

**SPECIAL WARRANTY DEED
DEDICATION OF RIGHT-OF-WAY**

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON § KNOW ALL PERSONS BY THESE PRESENTS:

That Williamson County, Texas, hereinafter called "**Grantor**," for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), together with other good and valuable consideration, to Grantors cash in hand paid by **The City of Leander, Texas**, a Texas municipal corporation, hereinafter called "**Grantee**", the receipt of which is hereby acknowledged, have **GRANTED, DONATED and CONVEYED**, and by these presents do hereby dedicate to the use of the public as public right-of-way for streets, drives, drainage, utility service, and public places, subject to the continuing and future control and regulation of the use of such public right-of-way by the City of Leander, described as follows:

All that certain parcel or tract of land being 0.185 acres, more or less, out of the Williamson Mansil Survey, Abstract No. 437, Williamson County, Texas, as more particularly described in metes and bounds and shown in Exhibit "A" attached hereto and incorporated herein as if fully transcribed herein.

This conveyance is expressly made subject to the restrictions, covenants and easements, if any, apparent on the ground, and utility easements, if any, in use by the City of Leander or any other public utility, or now in force and existing of record in the office of the County Clerk of Williamson County, Texas, to which reference is here made for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said Grantee, **The City of Leander, Texas**, its successors and assigns forever, and Grantor does hereby bind its heirs, executors, successors and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the said premises unto **The City of Leander, Texas**, the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof same by, through or under the Grantor, but not otherwise.

EXECUTED this the 5 day of October 2012.

GRANTOR: Williamson County

By: 

Name: DAN P. GATTEN

Title: County Judge

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, _____ of Williamson County and Grantor herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____ 2012.

Notary Public - State of Texas

ACCEPTED BY THE CITY OF LEANDER, TEXAS (Grantee):

Christopher Fielder, Mayor
Mailing Address: P.O. Box 319
Leander, Williamson County, Texas 78641

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Christopher Fielder, Mayor, City of Leander, Texas, Grantee herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____ 2012.

Notary Public - State of Texas

AFTER RECORDING PLEASE RETURN TO:

City of Leander
City Secretary
P.O. Box 319
Leander, Texas 78646-0319

DESCRIPTION

FOR A 0.185 ACRE (PARCEL 3) TRACT OF LAND SITUATED IN THE WILLIAMSON MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.748 ACRE TRACT AS DESCRIBED IN THAT DEED TO WILLIAMSON COUNTY AND RECORDED AS TRACT 133 IN DOCUMENT NO. 2006039276 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 0.185 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a TxDOT Type 2 concrete monument found for the southwest corner of said 1.748 acre tract, same being on an angle point on the east right-of-way line of U. S. Highway 183 (right-of-way width varies), for the **POINT OF BEGINNING** hereof;

THENCE with the east right-of-way line of said U. S. Highway 183, same being the west line of said 1.748 acre tract, with the arc of a curve to the **right**, having a radius of **2804.93** feet, an arc length of **52.90** feet, a central angle of **001° 04' 50"**, and a chord which bears, **N 03° 20' 27" W** for a distance of **52.90** feet to a 1/2" iron rod with "Baker-Aicklen" cap set, for the northwest corner hereof, from which a TxDOT Type 1 concrete monument found for a point of tangency on the east right-of-way line of said U. S. Highway 183, same being the west line of said 1.748 acre tract bears, with the arc of a curve to the right, having a radius of 2804.93 feet, an arc length of 65.67 feet, a central angle of 001° 20' 29", and a chord which bears, **N 02° 07' 47" W** for a distance of 65.67 feet;


THENCE through the interior of said 1.748 acre tract, **N 72° 38' 09" E** for a distance of **159.79** feet to a 1/2" iron rod with "Baker-Aicklen" cap set on the west right-of-way line of 183A Toll Road (400 foot right-of-way width), same being the east line of said 1.748 acre tract, for the northeast corner hereof, from which a MAG Nail marked "SAM" found for a point of tangency on the west right-of-way line of said 183A, same being the east line of said 1.748 acre tract bears, with the arc of a curve to the right, having a radius of 5929.58 feet, an arc length of 967.38 feet, a central angle of 009° 20' 51", and a chord which bears, **N 09° 59' 59" W** for a distance of 966.31 feet;

THENCE with the west right-of-way line of said 183A Toll Road, same being the east line of said 1.748 acre tract, with the arc of a curve to the **left**, having a radius of **5929.58** feet, an arc length of **46.23** feet, a central angle of **000° 26' 48"**, and a chord which bears, **S 14° 53' 48" E** for a distance of **46.23** feet to a TxDOT Brass Disc marked CTRMA for the southeast corner of said 1.748 acre tract, same being on the intersection of the east right-of-way line of said U. S. Highway 183 and the west right-of-way line of said 183A Toll Road, for the southeast corner hereof;

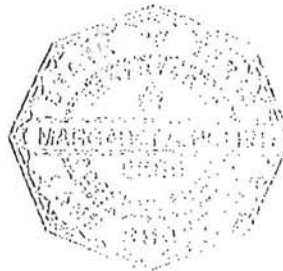
THENCE with the north right-of-way line of said U. S. Highway 183, same being the south line of said 1.748 acre tract, **S 70° 54' 38" W** for a distance of **170.70** feet to the **POINT OF BEGINNING** hereof and containing 0.185 acre of land.

All bearings are based on Texas State Plane Coordinate System, Central Zone, NAD '83 and all distances are adjusted to surface using the combined project surface adjustment factor of 1.00012.

Surveyed under the direct supervision of the undersigned during May, 2012:



Margaret A. Nolen
Registered Professional Land Surveyor No. 5589
BAKER-AICKLEN & ASSOCIATES, INC.
507 West Liberty Avenue
Round Rock, TX 78664
(512) 244-9620



Job No.: 1810-2-003-29

Filename: W:\PROJECTS\183A\ROW DESCRIPTIONS\METES AND BOUNDS\183A PARCEL 3.DOC

- CONCRETE MONUMENT FOUND
(TXDOT TYPE AS LABELED)
- TXDOT BRASS DISC
FOUND (CTRMA)
- 1/2" IRON ROD WITH
"BAKER-AICKLEN" CAP SET
- ▲ MAG NAIL MARKED "SAM" FOUND

() RECORD BEARING AND DISTANCE

WILLIAMSON MANSIL SURVEY,
ABSTRACT NO. 437

R=2804.93'
ARC=52.90'
CEN. ANG.=001° 04' 50"
N03° 20' 27"W
CH=52.90'

2) RECORD INFORMATION SHOWN HEREON IS
BASED ON PUBLIC RECORDS AND DO NOT
INCLUDE ANY EASEMENTS THAT MAY
AFFECT THIS TRACT.

183A TOLL ROAD
(400' R.O.W. WIDTH)

SAM

CEN. ANG. = 009° 47' 37" W
R = 5929.58'
ARC = 1013.57'
CH = 1012.37'

CEN. ANG. = 009° 47' 39" W
R = 5929.58'
ARC = 1013.60'
CH = 1012.37'

CEN. ANG. = 009° 20' 51" W
R = 5929.58'
ARC = 967.38'
CH = 966.31'

WILLIAMSON COUNTY
CALLED 1.748 ACRES
TRACT 133
DOC. NO. 2006039276
O.P.R.W.C.TX.

PROPOSED R.O.W. LINE

TXDOT TYPE 1

CTRMA

SUBJECT TRACT
0.185 ACRE

U. S. HIGHWAY 183
(R.O.W. WIDTH VARIES)

POINT OF BEGINNING

ORIGINAL SCALE
1" = 100'

R=5929.58'
ARC=46.23'
CEN. ANG.=
000° 26' 48"
S14° 53' 48"E
CH=46.23'

SUBJECT TRACT
0.185 ACRE

**BAKER-AICKLEN
& ASSOCIATES, INC.**

ENGINEERS | SURVEYORS | GIS | PLANNERS | LANDSCAPE ARCHITECTS

507 WEST LIBERTY AVE.
ROUND ROCK, TEXAS 78664
(312) 244-9820
ENGINEERING FIRM # F45
SURVEY FIRM # 100231-0
TEAE # 1787

PARCEL 3
U. S. HIGHWAY 183A/183
MAY, 2012

PAGE 3 OF 3

PROJECT NO. 1810-2-003-29