

**SPECIAL WARRANTY DEED**

County Road 180 Right of Way

**THE STATE OF TEXAS**

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**COUNTY OF WILLIAMSON**

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**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.**

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

That **WILLIAMSON COUNTY, TEXAS**, 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 **DALH – CEDAR PARK, L.L.C.**, a Texas limited liability company, hereinafter referred to as "Grantee", 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, Sell and Convey unto Grantee, all of 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 0.0868 of one acre (3,779 square feet) of land out of the S.J. Dover Survey, Abstract Number 168, in Williamson County, Texas and being a portion of the 2.568 acre tract of land conveyed to Williamson County by instrument of record in Document Number 2008012731 of the Official Public Records of Williamson County, Texas and being more particularly described by Exhibit "A", attached hereto and incorporated herein.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** Easements and rights-of-way of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, 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.

**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 Grantee and its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Grantee and its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or

under Grantor, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**GRANTOR:**

WILLIAMSON COUNTY, TEXAS, a political  
subdivision of the State of Texas

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

Dan A. Gattis, as County Judge

**ACKNOWLEDGMENT**

STATE OF TEXAS §

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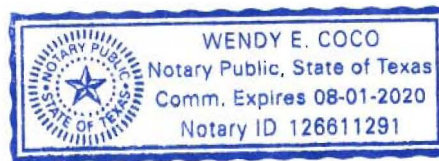
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 13<sup>th</sup> day of December, 2016, by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

\_\_\_\_\_  
Wendy E. Coco

Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Mark Miller  
Locke Lord LLP  
600 Travis, Suite 2800  
Houston, Texas 77002



*Land Surveyors, Inc.**8333 Cross Park Drive**Austin, Texas 78754**Office: 512.374.9722**Fax: 512.873-9743*

## METES AND BOUNDS DESCRIPTION

BEING 0.0868 OF ONE ACRE (3,779 SQUARE FEET) OF LAND OUT OF THE S. J. DOVER SURVEY, ABSTRACT NUMBER 168, IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A 2.568 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2008012731 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found for the southwest corner of Lot 3, Block A, Hurst-Findeisen Subdivision; a subdivision of record in Document Number 2015000240 of the Official Public Records of Williamson County, Texas, being the northwest corner of a 4.5 acre tract of land conveyed to Lisa Pryor Johnson by instrument of record in Document Number 2013059663 of the Official Public Records of Williamson County, Texas and also being in the east right-of-way line of said County Road Number 180; from which a 3/4" iron pipe found for the southwest corner of said 4.5 acre tract and being an angle point in the west line of an 8.09 acre tract of land conveyed to ARP Autumn Ridge Partners, L.P. by instrument of record in Document Number 2006067662 of the Official Public Records of Williamson County, Texas bears South 20°29'56" East a distance of 531.74 feet (record: South 17°58'00" East a distance of 531.70 feet);

THENCE South 68°41'21" West, crossing through the right-of-way of County Road Number 180 along a prolongation of the south line of said Lot 3, Block A, Hurst-Findeisen Subdivision and the north line of the 4.5 acre tract a distance of 30.50 feet to a calculated point in the west right-of-way line of County Road Number 180 and being in the east line of said 2.568 acre tract for the POINT OF BEGINNING;

THENCE continue South 68°41'21" West, crossing through the 2.568 acre tract along said prolongation of the south line of Lot 3, Block A, Hurst-Findeisen Subdivision and the north line of the 4.5 acre tract a distance of 35.01 feet to a 1/2" rebar found with cap, stamped "Baker Aicklen", being at the intersection of the prolongation of the south line of Lot 3, Block A, Hurst-Findeisen Subdivision and the north line of the 4.5 acre tract with the west line of the 2.568 acre tract and being in the east right-of-way line of U.S. Highway Number 183A (R.O.W. varies); from which a TxDOT Type II concrete monument found with brass cap, stamped "Central Texas Regional Mobility Authority-177" bears along a non-tangential curve to the right, having a radius of 5749.59 feet (record: 5749.59 feet), a length of 50.27 feet, a delta angle of 00°03'03" and a chord, which bears South 10°18'48" East a distance of 50.27 feet;

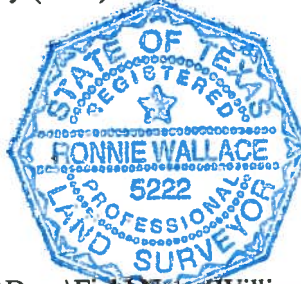
THENCE along the west line of the 2.568 acre tract and the east right-of-way line of said U.S. Highway Number 183A, being a non-tangential curve to the left, having a radius of 5749.59 feet (record: 5749.59 feet), a length of 229.01 feet, a delta angle of 02°16'56" and a chord, which bears North 11°42'18" West a distance of 229.00 feet to a 1/2" rebar found with an aluminum cap, stamped "X" for the north corner of the 2.568 acre tract and being at the intersection of the east right-of-way line of U.S. Highway Number 183A with the west right-of-way line of County Road Number 180;

THENCE South 20°29'56" East (record: South 20°29'40" East) along the east line of the 2.568 acre tract and the west right-of-way line of County Road Number 180 a distance of 225.81 feet to the POINT OF BEGINNING.

This parcel contains 0.0868 of one acre (3,779 square feet) of land, more or less, out of the S. J. Dover Survey, Abstract Number 168, in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Texas Central Zone, NAD 83/93 HARN, based upon GPS solutions from the Nation Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Ronnie Wallace      8/23/16  
Ronnie Wallace      Date  
Registered Professional Land Surveyor  
State of Texas No. 5222

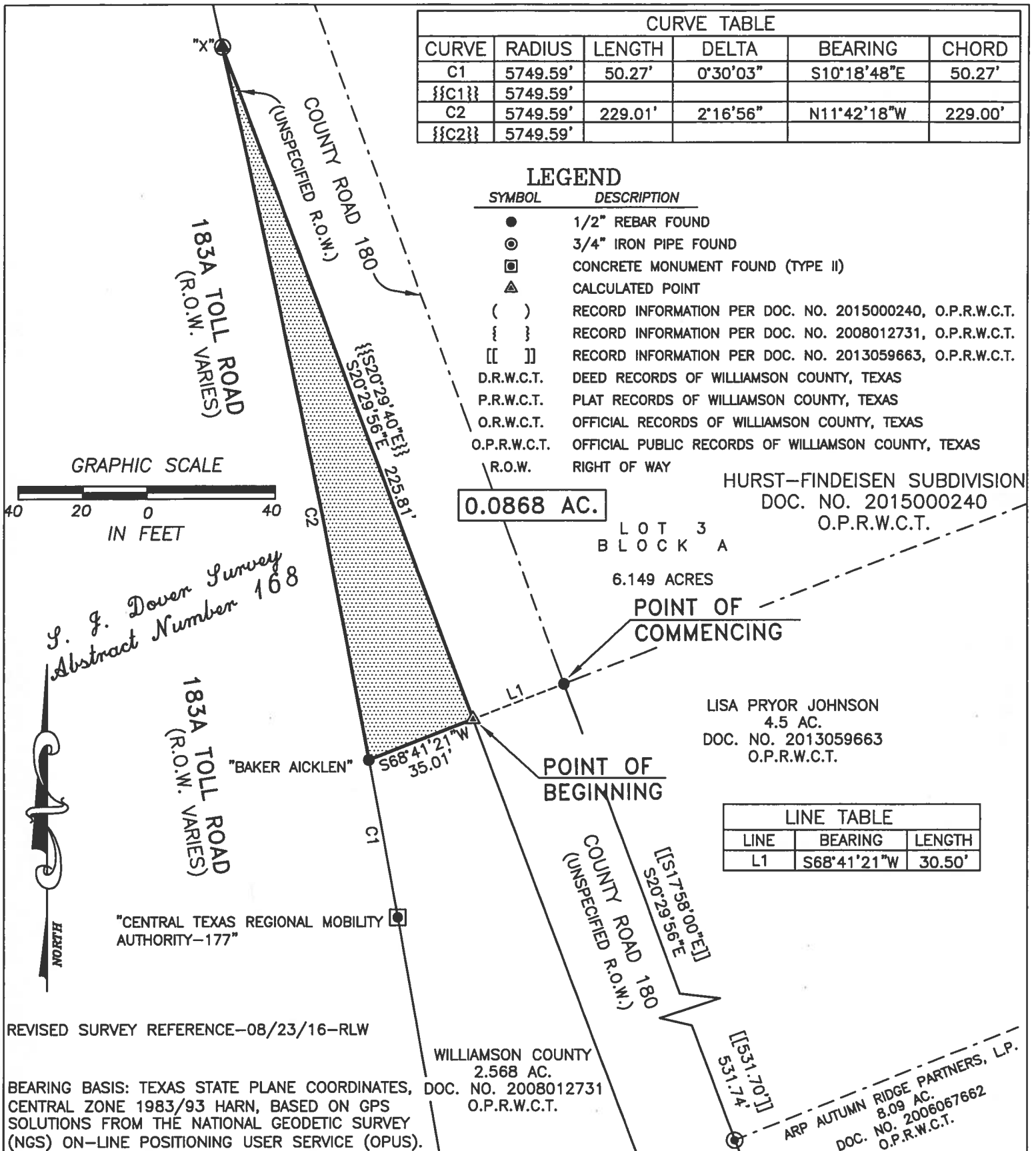


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Drawing: S:\Projects\Hurst-Findeisen Subdivision\Dwg\Williamson Triangle.dwg

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	5749.59'	50.27'	0°30'03"	S10°18'48"E	50.27'
{{C1}}	5749.59'				
C2	5749.59'	229.01'	2°16'56"	N11°42'18"W	229.00'
{{C2}}	5749.59'				

### LEGEND

SYMBOL	DESCRIPTION
●	1/2" REBAR FOUND
⊙	3/4" IRON PIPE FOUND
⊠	CONCRETE MONUMENT FOUND (TYPE II)
▲	CALCULATED POINT
( )	RECORD INFORMATION PER DOC. NO. 2015000240, O.P.R.W.C.T.
{ }	RECORD INFORMATION PER DOC. NO. 2008012731, O.P.R.W.C.T.
[[ ]]	RECORD INFORMATION PER DOC. NO. 2013059663, O.P.R.W.C.T.
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY



LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°41'21"W	30.50'

SKETCH TO ACCOMPANY FIELD NOTES  
OF 0.0868 OF ONE ACRE (3,779 SQUARE FEET)  
OF LAND OUT OF THE S. J. DOVER SURVEY,  
ABSTRACT NUMBER 168 IN WILLIAMSON COUNTY,  
TEXAS AND BEING A PORTION OF A 2.568 ACRE  
TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY  
BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER  
2008012731 OF THE OFFICIAL PUBLIC RECORDS  
OF WILLIAMSON COUNTY, TEXAS

### BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES  
8333 CROSS PARK DRIVE AUSTIN, TEXAS 78754

REGISTERED FIRM #10015100

OFFICE: 512.374.9722

ron-baseline@austin.tx.com

File: \Projects\Hurst-Findeisen\Draw\Williamson Triangle.dwg	Snapshot:
Job No.	Scale (Hor.): 1"=40'
Date: 11/19/15	Scale (Vert.):
Checked By: BWB	Drawn By: RLW

SHEET

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