

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.

DEDICATION DEED

THE STATE OF TEXAS

§

KNOW ALL BY THESE PRESENTS:

§

COUNTY OF WILLIAMSON

§

TR LAKELINE MARKET RETAIL CORP., a Delaware corporation, whose address is c/o Invesco Advisers, Inc., 2001 Ross Avenue, Suite 3400, Dallas, Texas 75201, and its successors and assignees, hereinafter referred to as ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by the **WILLIAMSON COUNTY, TEXAS**, a political subdivision of the State of Texas, herein after referred to as ("Grantee"), whose address is 710 Main Street, Georgetown, Texas 78626, the receipt and sufficiency of which is hereby acknowledged, has DEDICATED, GRANTED, SOLD and CONVEYED, and Grantor does hereby DEDICATE, GRANT, SELL and CONVEY unto Grantee, the real property situated in Williamson County, Texas, which is described as follows (the "Land"):

Tract One:

A 0.191 acre tract of land located in the RACHAEL SAUL SURVEY, ABSTRACT NO. 551, Williamson County, Texas, being a portion of Lot 1A, Block "A" of Amended Plat of Lots 1 and 3, Block "A" Lakeline Retail Subdivision, Section 1, recorded in Document No. 2012088909, of the Official Public Records of Williamson County, Texas, said 0.191 acre tract of land being more particularly described in the field notes and drawing attached hereto as Exhibit "A".

Tract Two:

A 0.081 acre tract of land located in the RACHAEL SAUL SURVEY, ABSTRACT NO. 551, Williamson County, Texas, being a portion of Lot 5, Block "A" of Lakeline Retail Subdivision Section 1, Recorded in Document No. 2012005731, of the Official Public Records of Williamson County, Texas, said 0.081 acre tract of land being more particularly described in the field notes and drawing attached hereto as Exhibit "B".

TO HAVE AND TO HOLD the above-described premises, conveyed together with all tenements, hereditaments, rights, privileges, interests, easements and appurtenances belonging or in anywise pertaining to the Land, said Land to be used for public right-of-way purposes unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the above-described premises unto Grantee, its legal representatives, successors and assigns, against every person or entity whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantor, but not otherwise, subject to all matters of public record.


ACCEPTANCE

Grantee accepts the attached deed and consents to its form and substance.

GRANTEE:


WILLIAMSON COUNTY, TEXAS

By: _____


Dan Gattis, County Judge

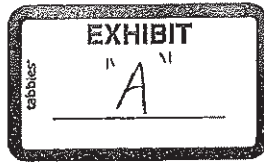
Attest:

By: _____


Nancy Rister, County Clerk

Date: _____

6-7-18



METES AND BOUNDS DESCRIPTION

FOR A 0.191 ACRE TRACT OF LAND LOCATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1A, BLOCK "A" OF AMENDED PLAT OF LOTS 1 AND 3, BLOCK "A" LAKELINE RETAIL SUBDIVISION, SECTION 1, RECORDED IN DOCUMENT NO. 2012088909, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.191 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. DURING THE MONTH OF JULY 2016, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found marked "BURY" (Surface Coordinates: N = 10147665.75, E = 3092999.36, Project scale factor: 0.9998785378), on an angle point in the northwesterly boundary line of said Lot 1A, same being on the northwesterly corner of Lot 5 Block "A" LAKELINE RETAIL SUBDIVISION SECTION 1, recorded in Document No. 2012005731, of the Official Public Records of Williamson County, Texas, same being on a point in the southerly right-of-way line of South Lakeline Boulevard, dedicated in Volume 1522, Page 838, of the Official Records of Williamson County, Texas, monumenting the northeasterly corner and POINT OF BEGINNING hereof;

THENCE S36°10'19"E, with the common boundary line of said Lot 1A, and said Lot 5, for a distance of 19.39 feet, to a 1/2" iron rod set with cap marked "Diamond Surveying" (Station 15+69.52, Offset 74.00 feet right), monumenting the southeasterly corner hereof, and from which for reference a 1/2" iron rod found marked "BURY", on the southwesterly corner of said Lot 5, bears S36°10'19"E, for a distance of 266.32 feet;

THENCE, through the interior of said Lot 1A, the following three (3) courses and distances:

1. S50°16'27"W for a distance of 104.58 feet to a PK Nail set (Station 14+64.94, Offset 74.00 feet right), monumenting an angle point hereof;
2. S39°43'33"E for a distance of 4.00 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" (Station 14+64.94, Offset 78.00 feet right), monumenting an angle point hereof;
3. S50°16'27"W for a distance of 279.54 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" (Station 11+85.40, Offset 78.00 feet right), on a point in the southwesterly boundary line of said Lot 1A, same being on a point in the northeasterly right-of way line of Pecan Park Boulevard, dedicated in Volume 1332, Page 733, of the Official Records of Williamson County, Texas, monumenting the southwesterly corner hereof;

PARCEL 3

THENCE with the southwesterly boundary line of said lot 1A, same being the northeasterly right-of-way line of said Pecan Park Boulevard, with the arc of a curve to the right, having a radius of 30.00 feet, an arc distance of 40.02 feet, a central angle of 76°25'58", with a chord bearing of N11°46'09"E for a distance of 37.12 feet, to a 1/2" iron rod found on a point in the southerly right-of-way line of said South Lakeline Boulevard, monumenting the end of this curve hereof;

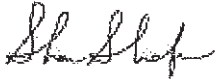
THENCE N50°14'03"E, with the northwesterly boundary line of said lot 1A, same being with the southerly right-of-way line of said South Lakeline Boulevard, for a distance of 356.27 feet to the POINT OF BEGINNING hereof and containing 0.191 acre of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.

The stations and offsets are based the centerline alignment per plans as provided by HNTB.

A survey drawing has been prepared to accompany this metes and bounds description.

<> **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3169

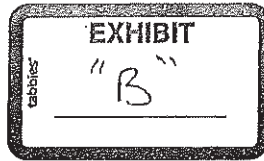


July 26, 2016

SHANE SHAFER, R.P.L.S. NO. 5281

DATE





METES AND BOUNDS DESCRIPTION

FOR A 0.081 ACRE TRACT OF LAND LOCATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 5, BLOCK "A" OF LAKELINE RETAIL SUBDIVISION SECTION 1, RECORDED IN DOCUMENT NO. 2012005731, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.081 ACRE TRACT OF LAND SURVEYED ON THE GROUND BY DIAMOND SURVEYING, INC. DURING THE MONTH OF JULY 2016, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at surveyor's PK nail with washer found marked "BURY" on the northeasterly corner of said Lot 5, same being on an angle point in the northwesterly boundary line of Lot 1A, Block "A", of AMENDED PLAT OF LOTS 1 AND 3, BLOCK "A" LAKELINE RETAIL SUBDIVISION SECTION 1, recorded in Document No. 2012088909, of the Official Public Records of Williamson County, Texas, same being on a point in the southerly right-of-way line of South Lakeline Boulevard, dedicated in Volume 1522, Page 838, of the Official Records of Williamson County, Texas, monumenting the northeasterly corner and POINT OF BEGINNING hereof;

THENCE $S36^{\circ}11'28''E$, with the common boundary line of said Lot 5, and said Lot 1A, for a distance of 29.35 feet, to a 1/2" iron rod set with cap marked "Diamond Surveying" (Station 17+25.25, Offset 84.00 feet right), monumenting the southeast corner hereof, and from which for reference a surveyor's PK nail with washer found marked "BURY", on the southeasterly corner of said Lot 5, bears $S36^{\circ}11'28''E$, for a distance of 265.94 feet;

THENCE, through the interior of said Lot 5, the following three (3) courses and distances:

1. $S50^{\circ}16'27''W$, for a distance of 51.75 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" (Station 16+73.50, Offset 84.00 feet right), monumenting an angle point hereof;
2. $N39^{\circ}43'33''W$, for a distance of 10.00 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" (Station 16+73.50, Offset 74.00 feet right), monumenting an angle point hereof;
3. $S50^{\circ}16'27''W$, for a distance of 103.98 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" (Station 15+69.52, Offset 74.00 feet right), on a point in the common boundary line of said Lot 5, and said Lot 1A monumenting the southwesterly corner hereof, and from which for reference a 1/2" iron rod found with cap marked "BURY", on the southwesterly corner of said Lot 5, bears $S36^{\circ}10'19''E$, for a distance of 266.32 feet;

PARCEL 4

THENCE N36°10'19"W, with the common boundary of said Lot 5 and said Lot 1A, for a distance of 19.39 feet, to a 1/2" iron rod found with cap marked "BURY" (Surface Coordinates: N = 10147665.75, E = 3092999.36, Project scale factor 0.9998785378), on the northwesterly corner of said Lot 5, same being on an angle point in the northwesterly boundary line of said Lot 1A, same being on a point in the southerly right-of-way line of said South Lakeline Boulevard, monumenting the northwesterly corner hereof;

THENCE, N50°17'49"E, with the northwesterly boundary line of said Lot 5, same being the southerly right-of-way line of said South Lakeline Boulevard, for a distance of 156.34 feet to the POINT OF BEGINNING hereof and containing 0.081 acre of land more or less.

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.

The stations and offsets are based the centerline alignment per plans as provided by HNTB.

A survey drawing has been prepared to accompany this metes and bounds description.

<> **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 76628
(817) 831-3160


SHANE SHAFER, R.P.L.S. NO. 5281 July 26, 2016
DATE



DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION

STANDARD LAND SURVEY FOR A 0.081 ACRE TRACT OF LAND LOCATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 5, BLOCK "A" OF LAKELINE RETAIL SUBDIVISION SECTION 1, RECORDED IN DOCUMENT NO. 2012005731, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

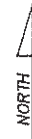
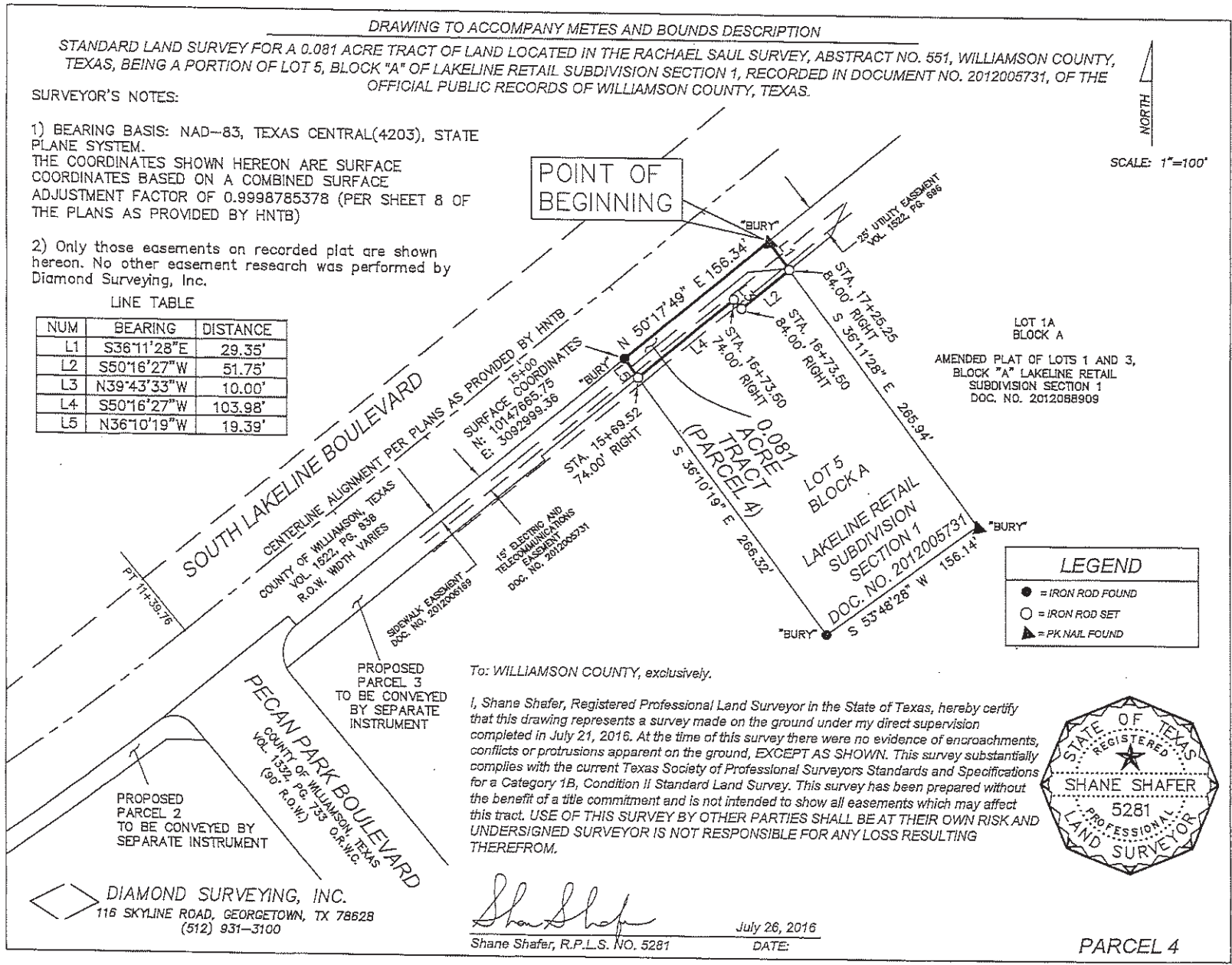
SURVEYOR'S NOTES:

1) BEARING BASIS: NAD--83, TEXAS CENTRAL(4203), STATE PLANE SYSTEM.
THE COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.9998785378 (PER SHEET 8 OF THE PLANS AS PROVIDED BY HNTB)

2) Only those easements on recorded plat are shown hereon. No other easement research was performed by Diamond Surveying, Inc.

LINE TABLE

NUM	BEARING	DISTANCE
L1	S36°11'28"E	29.35'
L2	S50°16'27"W	51.75'
L3	N39°43'33"W	10.00'
L4	S50°16'27"W	103.98'
L5	N36°10'19"W	19.39'



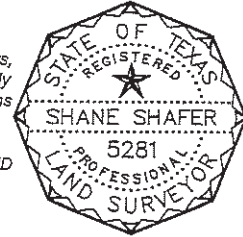
SCALE: 1"=100'

LOT 1A
BLOCK A
AMENDED PLAT OF LOTS 1 AND 3,
BLOCK "A" LAKELINE RETAIL
SUBDIVISION SECTION 1
DOC. NO. 2012088909

LEGEND	
●	= IRON ROD FOUND
○	= IRON ROD SET
▲	= PK NAIL FOUND

To: WILLIAMSON COUNTY, exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this drawing represents a survey made on the ground under my direct supervision completed in July 21, 2016. At the time of this survey there were no evidence of encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Standard Land Survey. This survey has been prepared without the benefit of a title commitment and is not intended to show all easements which may affect this tract. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100

Shane Shafer
Shane Shafer, R.P.L.S. NO. 5281
July 26, 2016
DATE:

PARCEL 4