

# Sheets & Crossfield, P.C.

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ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

May 7, 2012

Randy Daugherty  
Daugherty Family Registered Limited Liability Partnership #1  
3211 Tarryhollow  
Austin, Texas 78703

Re: Williamson County—CR 170/A.W. Grimes  
Tract 6

Dear Mr. Daugherty:

Please allow this letter to set out my understanding regarding our agreement for the acquisition of a portion of your property needed for Williamson County's proposed CR 170/A.W. Grimes improvement project.

In return for executing a Donation Special Warranty Deed to Williamson County in and to that certain 87 square foot tract shown in Exhibit "A" attached hereto, Williamson County agrees to construct a median opening at approximately Station 21+75 of the proposed CR170 improvement project in alignment with the driveway from your property to CR 170, and as shown on Exhibit "B" attached hereto. This median opening will be constructed as part of the County's overall road improvement project.

The form of the deed to Williamson County will be as shown in Exhibit "C" attached hereto.

If this meets with your understanding please execute this letter on behalf of Daugherty Family LLC#1, and we will have this agreement authorized by Williamson County Commissioners Court and signed by the County Judge.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,



Don Childs  
Sheets & Crossfield, P.C.

AGREED:


Daugherty Family Registered Limited Liability Partnership #1

By: 

Its: Partner

Date: 05/04/12

WILLIAMSON COUNTY, TEXAS

  
\_\_\_\_\_  
Dan A. Gattis  
County Judge

Date: 05-31-12



**TRACT 06  
DESCRIPTION**

FOR AN 87 SQUARE FOOT TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF DAUGHERTY FAMILY REGISTERED LIMITED LIABILITY PARTNERSHIP #1 AND RECORDED IN DOCUMENT NO. 1996067310 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 87 SQUARE FOOT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ¼" iron rod found for the south corner of said Daugherty Family Registered Limited Liability Partnership #1 tract, same being the west corner of a 18.198 acre tract as described in a deed to North Shoal Creek Commercial, LTD. and recorded in Document No. 1998047640 of the Official Records of said County, same being an angle point on the northeast right-of-way line of A. W. Grimes (County Road 170), for the south corner and **POINT OF BEGINNING** hereof, from which an iron rod with cap found for the south corner of said 18.198 acre tract, same being an angle point on the northeast right-of-way line of said A. W. Grimes bears, S 30° 21' 41" E a distance of 755.23 feet;

**THENCE** with the southwest line of said Daugherty Family Registered Limited Liability Partnership #1 tract, same being the northeast right-of-way line of said A. W. Grimes, N 33° 16' 48" W for a distance of 27.39 feet to the southwest corner of said Daugherty Family Registered Limited Liability Partnership #1 tract, same being the south corner of a called 10.00 acre tract as described in a deed to Judith L. Davis, Heir to Raymond Davis and recorded in Volume 583, Page 255 of the Deed Records of said County, same being an angle point on the northeast right-of-way line of said A. W. Grimes, for the west corner hereof;

**THENCE** with the northwest line of said Daugherty Family Registered Limited Liability Partnership #1 tract, same being the southeast line of said 10.00 acre tract, N 27° 45' 27" E for a distance of 2.09 feet to a ½" iron rod with "Baker-Aicklen" cap set for the north corner hereof;

**THENCE** through the interior of said Daugherty Family Registered Limited Liability Partnership #1 tract, with the arc of a curve to the right, having a radius of 1550.00 feet, an arc length of 26.07 feet, a central angle of 000° 57' 49", and a chord which bears, S 39° 05' 01" E for a distance of 26.06 feet to a ½" iron rod with "Baker-Aicklen" cap set on the southeast line of said Daugherty Family Registered Limited Liability Partnership #1 tract, same being the

northwest line of said 18.198 acre tract, for the east corner hereof, from which a 5/8" iron rod found for the northwest corner of said 18.198 acre tract bears, N 27° 46' 36" E a distance of 575.16 feet;

THENCE with the southeast line of said Daugherty Family Registered Limited Liability Partnership #1 tract same being the northwest line of said 18.198 acre tract, S 27° 46' 36" W for a distance of 5.10 feet to the POINT OF BEGINNING hereof and containing 87 square feet of land.

Bearing basis is grid north for the Texas Central Zone NAD 83/93 HARN, per GPS survey performed during August, 2010.

Surveyed under the direct supervision of the undersigned during August, 2010:



Margaret A. Nolen  
Registered Professional Land Surveyor No. 5589  
BAKER-AICKLEN & ASSOCIATES, INC.  
405 Brushy Creek Road  
Cedar Park, Texas 78613  
(512) 260-3700



Job No.: 0711-2-039-41

Filename: W:\PROJECTS\WILLCO\CR 170\ROW DESCRIPTIONS\METES AND BOUNDS\CR 170 ROW 06 DAUGHERTY.DOC

# SKETCH TO ACCOMPANY DESCRIPTION

JUDITH L. DAVIS  
HEIR TO RAYMOND DAVIS  
CALLED 10.00 ACRES  
VOL. 583, PG. 255  
WILLIAMSON COUNTY, TX.

DAUGHERTY FAMILY  
REGISTERED LIMITED  
LIABILITY PARTNERSHIP #1  
DOC. NO. 1996067310  
WILLIAMSON COUNTY TX.

N27°45'27"E  
2.09'

TRACT 06  
87 SQ. FT.

N33°16'48"W 27.39'  
A. W. GRIMES  
(COUNTY ROAD 170)

R=1550.00'  
ARC=26.07'  
CEN. ANG.=000°57'49"  
S39°05'01"E  
CH=26.06'

N27°46'36"E 575.16'

NORTH SHOAL CREEK  
COMMERCIAL, LTD.  
CALLED 18.198 ACRES  
DOC. NO. 1998047640  
WILLIAMSON COUNTY, TX.

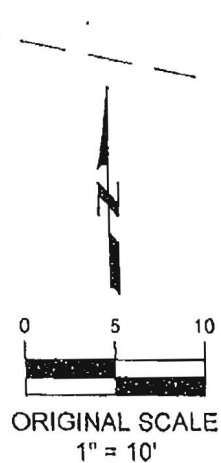
POINT OF  
BEGINNING

S27°46'36"W  
5.10'

S30°21'41"E 755.23'

DOROTHY PRIEM WARREN AND  
HUSBAND, LESTER A. WARREN  
CALLED 2.08858 ACRES  
VOL. 1226, PG. 4  
WILLIAMSON COUNTY, TX.

- 1/2" IRON ROD WITH  
"BAKER-AICKLEN" CAP SET
- IRON ROD WITH CAP FOUND
- IRON ROD FOUND  
SIZE AS LABELED



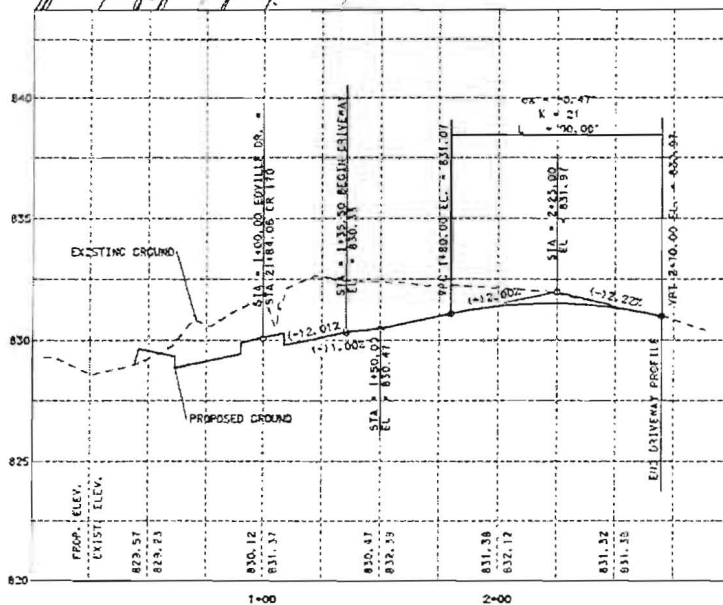
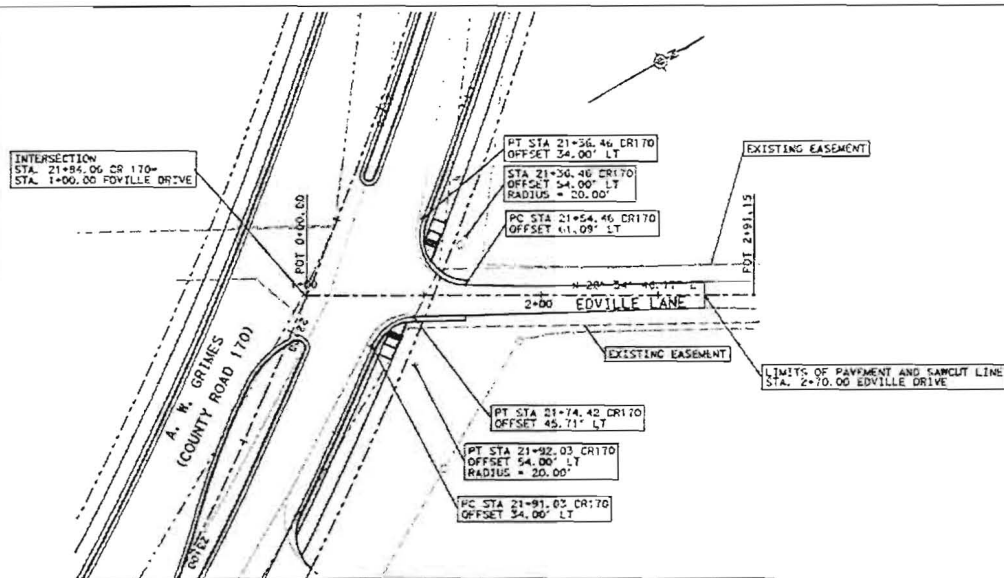
DAUGHERTY FAMILY REGISTERED  
LIMITED LIABILITY PARTNERSHIP #1  
DOC. NO. 1996067310  
WILLIAMSON COUNTY, TEXAS

DATE: AUGUST, 2010  
JOB NO.: 0711-2-039-41  
BY: R. BROOKS  
CHK: M. NOLEN  
PAGE 3 OF 3

**BAKER-AICKLEN & ASSOCIATES, INC.**  
Engineers • Surveyors • GIS • Planning

405 BRUSHY CREEK RD.  
CEDAR PARK, TX 78613  
(512) 260-3700





**LEGEND**

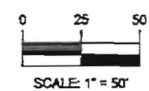
TRAFFIC SIGNAL POLE	○
WATER MANHOLE	⊗
WATER VALVE	⊕
FIRE HYDRANT	⊙
WATER METER	⊗
SPRINKLER CONTROL VALVE	⊕
WATER TEST STATION	⊙
TELEPHONE MANHOLE	⊗
TELEPHONE PEDESTAL	⊕
STORMSEWER MANHOLE	⊙
PULL BOX	⊗
GAS TEST STATION	⊕
UTILITY POLE	⊙
CUT WIRE ANCHOR	⊗
SIGN	⊕
MAILBOX	⊙
TREE	⊗
PROPERTY LINE	---
FENCE	---
COUNTY LINE	---
CITY LIMIT	---
EXISTING R.O.W.	---
PROPOSED R.O.W.	---
WATERLINE	---
UNDERGROUND TELEPHONE	---
OVERHEAD TELEPHONE	---
STORMSEWER	---
GAS LINE	---
UNDERGROUND CABLE	---
UNDERGROUND ELECTRIC	---
OVERHEAD ELECTRIC	---

SCALE: HORIZONTAL 1"=50'  
VERTICAL 1"=5'

**NOTES**

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL UTILITIES SHOWN ARE BY APPROXIMATE LOCATION ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL REPAIR / RECONNECT EXISTING UTILITIES DISCONNECTED OR DAMAGED DURING CONSTRUCTION, AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL RETURN THE GROUND AREA DISTURBED BY CONSTRUCTION ACTIVITY TO EQUAL OR BETTER CONDITION IN SUCH A MANNER AS NOT TO CHANGE THE ROUTE OF STORM WATER FLOW.
5. EXISTING MAILBOXES TO BE RELOCATED BEHIND CURB AND GUTTER AS REQUIRED.
6. FENCES TO BE RELOCATED BY OTHERS AS REQUIRED.
7. POWER POLES TO BE RELOCATED BY OTHERS AS REQUIRED.
8. REFER TO DEMOLITION AND ROADWAY PLAN SHEETS FOR MORE INFORMATION.

**BAKER-AICKLEN & ASSOCIATES, INC.**  
Engineers • Surveyors • GIS • Planning  
807 W. LIBERTY AVE.  
ROUND ROCK, TX 78664  
(512) 255-2222  
KIM@BAKER-AICKLEN.COM



STATE OF TEXAS  
DAISY ESQUIVEL  
100031  
COUNTY CLERK  
Daisy Esquivel  
5/14/2012

**WILLIAMSON COUNTY**  
1848

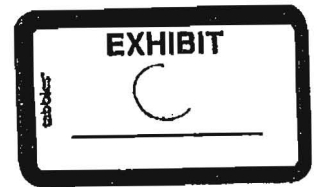
NO.	DATE	REVISIONS	RECORD

PROJECT  
COUNTY ROAD 170

SHEET  
ROADWAY PLAN AND PROFILE:  
STA 0+00 - 3+00  
(EDVILLE LANE)

PROJECT NUMBER  
11100000  
DRAWN: D. S. G. / J. S. G.  
TALL: L. L. C.

**EXHIBIT**



**DONATION SPECIAL WARRANTY DEED**  
**CR170/A.W. Grimes Blvd. Right of Way**

THE STATE OF TEXAS

§  
§  
§

COUNTY OF WILLIAMSON

**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, Williamson County, Texas 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 the proposed CR170/A.W. Grimes Blvd. roadway improvements ("Project"); 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 the Project;

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That DAUGHERTY FAMILY LIMITED LIABILITY PARTNERSHIP #1, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, 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, Donate and Convey unto Williamson County, Texas 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 87 square foot tract of land, more or less, situated in the William Barker Survey, Abstract No. 107, in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein  
**(Tract 6)**

**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.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, its successors or assigns, or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of CR 170/A.W. Grimes, but shall not be used or exported from the Property for any other purpose.

**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 Williamson County, 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 Williamson County, 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.

This deed is being delivered in lieu of condemnation.

**IN WITNESS WHEREOF**, this instrument is executed on this the \_\_\_\_ day of \_\_\_\_\_, 2012.

**GRANTOR:**

DAUGHTERTY FAMILY REGISTERED LIMITED LIABILITY PARTNERSHIP #1

By: \_\_\_\_\_

Its: \_\_\_\_\_



**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_

§

COUNTY OF \_\_\_\_\_

§

§

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2012 by \_\_\_\_\_, in the capacity and for the purposes and consideration recited therein.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

**PREPARED IN THE OFFICE OF:**

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

**GRANTEE'S MAILING ADDRESS:**

Williamson County  
c/o County Judge Dan A. Gattis  
County Courthouse  
701 Main Street  
Georgetown, Texas 78626

**AFTER RECORDING RETURN TO:**