

STATUTORY CORRECTION AFFIDAVIT

Date: 2/4/2020

Description of Original Instrument ("Original Instrument"): Special Warranty Deed dated December 9, 2019, from WILLIAMSON COUNTY, TEXAS to LIBERTY HILL, TEXAS, a Texas political subdivision, recorded as County Clerk's Document No. 2019121864, Official Public Records of Williamson County, Texas.

Affiant: WILLIAM GRAVELL, JR.

Affiant on oath swears that the following statements are true and correct and are within the personal knowledge of Affiant:

1. My full legal name is WILLIAM GRAVELL, JR., and I am over the age of eighteen (18) years and qualified to make this Affidavit.

2. I am the County Judge for Williamson County, Texas. I executed the Original Instrument used to convey real property to Liberty Hill, Texas, and have personal knowledge of the facts relevant to the correction of the Original Instrument.

3. I am making this Affidavit as a material correction instrument pursuant to Section 5.029 of the Texas Property Code, with regard to the following error in the Original Instrument:

Tract 2 in "Exhibit A" attached to the Original Instrument inadvertently omitted the conveyance of Lot 4.


4. The Original Instrument should correctly read as follows with respect to the error described above:

Tract 2: Lots 1, 2, 3, and 4, inclusive, Block 14 of SMITH'S ADDITION, ALSO KNOWN AS AMANDA E. SMITH'S ADDITION to the City of Liberty Hill, Williamson County, Texas, according to the map or plat thereof recorded in Volume 29, Page 99, Deed Records, Williamson County, Texas. See Original Instrument with corrected Property description exhibit, attached hereto as Exhibit "A" to this Affidavit.

5. This Statutory Correction Instrument is executed by each party to the recorded original instrument of conveyance that this correction instrument is executed to correct in accordance with Section 5.029 (b)(1) of the Texas Property Code, as evidenced by signatures below.

[Signatures on the next page]

Further Affiant sayeth not.



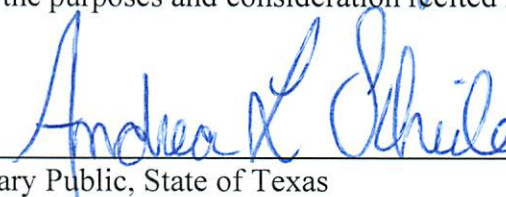
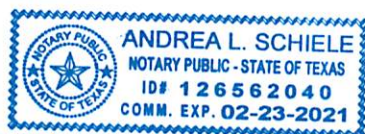
William Gravell, Jr.
Williamson County Judge

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 4th day of February, 2020, by William Gravell, Jr., in the capacity and for the purposes and consideration recited herein.



Notary Public, State of Texas

AGREED AS TO FORM AND SUBSTANCE:

Rick Hall, Mayor
Liberty Hill, Texas

Further Affiant sayeth not.

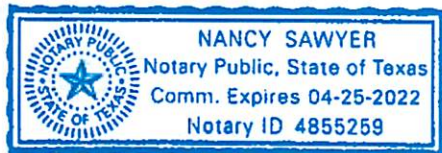
~~William Gravell, Jr.
Williamson County Judge~~

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 27th day of January, 2020, by William Gravell, Jr., in the capacity and for the purposes and consideration recited herein.



~~Nancy Sawyer
Notary Public, State of Texas~~

AGREED AS TO FORM AND SUBSTANCE:

Rick Hall
Rick Hall, Mayor
Liberty Hill, Texas





Exhibit "A"

SPECIAL WARRANTY DEED

GF#190075282 W

THE STATE OF TEXAS

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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'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That WILLIAMSON COUNTY, TEXAS, a Texas political subdivision, 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, the 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 to LIBERTY HILL, TEXAS, a Texas political subdivision, all 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:

Fee simple interest in four tracts of land, being Tract 1, Tract 2, Tract 3 and Tract 4, in Williamson County, Texas, being more particularly described on Exhibit "A", attached hereto and incorporated herein for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements and rights-of-way of record; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, 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.

The property listed as Tract 4 herein is specifically reserved for a senior activity center with kitchen access until an alternate senior activity center is made available.

THIS CONVEYANCE OF THE PROPERTY TO SELLER IS MADE ON AN "AS IS", "WHERE IS" BASIS, "WITH ALL FAULTS." EXCEPT FOR THE SPECIAL WARRANTY OF TITLE, SELLER MAKES NO WARRANTY OR REPRESENTATION WITH RESPECT TO THE PROPERTY, EXPRESS OR IMPLIED, OR ARISING BY OPERATING OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF MERCHANTABILITY, CONDITION, HABITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY. SELLER HEREBY DISCLAIMS ANY AND ALL WARRANTIES WITH RESPECT TO THE PROPERTY, INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO QUALITY AND SUITABILITY

FOR ANY PURPOSE, PROVIDED THAT THIS DISCLAIMER SHALL NOT BE CONSTRUED AS A DISCLAIMER OF ANY SPECIAL WARRANTY OF TITLE OF THE PROPERTY.

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 the City of Liberty Hill, Texas. and its assigns forever; and Grantors does hereby bind itself, its successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Grantee and its 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 9th day of December, 2019.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: William Gravell, Jr.
William Gravell, Jr.
County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 9th day of December, 2019 by William Gravell, Jr, Williamson County Judge, in the capacity and for the purposes and consideration recited therein.



Andrea L. Schiele
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas

Grantee Address:
City of Liberty Hill
926 Loop 332
Liberty Hill, TX 78642

Georgetown Title Co., Inc
1717 North Mays
Round Rock, TX 78664

Exhibit "A"

Tract I: Lots 4, 5 and 6, inclusive, Block 7 of SMITH'S ADDITION, ALSO KNOWN AS AMANDA E. SMITH'S ADDITION, to the City of Liberty Hill, Williamson County, Texas, according to the map thereof recorded in Volume 29, Page 99, Deed Records, Williamson County, Texas, and Lots 5 and 6 being more fully described by metes and bounds in Deed recorded in Volume 897, Page 883, Deed Records, Williamson County, Texas.

Tract II: Lots 1, 2, 3 and 4, inclusive, Block 14 of SMITH'S ADDITION, ALSO KNOWN AS AMANDA E. SMITH'S ADDITION, to the City of Liberty Hill, Williamson County, Texas, according to the map thereof recorded in Volume 29, Page 99, Deed Records, Williamson County, Texas

Tract III: Lots 5, 6, 7, and 8, inclusive, Block 14 of SMITH'S ADDITION, ALSO KNOWN AS AMANDA E. SMITH'S ADDITION, to the City of Liberty Hill, Williamson County, Texas, according to the map thereof recorded in Volume 29, Page 99, Deed Records, Williamson County, Texas, and being more fully described by metes and bounds in Deed recorded in Volume 200, Page 401, Deed Records, Williamson County, Texas.

Tract IV: Lots 3, 4, 5 and 6, inclusive, Block 25 of SMITH'S ADDITION, ALSO KNOWN AS AMANDA E. SMITH'S ADDITION, to the City of Liberty Hill, Williamson County, Texas, according to the map thereof recorded in Volume 29, Page 99, Deed Records, Williamson County, Texas.

SAVE AND EXCEPT those tracts of land for right of way as described in Deeds recorded in Volume 415, Page 505, Volume 415, Page 510, Volume 420, Page 220, and Volume 420, Page 251, Deed Records, Williamson County, Texas; and any portion of the subjects tracts lying within the right of way of Ranch Road 1869.