

**DEED**

**THE STATE OF TEXAS**

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§

**COUNTY OF WILLIAMSON**

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**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, 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 in connection with the acquisition of that certain right of way parcel for construction of North Mays, 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 FOREVERFORWARD, LLC, a Texas limited liability company, 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 (the "Property"):

All of that certain 0.129 acre (5,630 square foot) tract of land situated in the Ephraim Evans Survey, Abstract No. 212, Williamson County, Texas; said tract more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

**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.

THIS CONVEYANCE OF THE PROPERTY TO GRANTEE IS MADE ON AN "AS IS", "WHERE IS" BASIS, "WITH ALL FAULTS." EXCEPT FOR THE SPECIAL WARRANTY OF TITLE, GRANTOR 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. GRANTOR 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 Mr. W Fireworks, Inc. and its assigns forever; and Grantors do 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.

**IN WITNESS WHEREOF**, this instrument is executed on this the 1st day of March, 2022.

**GRANTOR:**

WILLIAMSON COUNTY, TEXAS

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

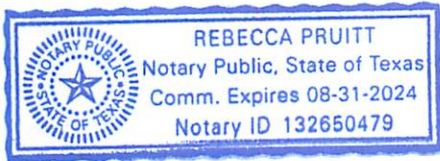
**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 1st day of March, 2022 by Bill Gravell, Jr., Williamson County Judge, in the capacity and for the purposes and consideration recited therein.



  
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Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, PLLC  
309 East Main  
Round Rock, Texas

**GRANTEE'S ADDRESS:**

ForeverForward, LLC  
479 Shady Hollow  
New Braunfels, Texas 78132-2310

**AFTER RECORDING RETURN TO:**

EXHIBIT A

**County:** Williamson  
**Parcel :** Right-of-Way Reversion Tract  
**Highway:** North Mays Street

**PROPERTY DESCRIPTION FOR A PORTION OF NORTH MAYS STREET**

DESCRIPTION OF A 0.129 ACRE (5,630 SQUARE FOOT) TRACT OF LAND SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 0.398 RIGHT-OF-WAY ACQUISITION TRACT DESCRIBED IN DEED TO WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2021197509 AND THAT CALLED 1.225 ACRE RIGHT-OF-WAY ACQUISITION TRACT DESCRIBED IN DEED TO SAID WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2018020604 (EXHIBIT A, PARCEL 9) BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.129 ACRE (5,630 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at an iron rod with aluminum cap stamped "ROW-4933" set 50.00 feet right of proposed North Mays Baseline Station 77+39.20, (Grid Coordinates determined as N=10,175,340.84, E=3,130,124.01TxSPC Zone 4203), being a point of intersection in the existing easterly Right-of-Way (ROW) line of North Mays Street (Right-of-Way width varies), and the existing easterly ROW line of said Oakmont Drive (60' ROW width), same being the southerly corner of that called 0.136 acre ROW Acquisition tract described in Deed to Williamson County, Texas recorded in Document No. 2018040315 of the Official Public Records of Williamson County, Texas, also being in the westerly boundary line of the Replat of Lot 3, Block "A", Oakmont Centre, Section Five, a subdivision of record in Cabinet Z, Slide 161-162 of the Plat Records of Williamson County, Texas, also being the northerly corner of that called 0.378 acre portion of said Oakmont Drive to be abandoned;

THENCE, departing said existing North Mays ROW line, with the proposed easterly ROW line of said North Mays Street, same being the westerly line of said 0.378 acre tract, S 12°09'15" E, for a distance of 144.30 feet to a calculated point, being the intersection of the southwesterly line of said 0.378 acre tract (existing southwesterly ROW of Oakmont Drive) and the existing easterly ROW line of said North Mays Street (1.225 acre Exhibit A, Parcel 9), for the northerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with said existing northeasterly ROW line of said North Mays Street (northeasterly line of said 1.225 acre tract), same being said southwesterly line of the 0.378 acre tract, the following two (2) courses:

- 1) **S 37°40'14" E**, for a distance of **9.98** feet to a 1/2" iron rod found, for the beginning of a non-tangent curve to the left;
- 2) Along said curve to the left, having a delta angle of **24°24'58"**, a radius of **330.00** feet, an arc length of **140.64** feet, and a chord which bears **S 50°07'56" E**, for a distance of **139.58** feet to an iron rod found, being an angle point in said 1.225 acre tract, same being the most northerly corner of said 0.398 acre ROW Acquisition tract;
- 3) **THENCE**, departing said 1.225 acre tract, continuing with said southwesterly line of Oakmont Drive, same being the northeasterly line of said 0.398 acre Acquisition tract, with a continuation of the 0.378 acre tract curve to the left, having a delta angle of **04°02'49"**, a radius of **330.00** feet, an arc length of **23.31** feet, and a chord which bears **S 64°21'54" E**, for a distance of **23.30** feet to a calculated point in the proposed northerly ROW line of said Oakmont Drive, and from which, an iron rod with aluminum cap stamped "ROW-4933" set, being an angle point in said proposed northerly ROW line of Oakmont Drive, same being in the southerly boundary line of Lot 3B, Replat of Lot 3, Block A, Oakmont Centre Section Five, a subdivision of record in Cabinet Z, Slides 161-162 of the Plat Records of Williamson County, Texas bears, crossing said Oakmont Drive with said proposed northerly ROW line, same being the southerly line of said 0.378 acre tract, N 77°50'45" E, for a distance of 158.23 feet;



- 4) **THENCE**, departing said 0.378 acre tract, through the interior of said 0.398 acre ROW Acquisition tract, with said proposed northerly ROW line of Oakmont Drive, **S 77°50'45" W**, for a distance of **30.33** feet to a calculated point in the northwesterly line of said 0.398 acre tract, same being the easterly line of said 1.225 acre tract;
- 5) **THENCE**, continuing with said proposed northerly ROW line of Oakmont Drive, through the interior of said 1.225 acre tract, **S 77°50'45" W**, for a distance of **53.52** feet to an iron rod with aluminum cap stamped "ROW-4933" set 74.75 feet right of proposed North Mays Baseline Station 74+61.59, for the beginning of a cut-back line transitioning to the proposed easterly ROW line of said North Mays Street;
- 6) **THENCE**, with said cut-back line, **N 57°09'15" W**, for a distance of **35.00** feet to an iron rod with aluminum cap stamped "ROW-4933" set 50.00 feet right of proposed North Mays Baseline Station 74+86.34 in said proposed easterly ROW line of North Mays Street;
- 7) **THENCE**, with said proposed easterly ROW line, **N 12°09'15" W**, for a distance of **108.56** feet to the **POINT OF BEGINNING**, containing 0.129 acres (5,630 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M. Stephen Truesdale, 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 direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

*M. Stephen Truesdale*  
\_\_\_\_\_  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

*3 FEB 2021*  
\_\_\_\_\_  
Date



# EXHIBIT "A"

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

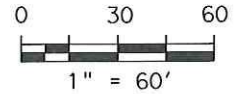
01/28/21  
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EPHRAIM EVANS SURVEY  
ABSTRACT NO. 212

WILLIAMSON  
COUNTY, TEXAS  
(0.136 AC.)  
DOC. NO. 2018040315  
O. P. R. W. C. T.

P.O.C.  
STA. 77+39.20  
50.00' RT  
GRID COORDINATES:  
N=10,175,340.84  
E=3,130,124.01

REPLAT OF  
LOT 3, BLOCK A  
OAKMONT CENTRE  
SECTION FIVE  
CAB. Z, SLD. 161-162  
P. R. W. C. T.



NUMBER	DIRECTION	DISTANCE
L1	S37° 40' 14"E	9.98'
L2	S77° 50' 45"W	30.33'
L3	S77° 50' 45"W	53.52'
L4	N57° 09' 15"W	35.00'

P.O.B.  
STA. 75+94.90  
50.00' RT

N. MAYS  
(R.O.W. WIDTH VARIES)

WILLIAMSON  
COUNTY, TEXAS  
(1.225 AC.)  
DOC. NO. 2018020604  
O. P. R. W. C. T.

STA. 74+86.34  
50.00' RT

PT 74+17.77  
74+00

STA. 74+61.59  
74.75' RT

WILLIAMSON  
COUNTY, TEXAS  
(0.398 AC.)  
DOC. NO. 2021197509  
O. P. R. W. C. T.

OAKMONT DR.  
(R.O.W. WIDTH VARIES)

LOT 3A  
(5.064 AC.)

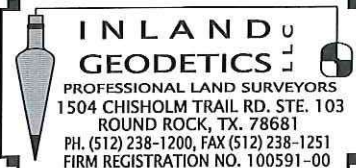
LOT 3B  
(1.878 AC.)

LOT 3A  
(9.04 AC.)

REPLAT OF LOT 3,  
OAKMONT CENTRE  
SECTION ONE REVISED  
CAB. BB, SLD. 137-139  
P. R. W. C. T.

DAVID CURRY SURVEY  
ABSTRACT NO. 130

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	24° 24' 58"	330.00'	140.64'	139.58'	S50° 07' 56"E
(C1)	(24° 32' 43")	(330.00')	(141.37')	(140.29')	(S49° 00' 55"E)
C2	04° 02' 49"	330.00'	23.31'	23.30'	S64° 21' 54"E



PARCEL PLAT SHOWING PROPERTY OF  
**WILLIAMSON  
COUNTY, TEXAS**

SCALE  
1" = 60'

PROJECT  
N. MAYS EXTENSION

COUNTY  
WILLIAMSON

**REVERSION TRACT  
0.129 AC.  
5,630 SQ. FT.**



## PLAT TO ACCOMPANY PARCEL DESCRIPTION

01/28/21  
PAGE 4 OF 4

## LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	⊕	CENTER LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	ℙ	PROPERTY LINE
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	( )	RECORD INFORMATION
⊛	COTTON GIN SPINDLE FOUND	— —	LINE BREAK
⊗	1/2" IRON PIPE FOUND UNLESS NOTED	↘	DENOTES COMMON OWNERSHIP
×	X CUT FOUND	P.O.B.	POINT OF BEGINNING
▲	60/D NAIL FOUND	P.O.C.	POINT OF REFERENCE
△	CALCULATED POINT	N.T.S.	NOT TO SCALE
○	1/2" IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	D.R.W.C.T.	DEED RECORDS
		O.R.W.C.T.	WILLIAMSON COUNTY, TEXAS OFFICIAL RECORDS
		O.P.R.W.C.T.	WILLIAMSON COUNTY, TEXAS OFFICIAL PUBLIC RECORDS
		P.R.W.C.T.	WILLIAMSON COUNTY, TEXAS PLAT RECORDS

1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HERON.

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 DIRECT SUPERVISION.

*M. Stephen Truesdale* 3 FEB 2021  
M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
LICENSED STATE LAND SURVEYOR  
INLAND GEODETICS, LLC  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TX 78681



PARCEL PLAT SHOWING PROPERTY OF  
**WILLIAMSON  
COUNTY, TEXAS**

SCALE  
1" = 60'

PROJECT  
N. MAYS EXTENSION

COUNTY  
WILLIAMSON

**REVERSION TRACT**  
**0.129 AC.**  
**5,630 SQ. FT.**