

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EXCHANGE DEED

Avery Ranch Blvd. Right of Way

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, WILLIAMSON COUNTY, TEXAS, whose address is 710 Main Street, Suite 101, Georgetown, Texas 78626 (herein referred to as "County"), is the owner of the real property in Williamson County, Texas, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (collectively referred to as Tract 1) and;

WHEREAS, ENGLAND RANCH NE LIMITED PARTNERSHIP, whose address is 14806 RR 620 N. Austin, TX 78717 (herein referred to as "England Ranch"), is the owner of the real property in Williamson County, Texas, more particularly described on Exhibit "B", attached hereto and incorporated herein by reference (collectively referred to as Tract 2) and;

WHEREAS, for mutually beneficial purposes, County and England Ranch desire to exchange property, so that England Ranch will hereafter own Tract 1 and County will hereafter own Tract 2;

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS THAT for \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in order to accomplish the exchange of Tract 1 and Tract 2:

(a) County has EXCHANGED, GRANTED, and CONVEYED and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY Tract 1 unto England Ranch, TO HAVE AND TO HOLD Tract 1, together with all improvements, rights, and appurtenances thereto unto England Ranch and its successors and assigns, forever; and County does hereby bind itself and its successors and assigns to warrant and forever defend Tract 1 unto England Ranch, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under County, but not otherwise; except, however, that this conveyance is made subject to all easements, restrictions, reservations, and other title exceptions that are filed of record or visible or apparent on the ground, to the extent the same are valid and subsisting and affect Tract 1, and the liens securing payment of ad valorem taxes for the current and all subsequent years; and

(b) England Ranch has EXCHANGED, GRANTED, and CONVEYED

and, by these presents, does hereby EXCHANGE, GRANT, and CONVEY Tract 2 unto County, TO HAVE AND TO HOLD Tract 2, together with all improvements, rights, and appurtenances thereto unto County and its successors and assigns, forever; and England Ranch does hereby bind itself and its successors, and assigns to warrant and forever defend Tract 2 unto County, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under England Ranch, but not otherwise; except, however, that this conveyance is made subject to all easements, restrictions, reservations, and other title exceptions that are filed of record or visible or apparent on the ground, to the extent the same are valid and subsisting and affect Tract 2, and the liens securing payment of ad valorem taxes for the current and all subsequent years.

Any liens or claims that would arise in favor of any party by operation of law, or otherwise, due to Tract 1 and Tract 2 not being equal in size or value are expressly waived and released. This Exchange Deed may be executed simultaneously in two or more counterparts, each of which will be deemed an original, and all of which will constitute one and the same instrument.

* * *

EXECUTED AND DELIVERED by the undersigned effective as of _____, 2022.

(Signatures on following pages)

COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED

England Ranch:

ENGLAND RANCH NE LIMITED
PARTNERSHIP

By: [Signature]

Name: JOE F ENGLAND

Its: MANAGER

THE STATE OF TEXAS

§
§
§

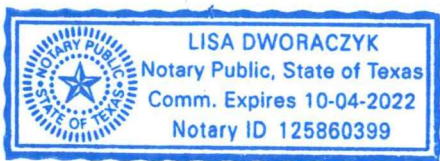
COUNTY OF Williamson

This instrument was acknowledged before me on the 19th day of January, 2022, by _____ in the capacity and for the purposes and consideration recited herein.

(seal)

[Signature]

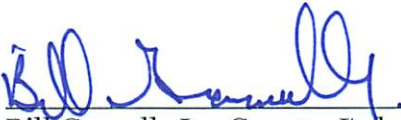
Notary Public Signature



COUNTERPART SIGNATURE PAGE TO EXCHANGE DEED

County:

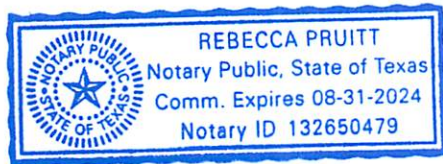
WILLIAMSON COUNTY, TEXAS

By: 
Bill Gravell, Jr., County Judge

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on January 25, 2022, by County Judge Bill Gravell, Jr., in the capacity and for the purposes and consideration recited herein.

(seal)




Notary Public Signature

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1529 ACRE (6,659 SQUARE FEET) IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 552 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1.758 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NO. 2016003552 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.1529 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

BEGINNING, at a 1/2-inch iron rod with "4Ward Boundary" cap set in the curving right-of-way transition from Pearson Ranch Road (114' right-of-way) to Avery Ranch Boulevard (120' right-of-way), and being in the northwest line of a called 60.422 acre tract conveyed to England Ranch NE Limited Partnership in Document No. 2012078048 (O.P.R.W.C.T.), and being the southwest corner of said Williamson County tract, for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "Cunningham-Allen" cap found at the beginning of the right-of-way transition from said Pearson Ranch Road to said Avery Ranch Boulevard, and being a northwest corner of said England Ranch NE tract bears along the arc of a curve to the left, having an arc length of 41.96 feet, having a radius of 75.00 feet, and a chord that bears, S05°29'29"E, a distance of 41.41 feet;

THENCE, with the right-of-way transition from said Pearson Ranch Road to said Avery Ranch Boulevard, and with the west line of said Williamson County tract and said England Ranch NE tract, along the arc of a curve to the right, having an arc length of **19.57** feet, having a radius of **75.00** feet, and a chord that bears **N18°00'42"E**, a distance of **19.52** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northwest corner hereof, said point being the northwest corner of said Williamson County tract, from which a 1/2-inch iron rod with "Cunningham-Allen" cap found at the end of the right-of-way transition from said Pearson Ranch Road to said Avery Ranch Boulevard, and being a northwest corner of said England Ranch NE tract bears along the arc of a curve to the right, having an arc length of 55.95 feet, having a radius of 75.00 feet, and a chord that bears, N46°51'27"E, a distance of 54.66 feet;

THENCE, leaving the right-of-way transition from said Pearson Ranch Road to said Avery Ranch Boulevard, over and across said England Ranch NE tract, with the north line of said Williamson County tract, **N68°15'59"E**, a distance of **436.99** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northeast corner hereof, from which a 1/2-inch iron rod with "4Ward Boundary" cap set at a point of curvature in the north line of said Williamson County tract bears, N68°15'59"E, a distance of 182.85 feet;

THENCE, leaving the north line of said Williamson County tract, over and across said Williamson County tract, **S21°44'01"E**, a distance of **15.00** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southeast corner hereof, said point being a corner in the south line of said Williamson County tract, from which a 1/2-inch iron rod with "4Ward Boundary" cap set for a corner in the south line of said Williamson County tract bears, S21°44'01"E, a distance of 163.50 feet;

THENCE, with the south line of said Williamson County tract, **S68°15'59"W**, a distance of **449.47** feet to the **POINT OF BEGINNING** and containing 0.1529 Acre (6,659 Square Feet) of land, more or less.

Notes:

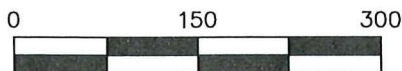
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000123021035. Reference drawing: 00278_England swap.dwg.



10/8/21

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC





GRAPHIC SCALE: 1" = 150'

[A]
CALLED 1.758 ACRES
WILLIAMSON
COUNTY, TEXAS
DOC. NO. 2016003552
O.P.R.W.C.T.

[C]
LOT 42
HERITAGE OAKS AT
PEARSON RANCH
EAST SECTION ONE
DOC. NO. 2017071900
O.P.R.W.C.T.

**AVERY RANCH
BOULEVARD
(120' R.O.W.)**

N68°15'59"E
436.99'

[B]

(N68°15'59"E 568.93'
N68°15'54"E 568.91')

N68°15'59"E
182.85'

[A]

[[S21°44'01"E
163.50"]
S21°44'01"E
163.50']

[B]

REMAINDER OF
CALLED 60.422 ACRES
ENGLAND RANCH NE
LIMITED PARTNERSHIP
DOC. NO. 2012078048
O.P.R.W.C.T.

0.1529 ACRE(S)
6,659 SQUARE FEET

P.O.B.

GRID N: 10,156,177.95
GRID E: 3,109,519.82

PEARSON
RANCH ROAD
(114' R.O.W.)

**JAMES SHELTON
SURVEY
ABSTRACT NO. 552**

**0.1529 ACRE
City of Austin,
Williamson County, Tx**

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/8/2021
Project:	00278
Scale:	1" = 100'
Reviewer:	SMD
Tech:	SMD
Field Crew:	-/-
Survey Date:	AUG. 2016
Sheet:	1 OF 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	19.57'	75.00'	14°57'04"	N18°00'42"E	19.52'
C2	55.95'	75.00'	42°44'28"	N46°51'27"E	54.66'
C3	41.96'	75.00'	32°03'17"	S5°29'29"E	41.41'

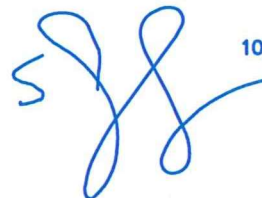
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S21°44'01"E	15.00'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "CUNNINGHAM-ALLEN" CAP FOUND
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2012078048
[[.....]]	RECORD INFORMATION PER DEED DOC. NO. 2016003552

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000123021035.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

 10/8/2021



0.1529 ACRE
City of Austin,
Williamson County, Tx



PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date:	10/8/2021
Project:	00278
Scale:	1" = 100'
Reviewer:	SMD
Tech:	SMD
Field Crew:	-/-
Survey Date:	AUG. 2016
Sheet:	2 OF 2

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.2002 ACRE (8,720 SQUARE FEET) IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 552 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 60.422 ACRE TRACT CONVEYED TO ENGLAND RANCH NE LIMITED PARTNERSHIP IN DOCUMENT NO. 2012078048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.2002 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

BEGINNING, at a 1/2-inch iron rod with "4Ward Boundary" cap set in the south right-of-way line of Avery Ranch Boulevard (120' right-of-way), and being in the northwest line of said England Ranch NE tract, for the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "Cunningham-Allen" cap found at the beginning of the right-of-way transition from said Avery Ranch Boulevard to Pearson Ranch Road (114' right-of-way), and being a northwest corner of said England Ranch NE tract bears, S68°15'54"W, a distance of 386.11 feet;

THENCE, with the south right-of-way line of said Avery Ranch Boulevard and the north line of said England Ranch NE tract, the following two (2) courses and distances:

- 1) **N68°15'54"E**, a distance of **182.81** feet to a 1/2-inch iron rod with "Cunningham-Allen" cap found for a point of curvature hereof, and
- 2) Along the arc of a curve to the left, having an arc length of **258.67** feet, having a radius of **1,260.00** feet, and a chord that bears **N62°22'46"E**, a distance of **258.22** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northeast corner hereof, said point being at the northwest corner of Lot 42 of Heritage Oaks at Pearson Ranch East Section One, recorded in Document No. 2017071900 (O.P.R.W.C.T.);

THENCE, leaving the south right-of-way line of said Avery Ranch Boulevard and the north line of said England Ranch NE tract, with the west line of said Lot 42, **S01°33'08"W**, a distance of **24.34** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southeast corner hereof, said point being at the northeast corner of a called 1.758 acre tract conveyed to Williamson County, Texas, in Document No. 2016003552 (O.P.R.W.C.T.), from which a 1/2-inch iron rod with "4Ward Boundary" cap set at the southeast corner of said Williamson County tract, and being an angle point in the west line of said Lot 42 bears, S01°33'08"W, a distance of 220.57 feet;

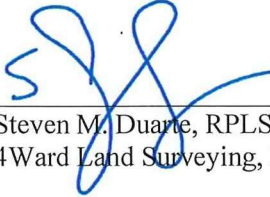
THENCE, leaving the west line of said Lot 42, with the north line of said Williamson County tract, the following two (2) courses and distances:

- 1) Along the arc of a curve to the right, having an arc length of **248.76** feet, having a radius of **1,280.00** feet, and a chord that bears **S62°41'56"W**, a distance of **248.37** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a point of tangency hereof, and
- 2) **S68°15'59"W**, a distance of **182.85** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southwest corner hereof, from which a 1/2-inch iron rod with "4Ward Boundary" cap set in the curving right-of-way transition from said Avery Ranch Boulevard to said Pearson Ranch Road, and being the northwest line of said England Ranch NE tract, and being the northwest corner of said Williamson County tract bears, S68°15'59"W, a distance of 436.99 feet;

THENCE, leaving the north line of said Williamson County tract, continuing over and across said England Ranch NE tract, **N21°44'01"W**, a distance of **19.96** feet to the **POINT OF BEGINNING** and containing 0.2002 Acre (8,720 Square Feet) of land, more or less.

Notes:

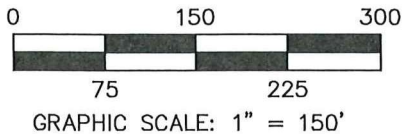
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000123021035. Reference drawing: 00278_England swap 2.dwg.



10/8/21

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC





[A]
CALLED 1.758 ACRES
WILLIAMSON
COUNTY, TEXAS
DOC. NO. 2016003552
O.P.R.W.C.T.

[C]
LOT 42
HERITAGE OAKS AT
PEARSON RANCH
EAST SECTION ONE
DOC. NO. 2017071906
O.P.R.W.C.T.

P.O.B.
GRID N: 10,156,376.52
GRID E: 3,109,924.28

AVERY RANCH BOULEVARD
(120' R.O.W.)

PEARSON RANCH ROAD
(114' R.O.W.)

0.2002 ACRE
City of Austin,
Williamson County, Tx

**JAMES SHELTON
SURVEY
ABSTRACT NO. 552**

[B]
REMAINDER OF
CALLED 60.422 ACRES
ENGLAND RANCH NE
LIMITED PARTNERSHIP
DOC. NO. 2012078048
O.P.R.W.C.T.

0.2002 ACRE(S)
8,720 SQUARE FEET



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/8/2021
Project:	00278
Scale:	1" = 100'
Reviewer:	SMD
Tech:	SMD
Field Crew:	-/-
Survey Date:	AUG. 2016
Sheet:	1 OF 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	258.67'	1,260.00'	11°45'45"	N62°22'46"E	258.22'
C2	248.76'	1,280.00'	11°08'06"	S62°41'56"W	248.37'


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N21°44'01"W	19.96'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "CUNNINGHAM-ALLEN" CAP FOUND
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2012078048
[[.....]]	RECORD INFORMATION PER DEED DOC. NO. 2016003552

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000123021035.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

 10/8/2021



0.2002 ACRE
City of Austin,
Williamson County, Tx



PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date:	10/8/2021
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