

RELEASE OF EASEMENT

Date: May 18, 2021

Releasor/Easement Owner: WILLIAMSON COUNTY, TEXAS

Releasor's Mailing Address (including county):

Williamson County
710 Main Street, Suite 101
Georgetown, Texas 78626
Williamson County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (with any improvements):

An easement for public roadway purposes in, over, across and upon that certain 0.361-acre tract of land, situated in the Samuel Daymon Survey, Abstract No. 170, Williamson County, Texas, being a portion of right of way Breakaway Road; said 0.361 acre described in further detail by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes ("Property").

For valuable consideration, the receipt of which is hereby acknowledged, Releasor/Easement Williamson County does abandon, release, and discharge all of its right, title, and interest in and to the Property for roadway use forever. Neither Releasor/Easement Owner nor its heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title in and to the Property or any part of it.

This Release of Easement is given specifically and to release only the roadway easement rights across the Property shown on Exhibit "A" held by Williamson County for the benefit of the traveling public. The Property shall remain subject to the rights of any existing utilities, easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances validly existing and recorded in the Official Records of Williamson County, Texas.

When the context requires, singular nouns and pronouns include the plural.

[signature page follows]

EXECUTED on this the 18th day of May, 2021.

RELEASEOR/EASEMENT OWNER:

WILLIAMSON COUNTY, TEXAS

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

Acknowledgment

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on this the 18th day of May, 2021 by Bill Gravell Jr., in the capacity and for the purposes and consideration recited herein.



Andrea L. Schiele
Notary Public, State of Texas

After recording return to:

Sheets & Crossfield, P.C.
309 East Main St.
Round Rock, Texas 78664

METES AND BOUNDS DESCRIPTION

FOR A 0.361 ACRE TRACT OF LAND SITUATED IN THE SAMUEL DAYMON SURVEY ABSTRACT NO. 170, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE RIGHT-OF-WAY AREA OF BREAKAWAY ROAD, ADJACENT TO LOT 50, BREAKAWAY PARK SECTION 3, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET J, SLIDE 377, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.361 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF MARCH, 2021 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found (not capped) monumenting the northwest corner of Lot 50 of said Breakaway Park Section 3, same being on a point in the easterly boundary line of the called 2.412-acre tract of land conveyed to the City of Cedar Park as recorded in Document No. 2004087313 of the Official Public Records of Williamson County, Texas, same being on the southwesterly terminus corner of Breakaway Road (70' Right-of-Way width) as shown on said Breakaway Park Section 3, for the southwesterly corner and **POINT OF BEGINNING** hereof;

THENCE, **N 22°12'18" E** with the easterly boundary line of said 2.412-acre City of Cedar Park tract, same being with the westerly terminus line of said Breakaway Road, for a distance of **70.00 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" monumenting the northwesterly terminus corner of said Breakaway Road, same being on the southwest corner of Lot 51 of said Breakaway Park Section 3, for the northwesterly corner hereof, and from which an iron rod found (not capped) in the common boundary line of said Lot 51 and said City of Cedar Park 2.412-acre tract bears N 22°12'18" E for a distance of 180.46 feet;


THENCE, **S 67°44'11" E** with the southerly boundary line of said Lot 51, same being the northerly right-of-way line of said Breakaway Road, for a distance of **224.76 feet**, to a 1/2" iron rod set with cap marked "Diamond Surveying" for the northeasterly corner hereof, and from which a flagged lag bolt with square head found monumenting a point of curvature on westerly Right-of-Way line of Chitina Court, same being on the upper southeast corner of said Lot 51, bears S 67°44'11" E for a distance of 86.22 feet to an unmonumented point (searched for-not found), and N 67°00'20" E for a distance of 21.76 feet;


THENCE, **S 22°12'18" W** through the interior of said Breakaway Road right-of-way for a distance of **70.00 feet** to a 1/2" iron rod found (not capped) monumenting the northeasterly corner of said Lot 50, same being on the northwesterly corner of said Lot 49, same being on a point in the southerly right-of-way line of said Breakaway Road, for the southeasterly corner hereof, and from which a 1/2" iron rod found (not capped) monumenting the northeasterly corner of said Lot 49, bears S 67°50'27" E for a distance of 256.68 feet;

THENCE, **N 67°44'11" W** with said southerly right-of-way line of Breakaway Road, same being with the northerly boundary line of said Lot 50 for a distance of **224.76 feet** to the **POINT OF BEGINNING** hereof and containing 0.361 acres of land more or less.

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

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

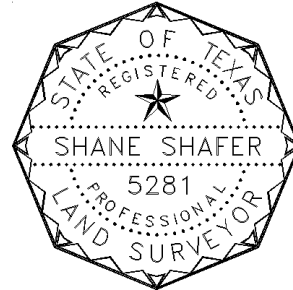
 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900



March 25, 2021

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

DATE

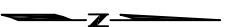


SURVEY DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
STANDARD LAND SURVEY

FOR A 0.361 ACRE TRACT OF LAND SITUATED IN THE SAMUEL DAYMON SURVEY
ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE
RIGHT-OF-WAY AREA OF BREAKAWAY ROAD, ADJACENT TO LOT 50, BREAKAWAY PARK
SECTION 3, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET J, SLIDE 377,
PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

ADDRESS: 201 BREAKAWAY ROAD, CEDAR PARK, TEXAS 78613

SCALE: 1" = 50'

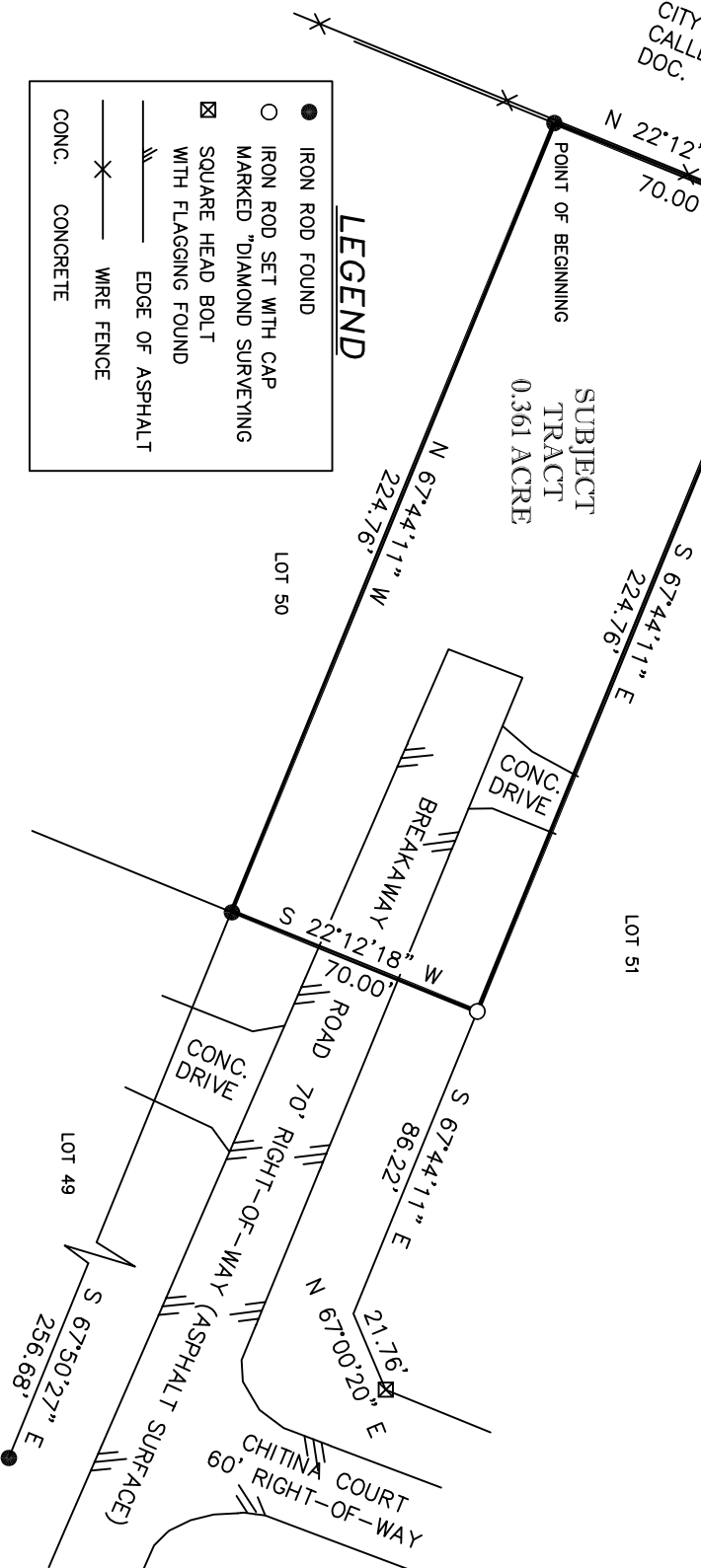


CITY OF CEDAR PARK
CALLED 2.412 ACRES
DOC. NO. 2004087313

SUBJECT
TRACT
0.361 ACRE

●	IRON ROD FOUND
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
⊠	SQUARE HEAD BOLT WITH FLAGGING FOUND
—	EDGE OF ASPHALT
—X—	WIRE FENCE
—	CONC. CONCRETE

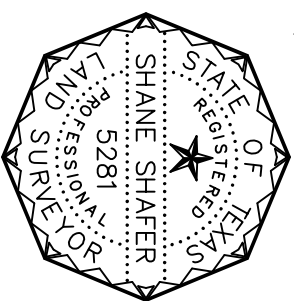
LEGEND



NOTES:
1) BEARING BASIS:
NAD-83, TEXAS CENTRAL
ZONE (4203) STATE
PLANE SYSTEM.
2) THIS SURVEY WAS
PREPARED WITHOUT
BENEFIT OF TITLE
COMMITMENT, AND DOES
NOT SHOW ANY
EASEMENTS THAT MAY
AFFECT THE SUBJECT
TRACT.

TO: PROSSNER AND ASSOCIATES, INC., 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 on MARCH 22, 2021. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey substantially complies with the standards for a CATEGORY 1B, CONDITION III STANDARD LAND SURVEY per the current Manual of Practice for Land Surveying in the State of Texas, issued by the Texas Society of Professional Surveyors. USE OF THIS SURVEY BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDER SIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



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

MARCH 25, 2021
DATE



DIAMOND SURVEYING, INC.
T.B.P.E.L.S. FIRM NO. 100069000
116 SKYLINE ROAD, GEORGETOWN, TX 78628
512-931-3100