



Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the roadway facilities and related appurtenances of Grantee, or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of such roadway facilities and related appurtenances.

**FEE SIMPLE DETERMINABLE CONDITIONS:** The Property shall be used for roadway and related appurtenance widening and improvements along County Road 307/305 to facilitate improved mobility and transportation of the travelling public, and alleviation of traffic congestion to, from, and adjacent to Grantor's campus. Together, these Fee Simple Determinable Conditions are referred to herein as "Improvements." After completion of said Improvements, the Property shall be used and maintained as a public road. An affidavit stating that the condition has been fulfilled, if not contradicted by a subsequent recorded affidavit, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on same.

**TO HAVE AND TO HOLD** the Property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, for as long as the Fee Simple Determinable Conditions are satisfied; and if the Fee Simple Determinable Condition is not satisfied, the Property shall **AUTOMATICALLY REVERT** to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being Grantor's intent to convey a fee simple determinable estate to Grantee.

**IN WITNESS WHEREOF**, this instrument is executed on this the 21<sup>st</sup> day of June, 2022.

*[signature pages follow]*



**ACKNOWLEDGED AND ACCEPTED:**

**WILLIAMSON COUNTY, TEXAS**

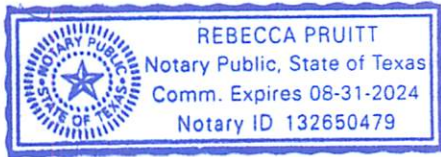
By: Bill Gravell, Jr.  
Bill Gravell, Jr.  
County Judge

**ACKNOWLEDGMENT**

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the 28<sup>th</sup> day of June, 2022 by Bill Gravell, Jr., in the capacity and for the purposes and consideration recited therein.



Rebecca Pruitt  
Notary Public, State of Texas

**GRANTEE'S MAILING ADDRESS:**

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

**AFTER RECORDING RETURN COPY TO:**

# EXHIBIT "A"

County: Williamson  
Parcel No.: 6-ROW  
Tax ID: R \_\_\_\_\_  
Highway: County Road 307 at County Road 305

## METES AND BOUNDS DESCRIPTION FOR PARCEL 6-ROW

FOR A 0.771 ACRE (33,574 SQ. FT.) TRACT OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 20.00 ACRE TRACT OF LAND CONVEYED TO JARRELL INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2021107151 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.771 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF NOVEMBER 2021, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found with cap marked "Quick Inc RPLS 6447" (Surface Coordinates: N=10281457.72, E=3148462.55), monumenting the northwest corner of the called 5.253 acre tract of land conveyed to Steve D. Brown, recorded in Document No. 2021119336 of the Official Public Records of Williamson County, Texas and the northeast corner of the called 20.000 acre tract of land conveyed to Williamson County Sheriff's Posse Inc., recorded in Document No. 2019034748 of the Official Public Records of Williamson County, Texas, same being on the south boundary line of said 20.00 acre Jarrell Independent School District tract, from which an iron rod found with cap marked "Quick Inc RPLS 6447", monumenting the southwest corner of said 20.00 acre Jarrell Independent School District tract and the northwest corner of said 20.000 acre Williamson County Sheriff's Posse Inc. tract, bears S 68°54'41" W for a distance of 1022.45 feet;

THENCE, N 68°56'00" E with said south boundary line of the 20.00 acre Jarrell Independent School District tract, same being with the north boundary line of said 5.253 acre Brown tract, for a distance of 248.96 feet to a 5/8" iron rod set with cap marked "Williamson County" (Surface Coordinates: N=10281547.21, E=3148694.87) for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, N 21°03'52" W through the interior of said 20.00 acre Jarrell Independent School District tract for a distance of **658.95 feet** to a 5/8" iron rod set with cap marked "Williamson County" on the north boundary line of said 20.00 acre Jarrell Independent School District tract, same being on the south boundary line of a remnant portion of the called 446.1 acre tract of land (Fourth Tract) conveyed to Solana Ranch Company, recorded in Volume 365, Page 115 of the Deed Records of Williamson County, Texas, for the northwest corner hereof, from which an iron rod found with cap marked "Quick Inc RPLS 6447" monumenting the northwest corner of said 20.00 acre Jarrell Independent School District tract and the southwest corner of the called 100.861 acre tract of land conveyed to Countryview of Red Oak LLC, recorded in Document No. 2021126347 of the Official Public Records of Williamson County, Texas, bears S 68°54'43" W passing at a distance of 539.65 feet an iron rod found with cap marked "Quick Inc RPLS 6447", in all a total distance of 1271.62 feet;

County: Williamson  
Parcel No.: 6-ROW  
Tax ID: R \_\_\_\_\_  
Highway: County Road 307 at County Road 305


THENCE, **N 68°54'43" E** with said north boundary line of the 20.00 acre Jarrell Independent School District tract and said south boundary line of the remnant portion of the 446.1 acre Solana Ranch Company tract for a distance of **50.78 feet** to an iron rod found with cap marked "Quick Inc RPLS 6447" monumenting the northeast corner of said 20.00 acre Jarrell Independent School District tract and the southeast corner of said remnant portion of the 446.1 acre Solana Ranch Company tract, same being on the west boundary line of the called 0.92 acre tract of land conveyed to County Judge John Doerfler, recorded in Document No. 9749963 of the Official Records of Williamson County, Texas, same being on the west right-of-way line of County Road 307, for the northeast corner hereof, from which a 1/2" iron rod found monumenting the northwest corner of said 0.92 acre County Judge John Doerfler tract, same being an interior ell corner of said remnant portion of the called 446.1 acre Solana Ranch Company tract, same being on an angle point in the west right-of-way line of County Road 307, bears **N 21°05'39" W** for a distance of 112.55 feet;

THENCE, **S 21°05'39" E** with the east boundary line of said 20.00 acre Jarrell Independent School District tract and said west right-of-way line of County Road 307 common with said 0.92 acre County Judge John Doerfler tract for a distance of **658.97 feet** to an iron rod found with cap marked "Quick Inc RPLS 6447", monumenting the southeast corner of said 20.00 acre Jarrell Independent School District tract and the northeast corner of said 5.253 acre Brown tract, for the southeast corner hereof;

THENCE, **S 68°56'00" W** with said south boundary line of the 20.00 acre Jarrell Independent School District tract and said north boundary line of the 5.253 acre Brown tract for a distance of **51.12 feet** to the **POINT OF BEGINNING** hereof and containing 0.771 acre of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203) State Plane System. Coordinates and Distances shown hereon are surface based on a combined surface adjustment factor of 1.00014.

A 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 NUMBER 10006900



November 16, 2021

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



Z:\WCRB\ 2020 WA-5 CR 307 TOPO ROW 2021-63\ STANDARD LAND SURVEYS ROW PARCELS\PARCEL 6-ROW JARRELL ISD\CR 307 PARCEL 6-ROW STANDARD LAND SURVEY M&B.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.771 ACRE (33,574 SQ. FT.) TRACT OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 20.00 ACRE TRACT OF LAND CONVEYED TO JARRELL INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2021107151 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 60'

MATCHLINE SHEET 2

ELISHA DAVIS SURVEY  
ABSTRACT NO. 172

W.C.A.D. TAX ID: R\_\_\_\_\_

JARRELL INDEPENDENT SCHOOL DISTRICT  
CALLED 20.00 AC.  
DOC. NO. 2021107151

TO AN IRON ROD FOUND WITH CAP "QUICK"  
MONUMENTING THE SOUTHWEST CORNER  
20.00 AC. DOC. NO. 2021107151  
AND NORTHWEST CORNER  
20.000 AC. DOC. NO. 2019034748

SURFACE COORDINATES:  
N=10281457.72  
E=3148462.55  
P.O.C.

SURFACE COORDINATES:  
N=10281547.21  
E=3148694.87  
P.O.B.

N68°56'00"E 248.96'

PROPOSED RIGHT-OF-WAY

N21°03'52"W 658.95'

PARCEL 6-ROW  
0.771 ACRE

COUNTY JUDGE  
JOHN DOERFLER  
CALLED 0.92 AC.  
DOC. NO. 9749963

PROPOSED  
PARCEL 5-ROW

PROPOSED RIGHT-OF-WAY

S21°05'39"E 658.97'

COUNTY ROAD 307

10' RIGHT-OF-WAY DEDICATION  
DOC. NO. 2019064044

EXISTING RIGHT-OF-WAY

ASPHALT ROADWAY

LOT 1  
10' UTILITY EASEMENT  
DOC. NO. 2019064044  
PER NOTE NO. 6

BUKOWSKY SUBDIVISION  
DOC. NO. 2019064044

LOT 2

LOT 3

LOT 4

LOT 5

PARCEL 6-ROW  
SHEET 1 OF 3

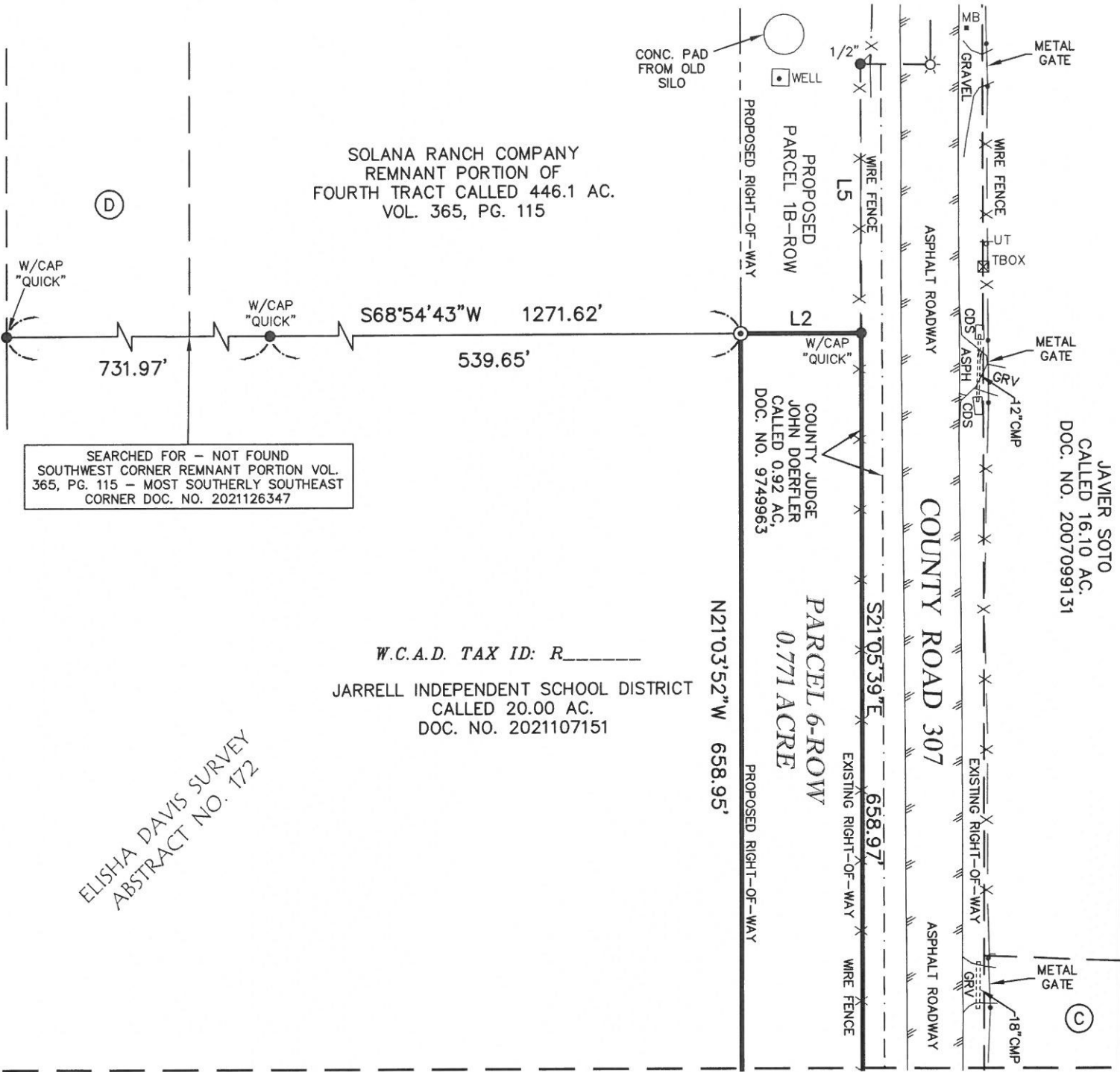
WILLIAMSON COUNTY  
SHERIFF'S POSSE INC.  
CALLED 20.000 AC.  
DOC. NO. 2019034748

STEVE D. BROWN  
CALLED 5.253 AC.  
DOC. NO. 2021119336

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

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.771 ACRE (33,574 SQ. FT.) TRACT OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 20.00 ACRE TRACT OF LAND CONVEYED TO JARRELL INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2021107151 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 60'



SEARCHED FOR - NOT FOUND  
SOUTHWEST CORNER REMNANT PORTION VOL.  
365, PG. 115 - MOST SOUTHERLY SOUTHEAST  
CORNER DOC. NO. 2021126347

JAVIER SOTO  
CALLED 16.10 AC.  
DOC. NO. 2007099131

W.C.A.D. TAX ID: R\_\_\_\_\_

JARRELL INDEPENDENT SCHOOL DISTRICT  
CALLED 20.00 AC.  
DOC. NO. 2021107151

ELISHA DAVIS SURVEY  
ABSTRACT NO. 172

MATCHLINE SHEET 1

PARCEL 6-ROW  
SHEET 2 OF 3

**<> DIAMOND SURVEYING, INC.**  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
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DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.771 ACRE (33,574 SQ. FT.) TRACT OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, ABSTRACT NO. 172, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE CALLED 20.00 ACRE TRACT OF LAND CONVEYED TO JARRELL INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2021107151 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

RECORD DEED INFORMATION

- (B) DUDLEY K. BUKOWSKY AND TAMI BUKOWSKY TRACT TWO - CALLED 10.00 AC. DOC. NO. 2008016420 SEE SHEET 2
- (C) KERRY CONAWAY, JR. CALLED 10.51 AC. DOC. NO. 2006005509 SEE SHEETS 1 AND 2
- (D) COUNTRYVIEW OF RED OAK LLC CALLED 100.861 AC. DOC. NO. 2021126347 SEE SHEET 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°54'41"W	1022.45'
L2	N68°54'43"E	50.78'
L3	S68°56'00"W	51.12'
L4	N68°45'59"E	61.85'
L5	N21°05'39"W	112.55'

LEGEND

- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ⊙ 5/8" IRON ROD SET WITH ALUMINUM CAP MARKED "WILLIAMSON COUNTY"
- ⊗ COTTON GIN SPINDLE SET
- ▽ CALCULATED POINT
- WELL WELL
- ⊠ TBOX TELEPHONE BOX UNDERGROUND
- ⊔ UT UNDERGROUND TELEPHONE MARKER
- MB MAIL BOX
- ⊔ RP REFLECTOR POST
- X — X — WIRE FENCE
- ||—||—||— EDGE OF PAVEMENT
- GRV GRAVEL
- ASPH ASPHALT
- CONC. CONCRETE
- CDS CONCRETE DRAINAGE STRUCTURE
- CMP CORRUGATED METAL PIPE
- B.L. BUILDING SETBACK LINE
- "QUICK" QUICK INC RPLS 6447
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- W.C.A.D. WILLIAMSON CENTRAL APPRAISAL DISTRICT

NOTES:

- 1) BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.
- 2) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
- 3) PARCEL 6-ROW SHOWN HEREON LIE'S WITHIN ZONE "X" (NO SCREEN), AREAS OF MINIMAL FLOOD HAZARD ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48491C0150F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019.
- 5) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON WHICH MAY AFFECT THE SUBJECT TRACT.

To: Williamson County, Texas, 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 November 12, 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 UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



PARCEL 6-ROW  
SHEET 3 OF 3

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

NOVEMBER 16, 2021  
DATE

<> DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TEXAS 78628  
(512) 931-3100  
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