

## **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, does hereby quitclaimed and do by these presents Bargain, Sell, Release and forever quitclaim 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 the said Blackburn forever.

**IN WITNESS WHEREOF**, this instrument is executed on this the 27<sup>th</sup> day of April, 2021.

GRANTOR:

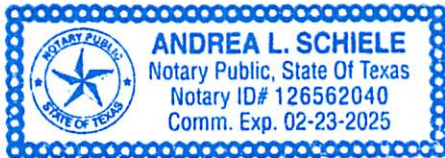
WILLIAMSON COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 27<sup>th</sup> day of April, 2021, by Bill Gravell, Jr., Williamson County Judge, in the capacity and for the purposes and consideration recited herein.



Andrea L. Schiele  
Notary Public, State of Texas

ISAAC DONAGAN  
SURVEY, A-178

GRAPHIC SCALE

0 100 200

1 INCH = 100 FT.

STATE HIGHWAY NO. 29

S81°58'19"W  
62.65'

1/2" IRF

1/2" CIRF  
RPLS 5784

54.5'

N22°23'43"W  
301.00'

CALLED 1.59 ACRES  
MARIE HILL  
DOC. NO. 2007030381  
O.P.R.W.C.T.

LOT 1, BLOCK B  
DAVIS SUBDIVISION  
DOC. NO. 2017068122  
O.P.R.W.C.T.

R.O.W. DEDICATION  
(PER PLAT)

CALLLED 0.76 ACRES  
TRACT 1  
HORACE NORVELL  
DOC. NO. 2007030380  
O.P.R.W.C.T.

ABANDONED OLD LIBERTY HILL  
TO GEORGETOWN ROAD

P.O.B.

CIRF "RPLS 5784"

0.05 ACRES  
POINT OF ENTRANCE 4

S75°37'18"W  
36.69'

0.253 ACRE  
WATERLINE EASEMENT  
CHISOLM TRAIL SPECIAL UTILITY DISTRICT  
DOC. NO. 2006014800  
O.P.R.W.C.T.

CALLLED 103.9327 ACRES  
ELBERT L. BROWN AND  
WIFE, BEVERLY D. BROWN  
VOL. 2189, PG. 585  
D.R.W.C.T.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N22°23'43"W	46.24'
L2	N68°03'33"E	47.00'
L3	S22°23'43"E	44.37'
L4	S65°46'34"W	47.02'



IRON ROD FOUND



CALCULATED POINT

D.R.W.C.T.

DEED RECORDS OF WILLIAMSON  
COUNTY, TEXAS

O.P.R.W.C.T.

OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

0.05 ACRES  
ISAAC DONAGAN SURVEY, A-178  
WILLIAMSON COUNTY, TEXAS



6410 SOUTHWEST BLVD. STE. 127  
FORT WORTH, TX 76109  
(817)554-1805  
www.landpoint.net  
TBPLS REG. NO. 10194220

POINT OF ENTRANCE 4

Being all that certain tract or parcel of land situated in the Isaac Donagan Survey, Abstract No. 178, Williamson County, Texas, being out of that certain called 0.76 acre tract of land described as Tract 1 in the deed to Horace Norvell, recorded in Document No. 2007030380, Official Public Records, Williamson County, Texas, being a part of the Abandoned Old Liberty Hill to Georgetown Road and being more particularly described by metes and bounds and follows:

BEGINNING at the southwest corner of said Abandoned Old Liberty Hill to Georgetown Road, same being the southeast corner of the Davis Subdivision, according to the plat thereof recorded in Document No. 2017068122, Official Public Records, Williamson County, Texas, and the southeast corner of a 36.5' right-of-way dedication per said plat, and being also in the north line of that certain called 103.9327 acre tract of land described in the deed to Elbert L. Brown and wife, Beverly D. Brown, recorded in Volume 2189, Page 585, Deed Records Williamson County, Texas, from which a capped iron rod stamped "RPLS 5784" found for the southeast corner of Lot 1, Block B of said Davis Subdivision and the southwest corner of said 36.5' right-of-way dedication bears, S75°37'18"W a distance of 36.69 feet;

THENCE N22°23'43"W, along the west line of the Abandoned Old Liberty Hill to Georgetown Road, the east line of said Davis Subdivision and the east right-of-way line of said 36.5' right-of-way dedication, a distance of 46.24 feet to a calculated point at the southwest corner of the 0.76 acre tract, from which a 1/2-inch iron rod found at the northwest corner of said 0.76 acre tract, the northeast corner of said Davis Subdivision, the northeast corner of said 36.5' right-of-way dedication, and being in the south right-of-way line of State Highway No. 29 (R.O.W. varies) bears N22°23'43"W a distance of 301.00 feet;

THENCE N68°03'33"E, along the south line of the 0.76 acre tract, same being the north line of the Abandoned Old Liberty Hill to Georgetown Road, a distance of 47.00 feet to a calculated point;

THENCE S22°23'43"E crossing the Abandoned Old Liberty Hill to Georgetown Road, a distance of 44.37 feet to a calculated point in the south line of the Abandoned Old Liberty Hill to Georgetown Road, same being the north line of said 103.9327 acre tract of land;

THENCE S65°46'34"W, along the south line of said Abandoned Old Liberty Hill to Georgetown Road, same being the north line of said 103.9327 acre tract of land, a distance of 47.02 feet to the POINT OF BEGINNING and containing 0.05 acres of land.

I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on July 23, 2020, that this plat correctly represents the facts found at the time of said survey.



03/22/2021

Robert Glen Maloy

Texas R.P.L.S. No. 6028



0.379 ACRES  
ISAAC DONAGAN SURVEY, A-178  
WILLIAMSON COUNTY, TEXAS



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