLED TRACT 2
4,000 ACRES
DOC. NO. 2009004984

J. SAM WINTERS &
ROY A. BUTLER
REMNANT PORTION OF A
CALLED 320.35 ACRES
VOL. 511, PG.54

WILLIAMSON COUNTY, TEXAS
PARCEL 5B
CALLED 18.345 ACRES
DOC. NO. 2010082652

MATCHLINE PG. 1 OF 4

WILLIAM MANCEL SURVEY,
A-437

J. SAM WINTERS &
ROY A. BUTLER
REMNANT PORTION OF A
CALLED 320.35 ACRES
VOL. 511, PG.54

DEED OVERLAP
WILLIAMSON COUNTY, TEXAS
PARCEL 5B
DOC. NO. 2010082652
AND
WILLIAMSON COUNTY, TEXAS
HIGHWAY 183-A RIGHT-OF-WAY
CALLED 24.697 ACRES
DOC. NO. 2004068741

HIGHWAY 183-A

WILLIAMSON COUNTY, TEXAS
CALLED 24.697 ACRES
DOC. NO. 2004068741

MATCHLINE PG. 3 OF 4

EXHIBIT B
PAGE 2 OF 4
PLOT OF ALL TRACTS DESCRIBED IN
DOC. NO. 2010082652



DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

MATCHLINE PG. 4 OF 4

L.B. JOHNSON SURVEY,
A-350

J. SAM WINTERS &
ROY A. BUTLER
REMNANT PORTION OF A
CALLED 320.35 ACRES
VOL. 511, PG.54

APPROXIMATE SURVEY LINE

WILLIAM MANCIL SURVEY,
A-437

MATCHLINE PG. 2 OF 4

SCALE: 1" = 200'

WILLIAMSON COUNTY, TEXAS
PARCEL 5B
CALLED 18.345 ACRES
DOC. NO. 2010082652

J. SAM WINTERS &
ROY A. BUTLER
REMNANT PORTION OF A
CALLED 320.35 ACRES
VOL. 511, PG.54

WILLIAMSON COUNTY, TEXAS
EXHIBIT B
PARCEL 5C
CALLED 0.161 ACRE
DOC. NO. 2010082652

T. CHAMBERS SURVEY,
A-437

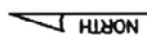
APPROXIMATE SURVEY LINE

RFHDAH, LP
85.69 ACRES
DOC. NO. 2009090590

EXHIBIT B
PAGE 3 OF 4
PLOT OF ALL TRACTS DESCRIBED IN
DOC. NO. 2010082652



DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
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J. SAM WINTERS &
ROY A. BUTLER
REMNANT PORTION OF A
CALLED 320.35 ACRES
VOL. 511, PG. 54

SCALE: 1" = 200'

L.B. JOHNSON SURVEY,
A-350

WILLIAMSON COUNTY, TEXAS
EXHIBIT C
PARCEL 5D
CALLED 0.831 ACRE
DOC. NO. 2010082652

WILLIAMSON COUNTY, TEXAS
CALLED PARCEL 5B
CALLED 18.345 ACRES
DOC. NO. 2010082652

PAUL S. & JANET C. BERLIND
17.28 ACRES
DOC. NO. 9720202

T. CHAMBERS SURVEY,
A-437

WILLIAMSON COUNTY, TEXAS
EXHIBIT B
PARCEL 5C
CALLED 0.161 ACRE
DOC. NO. 2010082652

RFHDAH, LP
85.69 ACRES
DOC. NO. 2009090590

MATCHLINE PG. 3 OF 4

C.R. 270

EXHIBIT B
PAGE 4 OF 4
PLOT OF ALL TRACTS DESCRIBED IN
DOC. NO. 2010082652



DIAMOND SURVEYING, INC.

116 SKYLINE ROAD, GEORGETOWN, TX 78628
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