

QUITCLAIM DEED

THE STATE OF TEXAS

'

' **KNOW ALL MEN BY THESE PRESENTS:**

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 IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER LICENSE NUMBER

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 the Larkspur Community Development, Inc., a Texas corporation, whose address is 9111 Jollyville Road, Suite 111, Austin, Travis County, Texas 78759, the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has Quitclaimed and does by these presents Bargain, Sell, Release and forever Quitclaim unto Larkspur Community Development, Inc., a Texas corporation, hereinafter referred to as Grantee, all of Grantor's right, title, interest, claim and demand in and to those certain tracts or parcels of land, situated in the County of Williamson, State of Texas, more particularly described in Exhibit "A" attached hereto and incorporated herein for any and all purposes.

This Quitclaim is made subject to the continued rights of existing utilities, if any, as provided by law, and any required adjustment will be at no cost to the Grantor unless otherwise agreed between Grantor and Grantee in writing. In addition, this Quitclaim is subject to all matters of public record and to all easements, leases, agreements or licenses, or other interests which affect the property, and to any matter which would be disclosed by title examination, survey, investigation or inquiry, including but not limited to the rights of parties in possession.

THIS QUITCLAIM OF THE PROPERTY IS MADE ON AN "AS IS" BASIS, WITH ALL FAULTS AND WITH ANY AND ALL LATENT AND PATENT DEFECTS. BY ACCEPTANCE HEREOF, GRANTEE ACKNOWLEDGES THAT GRANTEE HAS NOT RELIED UPON ANY COVENANT, REPRESENTATION OR WARRANTY, ORAL OR WRITTEN, EXPRESS OR IMPLIED, BY GRANTOR OR BY ANY REPRESENTATIVE OF GRANTOR WITH RESPECT TO THE PROPERTY, AND THAT NEITHER GRANTOR NOR ANY REPRESENTATIVE OF GRANTOR HAS MADE ANY COVENANT, REPRESENTATION OR WARRANTY, ORAL OR WRITTEN, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, PHYSICAL CONDITION, PRESENCE OF HAZARDOUS MATERIALS, VALUATION, UTILITY, FITNESS FOR A PARTICULAR PURPOSE OR OTHERWISE. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE HAS INSPECTED THE PROPERTY AND THE PHYSICAL AND TOPOGRAPHIC CONDITION OF THE PROPERTY AND ACCEPTS QUITCLAIM TO THE PROPERTY AS IS IN ITS EXISTING PHYSICAL AND TOPOGRAPHIC CONDITION AND THAT GRANTEE IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

TO HAVE AND TO HOLD for said purposes together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto Grantee forever.

IN WITNESS WHEREOF, this instrument is executed on this the 28th day of February 2017.

GRANTOR:

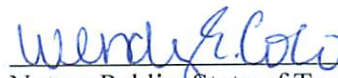
WILLIAMSON COUNTY, TEXAS

By: 
Dan A. Gattis
County Judge

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 28th day of February 2017, by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.


Notary Public, State of Texas

After recording, return to:
Larkspur Community Development, Inc.
9111 Jollyville Road, Suite 111
Austin, Texas 78759

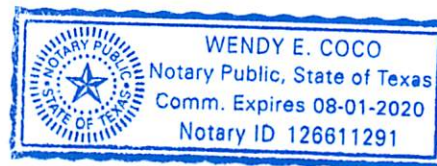


EXHIBIT "A"

Page 1 of 14



METES AND BOUNDS DESCRIPTION

BEING 7.113 ACRES OF LAND OUT OF THE WILLIAM H. MONROE SURVEY, ABSTRACT NUMBER 453, AND THE HENRY GARMES SURVEY, ABSTRACT NO. 269, BOTH IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF WILLIAMSON COUNTY ROAD 266 (R.O.W. VARIES), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found for the northeast corner of a 230.70 acre tract of land conveyed to Caughfield Ranch Ltd. by instrument of record in Doc. No. 2014074560 of the Official Public Records of Williamson County, the southeast corner of Lot 2, Hamilton Subdivision, a subdivision of record in Doc. No. 1993014740 of the Official Public Records of Williamson County, Texas, the northeast corner of a 4.01 acre tract of land conveyed to David Harp and Cynthia Marie Caughfield Harp by instrument of record in Doc. No. 1996021719 of the Official Public Records of Williamson County, and being in the westerly right-of-way line of said Williamson County Road 266, from which a 1/2" rebar found for an angle point in the north line of said 230.70 acre tract and the south line of said Lot 2, Hamilton Subdivision, bears South 72°09'38" West a distance of 259.54 feet (record - South 72°09'38" West a distance of 259.54 feet) [Point of Commencing Coordinates: Northing=10,202,718.53; Easting= 3,075,492.25];

THENCE North 58°49'44" East, crossing through the right-of-way of Williamson County Road 266, a distance of 35.72 feet to a 1/2" rebar found for the northwest corner of a 3.16 acre tract of land conveyed to the Pedernales Electric Cooperative, Inc. by instrument of record in Doc. No. 2006040305 of the Official Public Records of Williamson County, Texas, the southwest corner of a 5.94 acre tract of land conveyed to Carolyn Miller and Leonard Miller by deed of record in Volume 681, Page 342 of the Deed Records of Williamson County, Texas, and being in the easterly right-of-way line of Williamson County Road 266,

THENCE South 10°30'51" East (record - South 10°30'51" East), along the west line of said 3.16 acre tract and the easterly right-of-way line of Williamson County Road 266, a distance of 30.38 feet (record - 30.38 feet) to a 1/2" rebar found for the southwest corner of the 3.16 acre tract and the northwest corner of a 1.43 acre tract of land conveyed to Chisholm Trail Special Utility District by instrument of record in Doc. No. 2012071092 of the Official Public Records of Williamson County, Texas;

THENCE South 12°46'29" East (record - South 12°46'29" East), along the west line of said 1.43 acre tract and the easterly right-of-way line of Williamson County Road 266, a distance of 25.23 feet (record - 25.23 feet) to a 1/2" rebar found for the southwest corner of the 1.43 acre tract and the northwest corner of a 327.79 acre tract of land conveyed to Caughfield Ranch Ltd. by said instrument of record in Doc. No. 2014074560 of the Official Public Records of Williamson County, Texas;

THENCE along the westerly line of said 327.79 acre tract and the easterly right-of-way line of Williamson County Road 266, the following fifty one (51) courses:

1. South 12°46'29" East (record - South 12°46'29" East) a distance of 55.69 feet to steel fence post found for corner;
2. South 13°15'16" East a distance of 67.93 feet (record - South 13°15'16" East a distance of 67.93 feet) to a 1/2" rebar found;
3. South 17°57'38" East a distance of 192.26 feet (record - South 17°57'38" East a distance of 192.26 feet) to a 1/2" rebar found;
4. South 26°13'46" East a distance of 46.09 feet (record - South 26°13'46" East a distance of 581.24 feet) to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for the POINT OF BEGINNING [Point of Beginning Coordinates: Northing=10,202,337.87; Easting=3,075,641.49];
5. South 26°13'46" East a distance of 535.15 feet (record - South 26°13'46" East a distance of 581.24 feet) to a 1/2" rebar found;
6. South 27°50'09" East a distance of 386.84 feet (record - South 27°50'09" East a distance of 386.84 feet) to a 1/2" rebar found;
7. South 29°06'17" East a distance of 437.83 feet (record - South 29°06'17" East a distance of 437.83 feet) to a 60d nail found;
8. South 36°52'51" East a distance of 53.64 feet (record - South 36°52'51" East a distance of 53.64 feet) to a 1/2" rebar found;
9. South 45°39'04" East a distance of 174.54 feet (record - South 45°39'04" East a distance of 174.54 feet) to a 60d nail found;
10. South 49°47'23" East a distance of 101.30 feet (record - South 49°47'23" East a distance of 101.30 feet) to a 60d nail found;
11. South 58°44'40" East a distance of 240.81 feet (record - South 58°44'40" East a distance of 240.81 feet) to a 60d nail found;
12. South 61°47'42" East a distance of 242.11 feet (record - South 61°47'42" East a distance of 242.11 feet) to a 60d nail found;
13. South 62°46'02" East a distance of 79.62 feet (record - South 62°46'02" East a distance of 79.62 feet) to a 60d nail found;
14. South 63°36'05" East a distance of 22.35 feet (record - South 63°36'05" East a distance of 22.35 feet) to a 1/2" rebar found;
15. South 71°12'58" East a distance of 218.95 feet (record - South 71°12'58" East a distance of 218.95 feet) to a 60d nail found;
16. South 60°15'04" East a distance of 55.78 feet (record - South 60°15'04" East a distance of 55.78 feet) to a 1/2" rebar found;

17. South 60°47'05" East a distance of 115.69 feet (record - South 60°47'05" East a distance of 115.69 feet) to a 1/2" rebar found;
18. South 54°51'18" East a distance of 71.89 feet (record - South 54°51'18" East a distance of 71.89 feet) to a 60d nail found;
19. South 57°20'46" East a distance of 51.68 feet (record - South 57°20'46" East a distance of 51.68 feet) to a 1/2" rebar found;
20. South 57°27'15" East a distance of 160.15 feet (record - South 57°27'15" East a distance of 160.15 feet) to a 60d nail found;
21. South 60°08'02" East a distance of 116.38 feet (record - South 60°08'02" East a distance of 116.38 feet) to a 1/2" rebar found;
22. South 58°09'02" East a distance of 178.14 feet (record - South 58°09'02" East a distance of 178.14 feet) to a 1/2" rebar found;
23. South 58°37'10" East a distance of 215.17 feet (record - South 58°37'10" East a distance of 215.17 feet) to a 1/2" rebar found;
24. South 59°02'12" East a distance of 88.23 feet (record - South 59°02'12" East a distance of 88.23 feet) to a 1/2" rebar found;
25. South 58°49'06" East a distance of 139.71 feet (record - South 58°49'06" East a distance of 139.71 feet) to a 1/2" rebar found;
26. South 54°16'13" East a distance of 57.61 feet (record - South 54°16'13" East a distance of 57.61 feet) to a 1/2" rebar found;
27. South 53°44'13" East a distance of 101.89 feet (record - South 53°44'13" East a distance of 101.89 feet) to a 1/2" rebar found;
28. South 36°08'55" East a distance of 82.59 feet (record - South 36°08'55" East a distance of 82.59 feet) to a 1/2" rebar found;
29. South 37°05'41" East a distance of 94.55 feet (record - South 37°05'41" East a distance of 94.55 feet) to a 1/2" rebar found;
30. South 36°40'10" East a distance of 136.61 feet (record - South 36°40'10" East a distance of 136.61 feet) to a 1/2" rebar found;
31. South 38°45'21" East a distance of 234.78 feet (record - South 38°45'21" East a distance of 234.78 feet) to a 1/2" rebar found;
32. South 29°55'12" East a distance of 263.41 (record - South 29°55'12" East a distance of 263.41) feet to a 1/2" rebar found;
33. South 21°53'31" East a distance of 108.62 feet (record - South 21°53'31" East a distance of 108.62 feet) to a 1/2" rebar found;

34. South 08°52'38" East a distance of 59.36 feet (record - South 08°52'38" East a distance of 59.36 feet) to a 60d nail found;
35. South 03°12'51" East a distance of 41.32 feet (record - South 03°12'51" East a distance of 41.32 feet) to a 60d nail found;
36. South 00°25'19" West a distance of 51.00 feet (record - South 00°25'19" West a distance of 51.00 feet) to a 1/2" rebar found;
37. South 09°04'57" West a distance of 84.09 feet (record - South 09°04'57" West a distance of 84.09 feet) to a 1/2" rebar found;
38. South 09°03'35" West a distance of 325.14 feet (record - South 09°03'35" West a distance of 325.14 feet) to a 1/2" rebar found;
39. South 04°18'06" West a distance of 59.61 feet (record - South 04°18'06" West a distance of 59.61 feet) to a 1/2" rebar found;
40. South 03°58'46" West a distance of 154.32 feet (record - South 03°58'46" West a distance of 154.32 feet) to a 1/2" rebar found;
41. South 03°28'12" West a distance of 45.34 feet (record - South 03°28'12" West a distance of 45.34 feet) to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
42. South 70°13'23" East a distance of 14.05 feet (record - South 70°13'23" East a distance of 14.05 feet) to a 1/2" rebar found;
43. South 00°48'25" West a distance of 132.62 feet (record - South 00°48'25" West a distance of 132.62 feet) to a 60d nail found;
44. South 03°09'58" West a distance of 127.35 feet (record - South 03°09'58" West a distance of 127.35 feet) to a 1/2" rebar found;
45. South 03°09'03" West a distance of 177.62 feet (record - South 03°09'03" West a distance of 177.62 feet) to a 60d nail found in the base of a tree;
46. South 03°21'57" West a distance of 152.83 feet (record - South 03°21'57" West a distance of 152.83 feet) to a 1/2" rebar found;
47. South 08°13'20" East a distance of 152.73 feet (record - South 08°13'20" East a distance of 152.73 feet) to a 60d nail found in the base of a tree;
48. South 08°37'57" East a distance of 75.27 feet (record - South 08°37'57" East a distance of 75.27 feet) to a 1/2" rebar found;
49. South 14°23'15" East a distance of 103.26 feet (record - South 14°23'15" East a distance of 103.26 feet) to a 1/2" rebar found;
50. South 17°11'25" East a distance of 443.82 feet (record - South 17°11'25" East a distance of 443.82 feet) to a 60d nail found in the base of a tree,

51. South 24°25'57" East a distance of 93.03 feet (record - South 24°25'57" East a distance of 93.03 feet) to a 1/2" rebar found;

THENCE South 57°43'42" West, crossing through the right-of-way of Williamson County Road 266, a distance of 118.98 feet to a 60d nail found in the base of a tree in the westerly right-of-way of Williamson County Road 266 and the easterly line of the 230.70 acre tract, from which a calculated point in the approximate centerline of the South San Gabriel River, for the southeast corner of the 230.70 acre tract, and being in the north line of Lot 47, South San Gabriel Ranches, a subdivision of record in Volume B, Pages 86-87 of the Plat Records of Williamson County, Texas, bears South 29°51'22" West (record - South 29°51'22" West), passing at a distance of 84.99 feet (record - 84.99 feet) a 1/2" rebar found, and continuing for a total distance of 200.88 feet (record – 200.88 feet);

THENCE along the easterly line of the 230.70 acre tract and the westerly right-of-way line of Williamson County Road 266, the following fifty three (53) courses:

1. North 13°14'54" West a distance of 286.23 feet (record - North 13°14'54" West a distance of 286.23 feet) to a calculated point;
2. North 14°47'56" West a distance of 32.45 feet (record - North 14°47'56" West a distance of 32.45 feet) to a calculated point;
3. North 10°38'15" West a distance of 12.99 feet (record - North 10°38'15" West a distance of 12.99 feet) to a 60d nail found;
4. North 14°23'21" West a distance of 158.55 feet (record - North 14°23'21" West a distance of 158.55 feet) to a 1/2" rebar found;
5. North 20°38'34" West a distance of 141.41 feet (record - North 20°38'34" West a distance of 141.41 feet) to a 1/2" rebar found;
6. North 01°07'22" West a distance of 173.37 feet (record - North 01°14'59" West a distance of 173.37 feet) to a 60d nail found in the base of a tree;
7. North 02°17'45" East a distance of 378.35 feet (record - North 02°17'45" East a distance of 378.35 feet) to a 1/2" rebar found;
8. North 00°33'19" East a distance of 242.63 feet (record - North 00°33'19" East a distance of 242.63 feet) to a 60d nail found in the base of a tree;
9. North 02°40'01" East a distance of 280.55 feet (record - North 02°40'01" East a distance of 280.55 feet) to a 60d nail found in the base of a tree;
10. North 67°58'02" East a distance of 11.20 feet (record - North 67°58'02" East a distance of 11.20 feet) to a 60d nail found in the base of a tree;
11. North 08°51'22" East a distance of 377.06 feet (record - North 08°51'22" East a distance of 377.06 feet) to a 60d nail found in the base of a tree;
12. North 04°05'37" West a distance of 39.38 feet (record - North 04°05'37" West a distance of 39.38 feet) to a 60d nail found in the base of a tree;

13. North 12°10'36" West a distance of 37.58 feet (record - North 12°10'36" West a distance of 37.58 feet) to a cotton spindle found;
14. North 12°11'02" West a distance of 25.73 feet (record - North 12°11'02" West a distance of 25.73 feet) to a 60d nail found in the base of a tree;
15. North 18°45'47" West a distance of 48.38 feet (record - North 18°45'47" West a distance of 48.38 feet) to a 60d nail found in the base of a tree;
16. North 24°39'36" West a distance of 130.90 feet (record - North 24°39'36" West a distance of 130.90 feet) to a 1/2" rebar found;
17. North 32°09'56" West a distance of 298.43 feet (record - North 32°09'56" West a distance of 298.43 feet) to a 60d nail found in the base of a tree;
18. North 43°21'48" West a distance of 165.76 feet (record - North 43°21'48" West a distance of 165.76 feet) to a 60d nail found in the base of a tree;
19. North 33°10'54" West a distance of 89.81 feet (record - North 33°10'54" West a distance of 89.81 feet) to a 60d nail found in the base of a tree;
20. North 36°25'01" West a distance of 31.64 feet (record - North 36°25'01" West a distance of 31.64 feet) to a 1/2" rebar found;
21. North 33°36'25" West a distance of 99.11 feet (record - North 33°36'25" West a distance of 99.11 feet) to a 1/2" rebar found;
22. North 47°28'03" West a distance of 36.60 feet (record - North 47°28'03" West a distance of 36.60 feet) to a 60d nail found in the base of a tree;
23. North 51°53'59" West a distance of 181.09 feet (record - North 51°53'59" West a distance of 181.09 feet) to a 60d nail found in the base of a tree;
24. North 56°53'38" West a distance of 47.23 feet (record - North 56°53'38" West a distance of 47.23 feet) to a 60d nail found in the base of a tree;
25. North 59°52'58" West a distance of 163.67 feet (record - North 59°52'58" West a distance of 163.67 feet) to a 60d nail found in the base of a tree;
26. North 57°23'18" West a distance of 77.00 feet (record - North 57°23'18" West a distance of 77.00 feet) to a 1/2" rebar found;
27. North 55°41'55" West a distance of 36.69 feet (record - North 55°41'55" West a distance of 36.69 feet) to a 1/2" rebar found;
28. North 58°42'01" West a distance of 93.89 feet (record - North 58°42'01" West a distance of 93.89 feet) to a fence post found for corner;
29. North 58°00'16" West a distance of 134.29 feet (record - North 58°00'16" West a distance of 134.29 feet) to a 1/2" rebar found;

30. North 57°57'23" West a distance of 40.97 feet (record - North 57°57'23" West a distance of 40.97 feet) to a fence post found for corner;
31. North 60°27'34" West a distance of 152.96 feet (record - North 60°27'34" West a distance of 152.96 feet) to a fence post found for corner;
32. North 58°31'02" West a distance of 75.55 feet (record - North 58°31'02" West a distance of 75.55 feet) to a fence post found for corner;
33. North 57°33'51" West a distance of 25.25 feet (record - North 57°33'51" West a distance of 25.25 feet) to a fence post found for corner;
34. North 62°33'40" West a distance of 51.72 feet (record - North 62°33'40" West a distance of 51.72 feet) to a fence post found for corner;
35. North 57°47'47" West a distance of 84.10 feet (record - North 57°47'47" West a distance of 84.10 feet) to a fence post found for corner;
36. North 53°30'45" West a distance of 86.57 feet (record - North 53°30'45" West a distance of 86.57 feet) to a fence post found for corner;
37. North 65°26'10" West a distance of 64.92 feet (record - North 65°26'10" West a distance of 64.92 feet) to a fence post found for corner;
38. North 70°24'29" West a distance of 156.42 feet (record - North 70°24'29" West a distance of 156.42 feet) to a fence post found for corner;
39. North 66°38'03" West a distance of 317.51 feet (record - North 66°37'21" West a distance of 317.49 feet) to a fence post found for corner;
40. North 64°45'50" West a distance of 78.12 feet (record - North 64°45'50" West a distance of 78.12 feet) to a fence post found for corner;
41. North 62°17'41" West a distance of 75.26 feet (record - North 62°17'41" West a distance of 75.26 feet) to a fence post found for corner;
42. North 57°01'45" West a distance of 75.98 feet (record - North 57°01'45" West a distance of 75.98 feet) to a steel fence post found for corner;
43. North 51°43'04" West a distance of 165.73 feet (record - North 51°43'04" West a distance of 165.73 feet) to a 60d nail found in the base of a tree;
44. North 51°52'18" West a distance of 50.97 feet (record - North 51°52'18" West a distance of 50.97 feet) to a 60d nail found in the base of a tree;
45. North 46°20'23" West a distance of 88.67 feet (record - North 46°20'23" West a distance of 88.67 feet) to a fence post found for corner;
46. North 41°51'07" West a distance of 79.68 feet (record - North 41°51'07" West a distance of 79.68 feet) to a fence post found for corner;

47. North 37°14'52" West a distance of 72.04 feet (record - North 37°14'52" West a distance of 72.04 feet) to a fence post found for corner;
48. North 34°23'40" West a distance of 77.70 feet (record - North 34°23'40" West a distance of 77.70 feet) to a fence post found for corner;
49. North 31°21'15" West a distance of 55.73 feet (record - North 31°21'15" West a distance of 55.73 feet) to a fence post found for corner;
50. North 29°39'15" West a distance of 485.42 feet (record - North 29°39'15" West a distance of 485.42 feet) to a fence post found for corner;
51. North 24°35'10" West a distance of 227.32 feet (record - North 24°35'10" West a distance of 227.32 feet) to a fence post found for corner;
52. North 26°04'17" West a distance of 148.94 feet (record - North 26°04'17" West a distance of 148.94 feet) to a fence post found for corner;
53. North 27°41'59" West a distance of 394.10 feet (record - North 27°41'59" West a distance of 394.10 feet) to a 1/2" rebar found for the southeast corner of said 4.01 acre tract, from which a 1/2" rebar set with plastic cap which reads "Baseline Inc" for an angle point in the east line of the 4.01 acre tract and the westerly right-of-way line of Williamson County Road 266, bears North 28°15'32" West a distance of 33.11 feet (record - North 28°15'32" West a distance of 33.11 feet);

THENCE North 63°46'14" East, crossing through the right-of-way of Williamson County Road 266, a distance of 46.09 feet to the POINT OF BEGINNING.

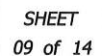
This tract contains 7.113 acres of land, more or less, out of the William H. Monroe Survey, Abstract Number 453, and the Henry Garmes Survey, Abstract no. 269, both in Williamson County, Texas.

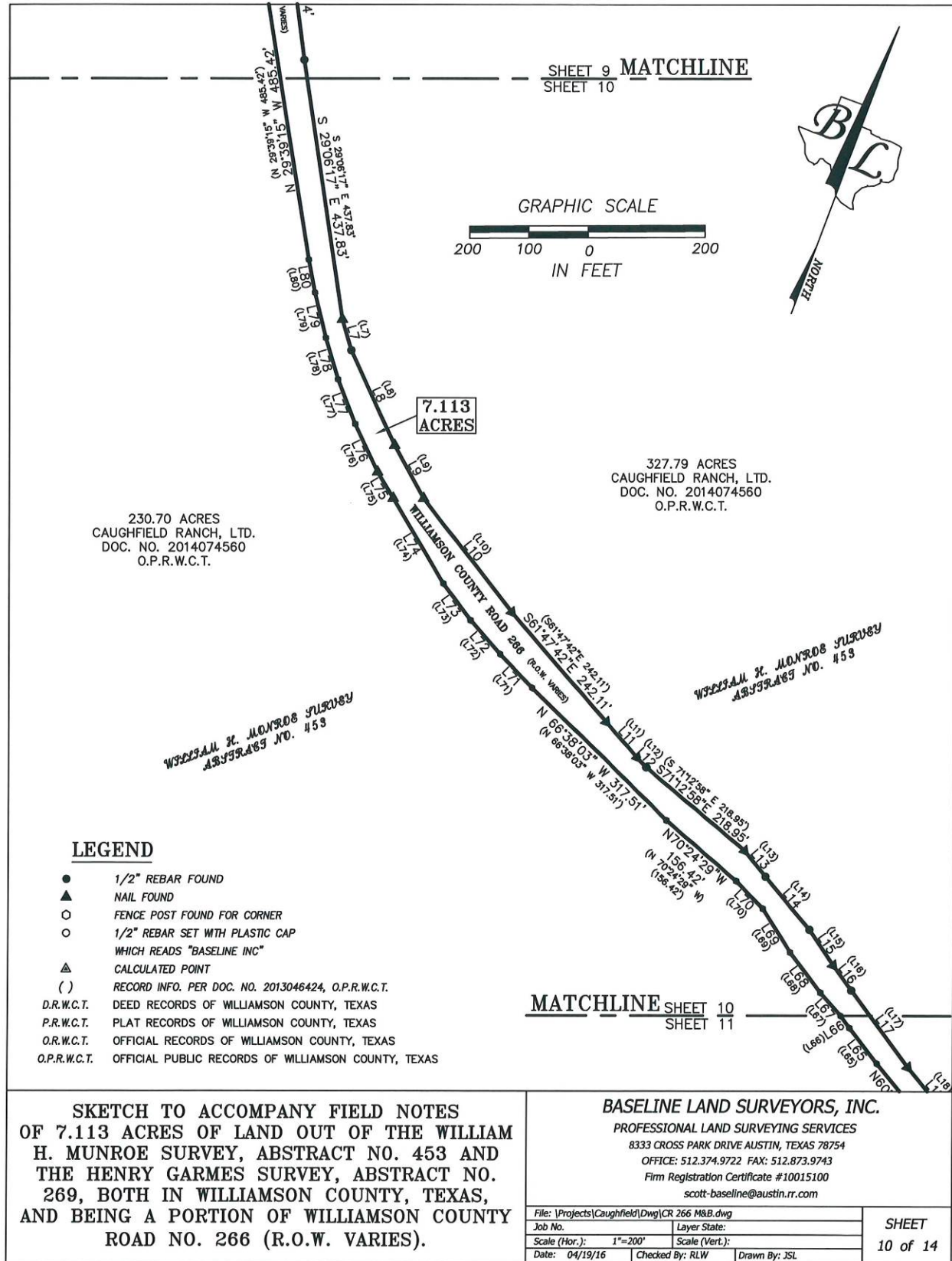
Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83/96CORS.

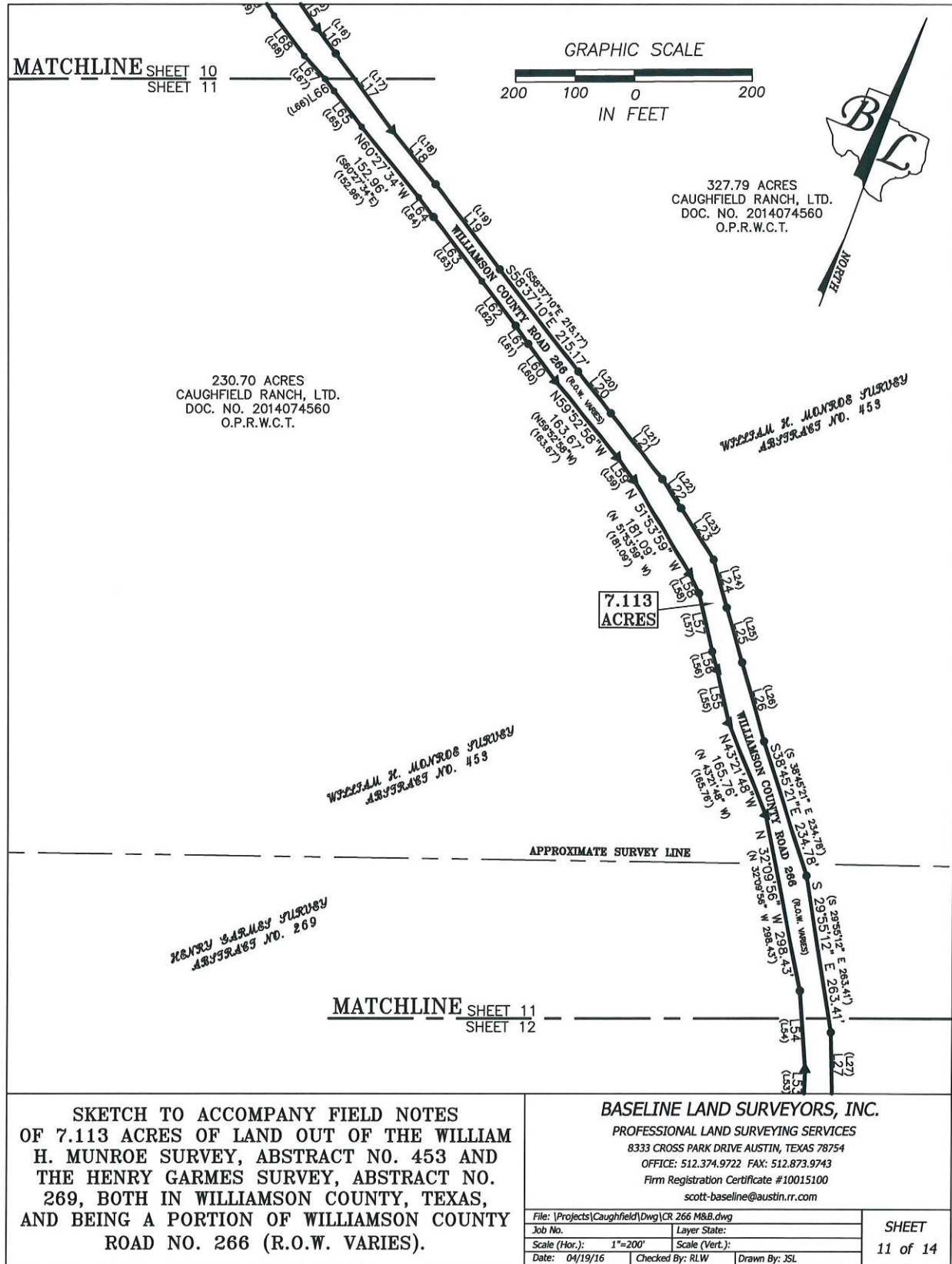
J. Scott Laswell 4/15/16
J. Scott Laswell Date
Registered Professional Land Surveyor
State of Texas No. 5583

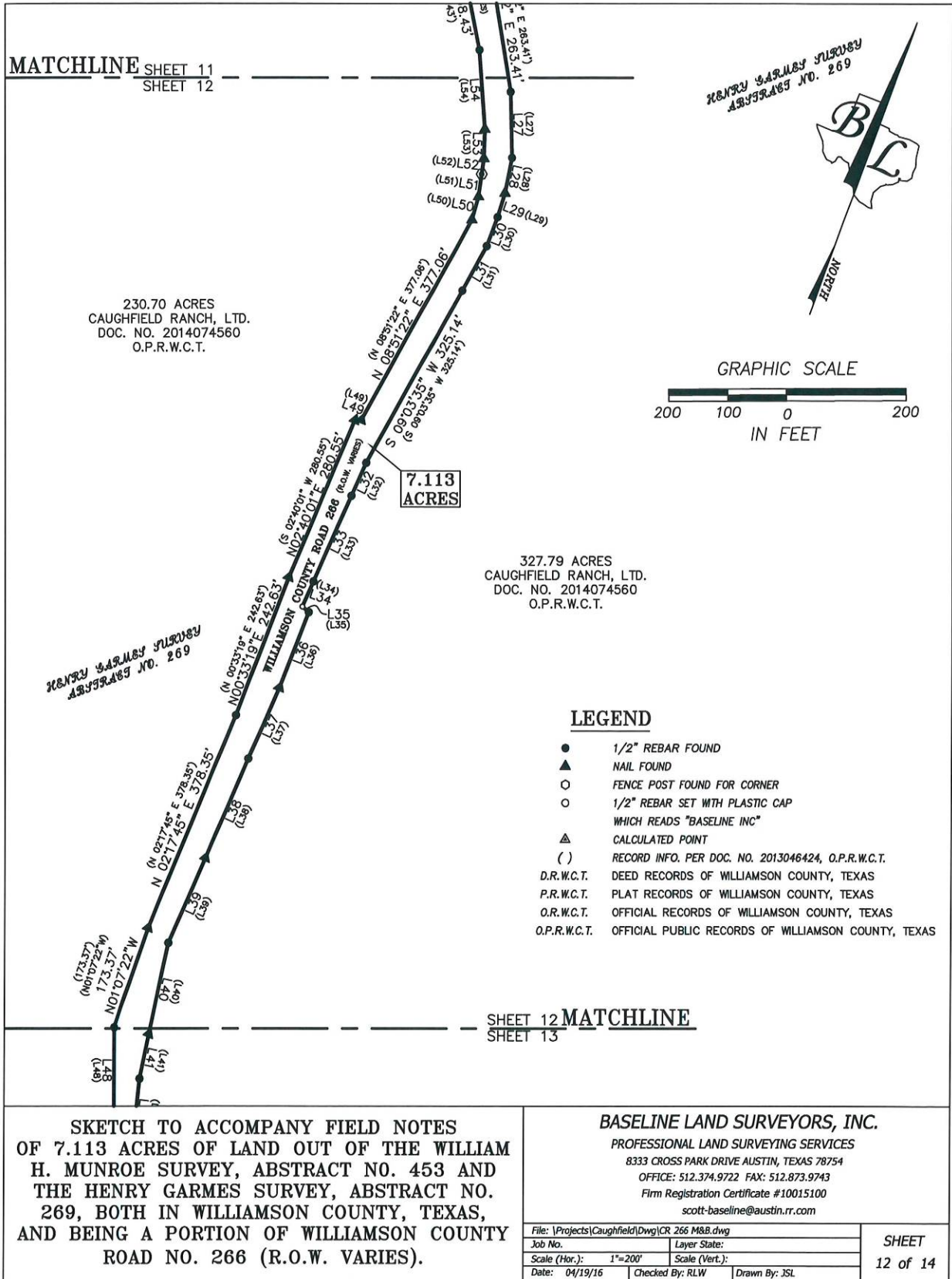


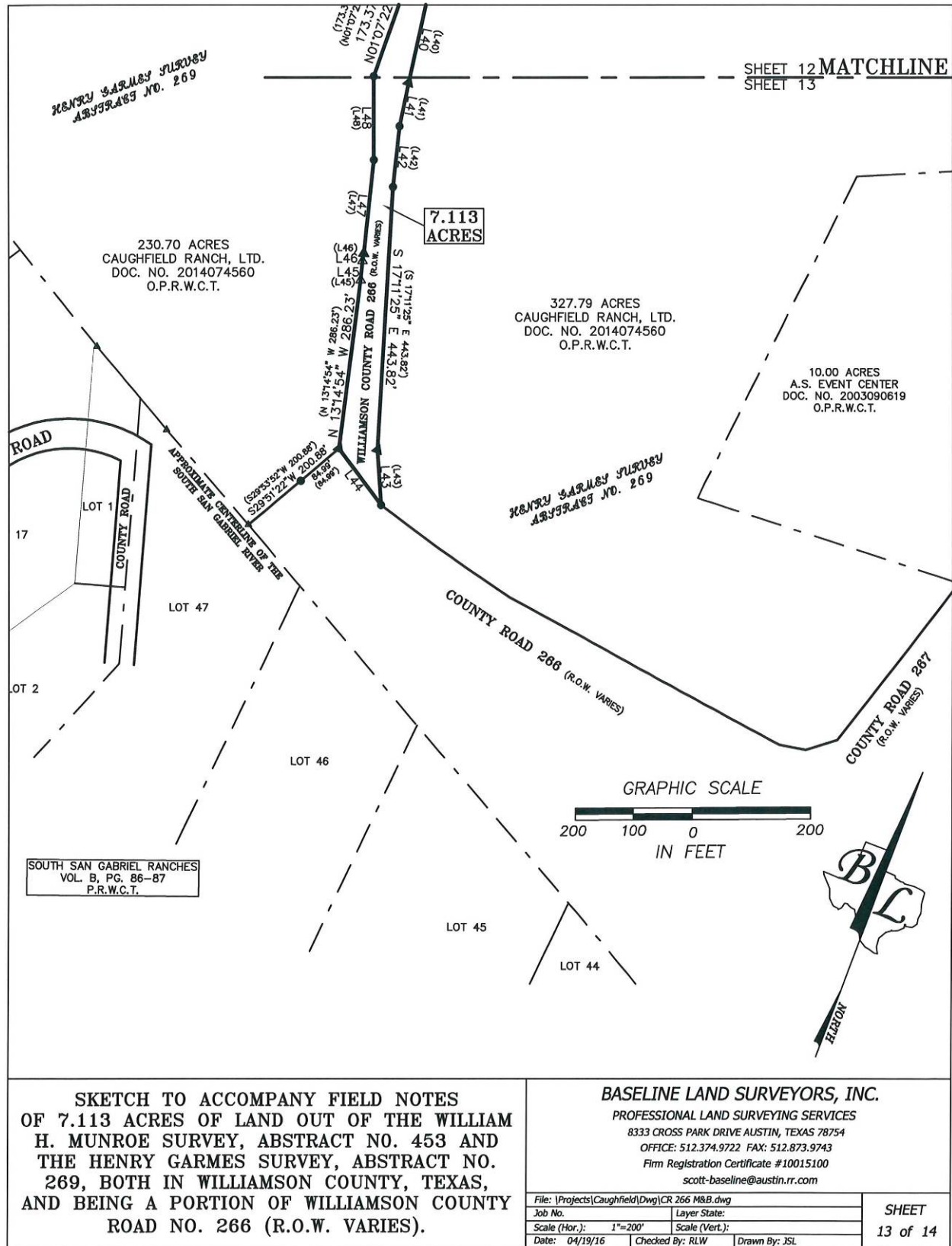
File: S:\Projects\Caughfield Tract\Docs\Field Notes\County Road 266_fn.doc











J. Scott Lumsden
4/19/14



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 58°49'44" E	35.72'
L2	S 10°30'51" E	30.38'
(L2)	S 10°30'51" E	30.38'
L3	S 12°46'29" E	25.23'
(L3)	S 12°46'29" E	25.23'
L4	S 12°46'29" E	55.69'
(L4)	S 12°46'29" E	55.69'
L5	S 13°15'16" E	67.93'
(L5)	S 13°15'16" E	67.93'
L6	S 17°57'38" E	192.26'
(L6)	S 17°57'38" E	192.26'
L7	S 36°52'51" E	53.64'
(L7)	S 36°52'51" E	53.64'
L8	S 45°39'04" E	174.54'
(L8)	S 45°39'04" E	174.54'
L9	S 49°47'23" E	101.30'
(L9)	S 49°47'23" E	101.30'
L10	S 58°44'40" E	240.81'
(L10)	S 58°44'40" E	240.81'
L11	S 62°46'02" E	79.62'
(L11)	S 62°46'02" E	79.62'
L12	S 63°36'09" E	22.35'
(L12)	S 63°36'09" E	22.35'
L13	S 60°15'04" E	55.78'
(L13)	S 60°15'04" E	55.78'
L14	S 60°47'05" E	115.69'
(L14)	S 60°47'05" E	115.69'
L15	S 54°51'18" E	71.89'
(L15)	S 54°51'18" E	71.89'
L16	S 57°20'46" E	51.68'
(L16)	S 57°20'46" E	51.68'
L17	S 57°27'15" E	160.15'
(L17)	S 57°27'15" E	160.15'
L18	S 60°08'02" E	116.38'
(L18)	S 60°08'02" E	116.38'
L19	S 58°09'02" E	178.14'
(L19)	S 58°09'02" E	178.14'
L20	S 59°02'12" E	88.23'
(L20)	S 59°02'12" E	88.23'
L21	S 58°49'06" E	139.71'
(L21)	S 58°49'06" E	139.71'
L22	S 54°16'13" E	57.61'
(L22)	S 54°16'13" E	57.61'
L23	S 53°44'13" E	101.89'
(L23)	S 53°44'13" E	101.89'
L24	S 36°08'55" E	82.59'
(L24)	S 36°08'55" E	82.59'
L25	S 37°05'41" E	94.55'
(L25)	S 37°05'41" E	94.55'
L26	S 36°40'10" E	136.61'
(L26)	S 36°40'10" E	136.61'
L27	S 21°53'31" E	108.62'
(L27)	S 21°53'31" E	108.62'
L28	S 08°52'38" E	59.36'
(L28)	S 08°52'38" E	59.36'
L29	S 03°12'51" E	41.32'
(L29)	S 03°12'51" E	41.32'
L30	S 00°25'19" W	51.00'
(L30)	S 00°25'19" W	51.00'
L31	S 09°04'57" W	84.09'
(L31)	S 09°04'57" W	84.09'
L32	S 04°18'06" W	59.61'
(L32)	S 04°18'06" W	59.61'
L33	S 03°58'46" W	154.32'
(L33)	S 03°58'46" W	154.32'
L34	S 03°28'12" W	45.34'
(L34)	S 03°28'12" W	45.34'
L35	S 70°13'23" E	14.05'
(L35)	S 70°13'23" E	14.05'
L36	S 00°48'25" W	132.62'
(L36)	S 00°48'25" W	132.62'
L37	S 03°09'58" W	127.35'
(L37)	S 03°09'58" W	127.35'
L38	S 03°09'03" W	177.62'
(L38)	S 03°09'03" W	177.62'
L39	S 03°21'57" W	152.83'
(L39)	S 03°21'57" W	152.83'
L40	S 08°13'20" E	152.73'
(L40)	S 08°13'20" E	152.73'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S 08°37'57" E	75.27'
(L41)	S 08°37'57" E	75.27'
L42	S 14°23'16" E	103.26'
(L42)	S 14°23'16" E	103.26'
L43	S 24°25'57" E	93.03'
(L43)	S 24°25'57" E	93.03'
L44	S 57°43'42" W	118.98'
(L44)	S 57°43'42" W	118.98'
L45	N 14°47'56" W	32.45'
(L45)	N 14°47'56" W	32.45'
L46	N 10°38'15" W	12.99'
(L46)	N 10°38'15" W	12.99'
L47	N 14°23'21" W	158.55'
(L47)	N 14°23'21" W	158.55'
L48	N 20°38'34" W	141.41'
(L48)	N 20°38'34" W	141.41'
L49	N 67°58'02" E	11.20'
(L49)	N 67°58'02" E	11.20'
L50	N 04°05'37" W	39.38'
(L50)	N 04°05'37" W	39.38'
L51	N 12°10'36" W	37.68'
(L51)	N 12°10'36" W	37.68'
L52	N 12°11'02" W	25.73'
(L52)	N 12°11'02" W	25.73'
L53	N 18°45'47" W	48.38'
(L53)	N 18°45'47" W	48.38'
L54	N 24°39'36" W	130.90'
(L54)	N 24°39'36" W	130.90'
L55	N 33°10'54" W	89.81'
(L55)	N 33°10'54" W	89.81'
L56	N 36°25'1" W	31.64'
(L56)	N 36°25'1" W	31.64'
L57	N 33°36'25" W	99.11'
(L57)	N 33°36'25" W	99.11'
L58	N 47°28'03" W	36.60'
(L58)	N 47°28'03" W	36.60'
L59	N 56°53'38" W	47.23'
(L59)	N 56°53'38" W	47.23'
L60	N 57°23'18" W	77.00'
(L60)	N 57°23'18" W	77.00'
L61	N 55°41'55" W	36.69'
(L61)	N 55°41'55" W	36.69'
L62	N 58°42'01" W	93.89'
(L62)	N 58°42'01" W	93.89'
L63	N 58°00'16" W	134.29'
(L63)	N 58°00'16" W	134.29'
L64	N 57°57'23" W	40.97'
(L64)	N 57°57'23" W	40.97'
L65	S 58°31'02" E	75.55'
(L65)	S 58°31'02" E	75.55'
L66	N 57°33'51" W	25.25'
(L66)	N 57°33'51" W	25.25'
L67	N 62°33'40" W	51.72'
(L67)	N 62°33'40" W	51.72'
L68	N 57°47'47" W	84.10'
(L68)	N 57°47'47" W	84.10'
L69	N 53°30'45" W	86.57'
(L69)	N 53°30'45" W	86.57'
L70	N 65°26'10" W	64.92'
(L70)	N 65°26'10" W	64.92'
L71	N 64°45'50" W	78.12'
(L71)	N 64°45'50" W	78.12'
L72	N 82°17'41" W	75.26'
(L72)	N 82°17'41" W	75.26'
L73	N 57°01'45" W	75.98'
(L73)	N 57°01'45" W	75.98'
L74	N 51°43'04" W	165.73'
(L74)	N 51°43'04" W	165.73'
L75	N 51°52'18" W	50.97'
(L75)	N 51°52'18" W	50.97'
L76	N 46°20'23" W	88.67'
(L76)	N 46°20'23" W	88.67'
L77	N 41°51'07" W	79.68'
(L77)	N 41°51'07" W	79.68'
L78	N 37°14'52" W	72.04'
(L78)	N 37°14'52" W	72.04'
L79	N 34°23'40" W	77.70'
(L79)	N 34°23'40" W	77.70'
L80	N 31°21'15" W	55.73'
(L80)	N 31°21'15" W	55.73'
L81	N 28°15'32" W	33.11'
(L81)	N 28°15'32" W	33.11'
L82	N 63°46'14" E	48.09'

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83/96 CORRS.

SKETCH TO ACCOMPANY FIELD NOTES
OF 7.113 ACRES OF LAND OUT OF THE WILLIAM
H. MUNROE SURVEY, ABSTRACT NO. 453 AND
THE HENRY GARMES SURVEY, ABSTRACT NO.
269, BOTH IN WILLIAMSON COUNTY, TEXAS,
AND BEING A PORTION OF WILLIAMSON COUNTY
ROAD NO. 266 (R.O.W. VARIES).

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

Firm Registration Certificate #10015100

scott-baseline@austin.tx.com

File: I:\Projects\Caughfield\Drawings\CR 266 M&B.dwg

Job No. Layer State:

Scale (Hor.): 1"=200' Scale (Vert.):

Date: 04/19/16 Checked By: RLW Drawn By: JSL

SHEET

14 of 14