

**QUITCLAIM DEED**  
CR 245 Right of Way Release

**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.**

**Date:** January 25, 2022

**Grantor:** COUNTY OF WILLIAMSON, TEXAS,  
a political subdivision of the State of Texas

**Grantor's Mailing Address (including county):**

Attn: County Auditor  
710 Main Street, Suite 101  
Georgetown, Texas 78626  
Williamson County

**Grantee:** THE B. KINNEY TRUST  
B. KINNEY, Trustee or her successor in trust

**Grantee's Mailing Address (including county):**

7770 RR 2338  
Georgetown, Texas 78633  
Williamson County

**CONSIDERATION:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**PROPERTY (including any improvements):**

Being a 0.7215 acre tract (31,429 square foot) of land, more or less, out of the Lewis P. Dyches Survey, Abstract No. 171; and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated by reference herein for all purposes.

For the consideration Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the property, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Neither Grantor nor Grantor's heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title to the Property or any part of it.

This transfer is made subject to any easements and rights-of-way of record or of prescription; 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; any existing utility facilities or easements, and rights of adjoining owners in any walls and fences situated on a common boundary; and any encroachments or overlapping of improvements.

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

Grantee is purchasing the property in an "as is" condition with no representations made or implied as to the quality, fitness, or condition of the Property by the Grantor. Grantee is purchasing or receiving the Property based solely upon its inspection and no representations of the use, fitness, size, quality or any other matters concerning the Property have been made by Grantor to Grantee. Grantor warrants only title to the Property as set forth in this deed.

COUNTY OF WILLIAMSON, TEXAS

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

ACKNOWLEDGMENT

STATE OF TEXAS

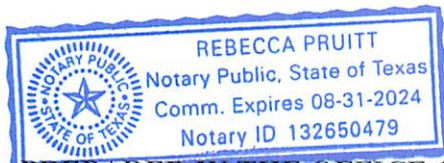
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COUNTY OF WILLIAMSON

§

§

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



Rebecca Pruitt  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, PLLC  
309 E. Main St.  
Round Rock, Texas 78664

**AFTER RECORDING RETURN TO:**

## EXHIBIT A

County: Williamson

Highway: County Road 245

Project Limits: From RM 2338 to Ronald Reagan Blvd.

Page 1 of 5  
August 20, 2021

### PROPERTY DESCRIPTION FOR PARCEL 2R

**DESCRIPTION OF** a 31,429 square foot (0.7215 of one acre) parcel of land out of the L.P Dyches Survey, Abstract No. 171, in Williamson County, Texas, and being a portion of Old County Road (CR) 245 between RM 2338 and CR 245; said 31,429 square foot (0.7215 of one acre) parcel of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found in the existing west right-of-way line of Old CR 245, being at the southeast corner of the remainder of that tract described as 91.929 acres conveyed to The B. Kinney Trust B. Kinney Trustee by Warranty Deed dated October 13, 2011, as recorded in Document No. 2011069273, Official Public Records, Williamson County, Texas (O.P.R.W.C.T), and at the northeast corner of that tract described as 4.486 acres conveyed to the State of Texas by Special Warranty Deed dated January 4, 2010, as recorded in Document No. 2010000623, O.P.R.W.C.T., and being in the existing north right-of-way line of RM 2338 (varying width), said **POINT OF BEGINNING** being 310.77 feet right of Engineer's Baseline Station 101+21.13 and having Surface Coordinates of North=10,236,729.25, East=3,101,002.23;

- 1) **THENCE, N 23°14'18" E**, along the existing west right-of-way line of Old CR 245 and the east line of the remainder of said 91.929 acre B. Kinney Trust tract, a distance of **414.25 feet** to a 60D nail found in an oak tree at an angle, being 157.53 feet right of Engineer's Baseline Station 105+05.99;
- 2) **THENCE, N 19°00'21" E**, continuing along the existing west right-of-way line of Old CR 245 and the east line of the remainder of said 91.929 acre B. Kinney Trust tract, a distance of **19.03 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at an angle, being 149.21 feet right of Engineer's Baseline Station 105+23.10;
- 3) **THENCE, N 22°01'46" E**, continuing along the existing west right-of-way line of Old CR 245 and the east line of the remainder of said 91.929 acre B. Kinney Trust tract, a distance of **212.41 feet** to a 5-inch cedar tree found (unable to set) in the proposed east right-of-way line of CR 245, at the beginning of a curve to the left, being 67.50 feet right of Engineer's Baselines Station 107+16.53;



## EXHIBIT A

County: Williamson

Highway: County Road 245

Project Limits: From RM 2338 to Ronald Reagan Blvd.

Page 2 of 5

August 20, 2021

### PROPERTY DESCRIPTION FOR PARCEL 2R

- 4) **THENCE, 123.88 feet**, along the arc of said curve to the left, having a radius of **1,867.50 feet**, a delta angle of **03°48'02"**, and a chord bearing of **N 41°09'30" E**, along the proposed east right-of-way line of CR 245, crossing said Old CR 245 right-of-way, a chord distance of **123.85 feet** to a 1/2-inch iron rod with "McGray McGray" cap set in the existing east right-of-way line of Old CR 245, being in the west line of that tract described as 161.7551 acres (save and except 0.413 of one acre) conveyed to Pulte Homes of Texas, L.P. by Special Warranty Deed dated January 14, 2015, as recorded in Document No. 2015003147, O.P.R.W.C.T., being 67.50 feet right of Engineer's Baseline Station 108+35.93;
- 5) **THENCE, S 21°44'32" W**, along the existing east right-of-way line of Old CR 245 and the west line of said 161.7551 acre (save and except 0.413 of one acre) Pulte Homes of Texas tract, a distance of **493.88 feet** to a 1/2-inch iron rod found at an angle, being 252.91 feet right of Engineer's Baseline Station 103+88.41;
- 6) **THENCE, S 22°24'09" W**, continuing along the existing east right-of-way line of Old CR 245 and the west line of said 161.7551 acre (save and except 0.413 of one acre) Pulte Homes of Texas tract, a distance of **231.03 feet** to a 60D nail found at an angle, being 341.49 feet right of Engineer's Baseline Station 101+75.04;
- 7) **THENCE, S 22°00'55" W**, continuing along the existing east right-of-way line of Old CR 245 and the west line of said 161.7551 acre (save and except 0.413 of one acre) Pulte Homes of Texas tract, a distance of **58.26 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the southwest corner of said 161.7551 acre (save and except 0.413 of one acre) Pulte Homes of Texas tract, being at the northwest corner of that tract described as 0.910 of one acre conveyed to Williamson County, Texas by Donation Special Warranty Deed dated April 26, 2010, as recorded in Document No. 2010033821, O.P.R.W.C.T., being in the existing north right-of-way line of RM 2338, and being 364.20 feet right of Engineer's Baseline Station 101+21.39;
- 8) **THENCE, N 45°20'00" W**, along the proposed north right-of-way line of RM 2338, crossing said Old CR 245 right-of-way, a distance of **53.43 feet** to the **POINT OF BEGINNING** and containing 31,429 square feet (0.7215 of one acre) of land, more or less.



## EXHIBIT A

County: Williamson

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Project Limits: From RM 2338 to Ronald Reagan Blvd.

Page 3 of 5  
August 20, 2021

### PROPERTY DESCRIPTION FOR PARCEL 2R

All bearings and coordinates shown are based on the Texas Coordinate System (TCS), Central Zone (4203), North American Datum 1983 (NAD 83) 2011 Adjustment, Epoch 2010.00. All distances and coordinates shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.00012. All measurements are in U.S. Survey Feet.

A parcel plat of even date was prepared in conjunction with this property description.

STATE OF TEXAS       §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS   §

That I, Troy R. Thomas, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 20th day of August, 2021 A.D.

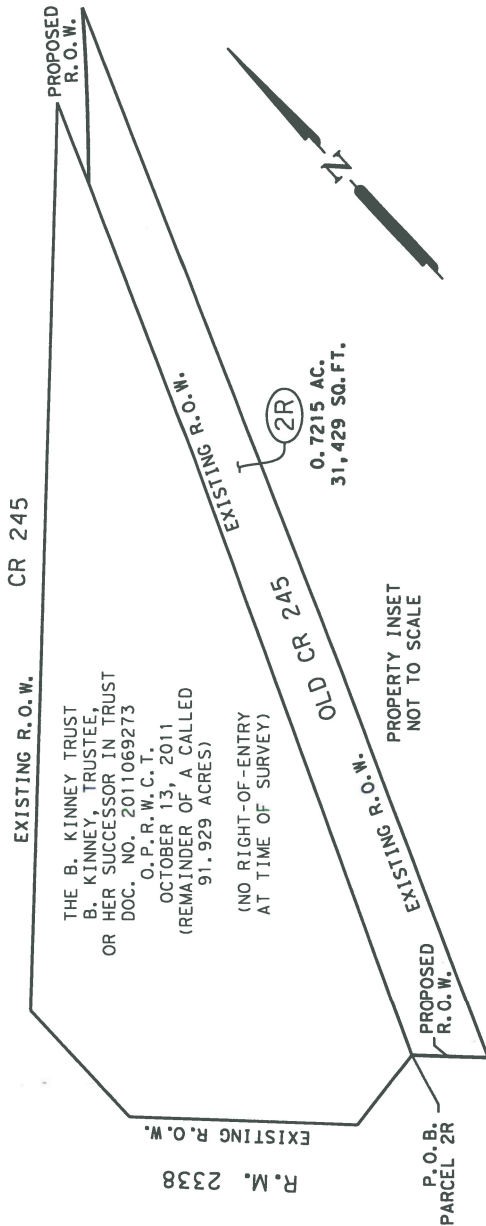
SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 10095500



8/20/2021

Troy R. Thomas, Reg. Professional Land Surveyor No. 6130  
2021/Descriptions/CR 245 Williamson County/Parcel 2R



NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS MAY EXIST IF NOT SHOWN HEREON.
3. ABSTRACTING AND FIELD SURVEYING WERE PERFORMED FROM MAY 2020 THROUGH AUGUST 2021.
4. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

LEGEND

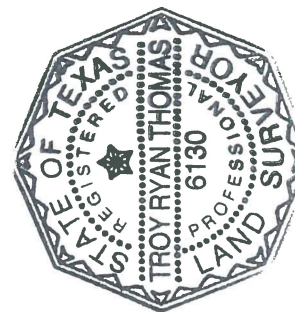
- FOUND IRON ROD (1/2" UNLESS NOTED)
- FOUND IRON PIPE (1/2" UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- 1/2" IRON ROD W/ "MCGRAY & MCGRAY" CAP SET (UNLESS NOTED)
- (XXX) RECORD INFORMATION
- R— PROPERTY LINE (OWNERSHIP DIVISION)
- A— APPROXIMATE SURVEY LINE
- +— DEED LINE (OWNERSHIP IN COMMON)
- +— DISTANCE NOT TO SCALE (N.T.S.)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- B.L. BUILDING SETBACK LINE
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- PARCEL NUMBER FOR R.O.W. ACQUISITION
- (1)

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*me*

TROY R. THOMAS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6130  
8/20/2021  
DATE

L.P. DYCHES SURVEY  
ABSTRACT NO. 171



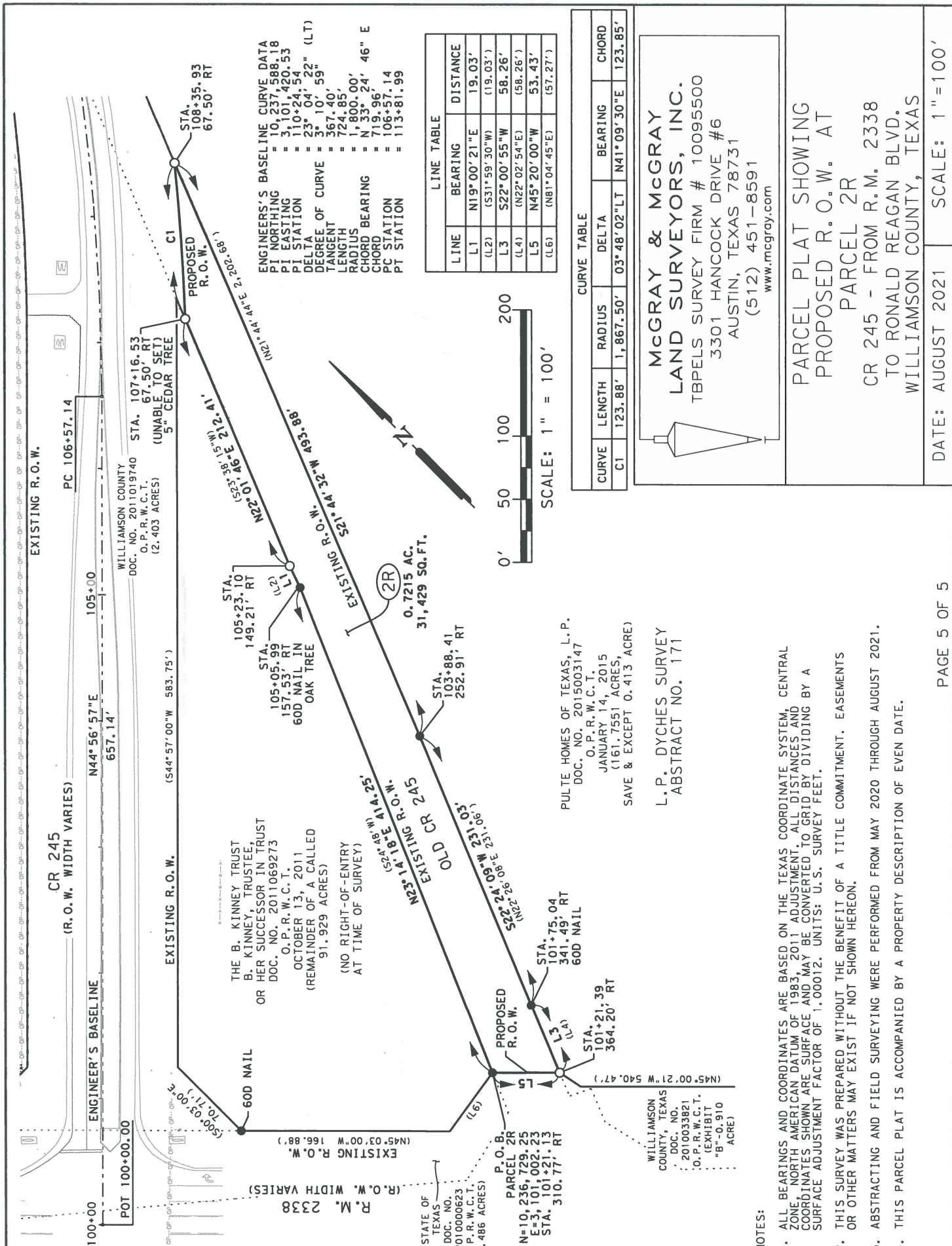
REVISIONS

CALCULATED	ACQUISITION	REMAINING RT
N/A	0.7215 AC. (31,429 SQ.FT.)	N/A

McGRAY & McGRAY  
LAND SURVEYORS, INC.  
TBPELS SURVEY FIRM # 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591  
www.mcgray.com

PARCEL PLAT SHOWING  
PROPOSED R.O.W. AT  
PARCEL 2R  
CR 245 - FROM R.M. 2338  
TO RONALD REAGAN BLVD.  
WILLIAMSON COUNTY, TEXAS

DATE: AUGUST 2021 SCALE: N.T.S.



ENGINEER'S BASELINE CURVE DATA  
PI NORTHING = 10,237.586.18  
PI EASTING = 3,101,420.53  
PI STATION = 110+24.54  
DELTA = 23° 04' 22" (LT)  
DEGREE OF CURVE = 3° 10' 59"  
TANGENT = 367.40'  
LENGTH = 724.85'  
RADIUS = 1,800.00'  
CHORD BEARING = N 33° 24' 46" E  
CHORD = 713.96'  
PC STATION = 108+57.14  
PT STATION = 113+81.99

LINE TABLE	
LINE	BEARING
L1	N19°00'21"E
(L2)	(S31°59'30"W)
L3	S22°00'55"W
(L4)	(N22°02'54"E)
L5	N45°20'00"W
(L6)	(N81°04'45"E)
DISTANCE	
	19.03'
	(19.03')
	58.26'
	(58.26')
	53.43'
	(57.27')

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	123.88'	1,867.50'	03°48'02"LT

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPELS SURVEY FIRM # 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
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PARCEL PLAT SHOWING  
PROPOSED R.O.W. AT  
PARCEL 2R  
CR 245 - FROM R.M. 2338  
TO RONALD REAGAN BLVD.  
WILLIAMSON COUNTY, TEXAS

DATE: AUGUST 2021 SCALE: 1"=100'

PULTE HOMES OF TEXAS, L.P.  
DOC. NO. 2015003147  
O.P.R.W.C.T.  
JANUARY 14, 2015  
(161.7551 ACRES,  
SAVE & EXCEPT 0.413 ACRE)

L.P. DYCHES SURVEY  
ABSTRACT NO. 171

NOTES:

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