



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS: THAT:
COUNTY OF WILLIAMSON §

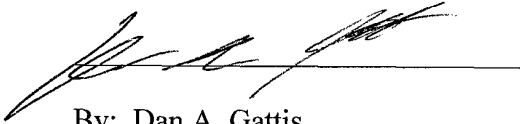
WILLIAMSON COUNTY ("Grantor"), for good and valuable consideration in hand paid to Grantor by **BRUSHY CREEK MUNICIPAL UTILITY DISTRICT** ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED AND CONVEYED and, by these presents, does GRANT AND CONVEY unto Grantee the real property described on **Exhibit "A"**, attached hereto and incorporated herein, together with all improvements thereon, if any (the "Property"):

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's heirs, legal representatives, successors and assigns, forever.

GRANTOR HAS EXECUTED AND DELIVERED THIS DEED AND HAS CONVEYED THE PROPERTY AND GRANTEE HAS RECEIVED AND ACCEPTED THIS DEED AND HAS ACQUIRED THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL.

Executed to be effective as of the 18th day of November, 2014.

WILLIAMSON COUNTY

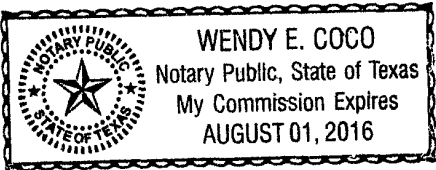


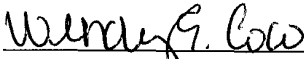
By: Dan A. Gattis
County Judge

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 18th day of November, 2014, by Dan A. Gattis, County Judge of **WILLIAMSON COUNTY**, on behalf of the County.

(seal)




Notary Public Signature

AFTER RECORDING, RETURN TO:

Anthony S. Corbett
Freeman & Corbett
8500 Bluffstone Cove, Suite B-104
Austin, Texas 78759

**Variable Width Right-Of-Way
(To Be Abandoned)**

**FIELD NOTE DESCRIPTION OF A
2.485 ACRE TRACT OF LAND OUT OF THE
GREAT OAKS DRIVE RIGHT-OF-WAY
LOCATED IN WILLIAMSON COUNTY, TEXAS**

BEING a 2.485 acre (108,265 square feet) tract of land situated in the Ephraim Evans Survey, Abstract No. 212, and the William Kincaid Survey, Abstract No. 374, Williamson County, Texas; being a portion of the right-of-way (R.O.W.) of Great Oaks Drive (a dedicated 100 foot wide R.O.W.) per Brushy Creek North Subdivision Section One, filed for record on April 18, 1977, recorded in Cabinet C, Slide 303, Plat Records of Williamson County, Texas; said 2.485 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas State Plane Coordinates NAD83/93 HARN, Texas Central Zone, which is based upon the published positions of the City of Round Rock Control Monuments No. 01-005, 01-031 and 01-032:

COMMENCING at a 1/2-inch iron rod (Control Monument) found marking the common northwest corner of that certain called 166.48 acre tract of land described in a Gift Deed from James Garland Walsh and Mildred Lucile Walsh to James Garland Walsh, Jr., executed February 27, 1995, and recorded in Document No. 9508005, Official Records of Williamson County, Texas, and the southwest corner of Lot 1, Block 1, of said Brushy Creek North Subdivision Section One, said point being on the easterly R.O.W. line of said Great Oaks Drive, and from which a 1/2-inch iron rod (Control Monument) found marking the northeast corner of said 166.48 acre tract bears North 69 degrees 28 minutes 18 seconds East, at 2,910.49 feet;

THENCE, South 19 degrees 38 minutes 08 seconds East, with the common easterly R.O.W. line of said Great Oaks Drive, and the westerly line of said 166.48 acre tract, a distance of 221.41 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** of the herein described tract, said point being located at Texas State Plane Coordinate grid position X=3112770.92 and Y=10168536.36;

THENCE, South 19 degrees 38 minutes 08 seconds East, continuing with the common easterly R.O.W. line of said Great Oaks Drive and the westerly line of said 166.48 acre tract, a distance of 1,065.84 feet to a calculated point for the southeast corner of the herein described tract, and from which a 1/2-inch iron rod (Control Monument) found for the southwest corner of said 166.48 acre tract bears South 19 degrees 38 minutes 08 seconds East, at 7.34 feet, said iron rod also marking the intersection of the easterly R.O.W. line of said Great Oaks Drive and the northerly line of Sam Bass Road – also known as F.M. 175;

Field Note Description continued
2.485 acre tract

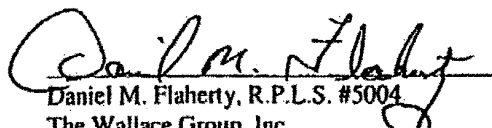
THENCE, North 56 degrees 20 minutes 18 seconds West, departing the common easterly R.O.W. line of said Great Oaks Drive and the westerly line of said 166.48 acre tract, and crossing through the R.O.W. of said Great Oaks Drive, a distance of 167.32 feet to a 1/2-inch iron rod found for the southwest corner of the herein described tract, said point marking the intersection of the westerly R.O.W. line of said Great Oaks Drive and the northerly line of said Sam Bass Road;

THENCE, North 19 degrees 38 minutes 08 seconds West, with the westerly R.O.W. line of said Great Oaks Drive, a distance of 1,151.54 feet to a calculated point for the northwest corner of the herein described tract;

THENCE, North 69 degrees 28 minutes 18 seconds East, crossing through the R.O.W. of said Great Oaks Drive, a distance of 3.31 feet to a calculated point for a corner of the herein described tract, said point also being the beginning of a tangent curve to the left from which the radius point bears North 64 degrees 06 minutes 15 seconds East, at 400.00 feet;

THENCE, in a southeasterly direction, with said curve to the left, through a central angle of 34 degrees 56 minutes 55 seconds, an arc length of 243.99 feet, and a chord bearing and distance of South 43 degrees 22 minutes 13 seconds East - 240.22 feet to the POINT OF BEGINNING of the herein described tract, encompassing within the metes recited 2.485 acres (108,265 square feet) of land, more or less, based on a survey performed by The Wallace Group, Inc. in July of 2003.

I, Daniel M. Flaherty, Registered Professional Land Surveyor No. 5004, State of Texas, do hereby certify that this field note description was prepared from an actual survey of the property performed on the ground and that the same is true and correct.


Daniel M. Flaherty, R.P.L.S. #5004
The Wallace Group, Inc.
Old Town Square
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
Work Order No. 15641
15641-Walsh_FN04.doc

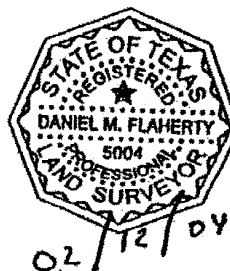
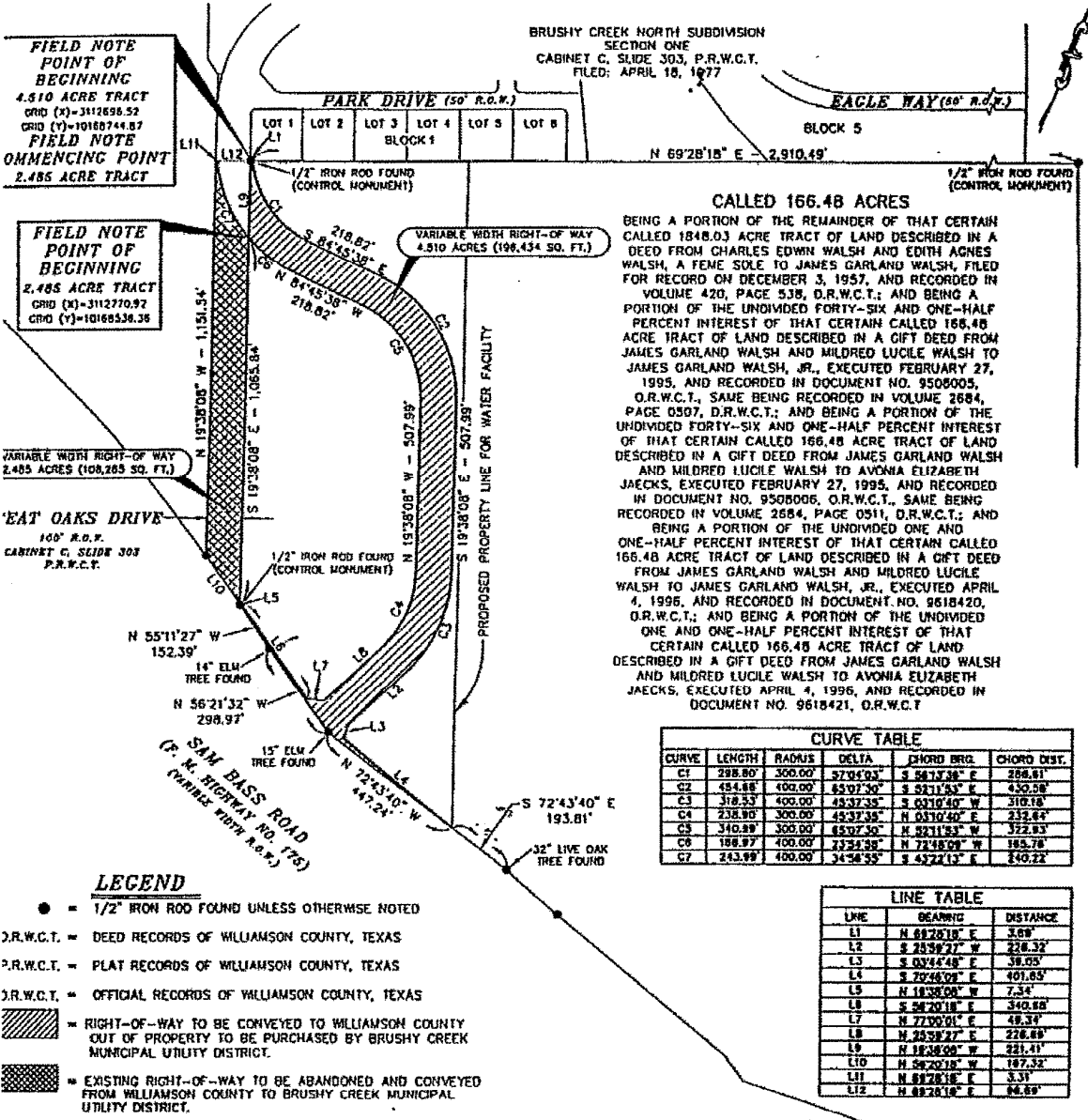


EXHIBIT "A"
DRAWING TO ACCOMPANY FIELD NOTE DESCRIPTION OF
A 4.510 ACRE TRACT AND A 2.485 ACRE TRACT



The Wallace Group, Inc.
Engineers • Architects • Planners • Surveyors
Austin • Dallas • Killeen • Round Rock • Waco
One Chisholm Trail, Suite 130, Round Rock, Texas 78681
Ph. (512) 248-0065 Fax (512) 248-0359

0 400 800
PLAT NO. RR A-4111 DRAFT DATE 02-12-04 DRAWN BY M.M.
WORK ORDER NO. 15541 FILED BY/NO. RR 28/35 P.A. WALSH EN-03/04

RECORDERS MEMORANDUM
All or parts of the text on this page was not
clearly legible for satisfactory recordation.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2014096490

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas
December 03, 2014 10:54 AM
FEE: \$0.00 DPerez

SHEETS & CROSSFIELD
309 EAST MAIN ST
ROUND ROCK, TX 78664

