

QUITCLAIM RELEASE OF ROADWAY EASEMENT

CR 178 Right of Way

Date: _____, 2023

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 portion of property as described and shown in Exhibit "A" attached hereto and made a part hereof for all purposes.

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

This Quitclaim is made subject to the continued rights of existing utilities, if any, as provided by law, and any required adjustment will be at no cost to the Releasor. In addition, this Quitclaim is subject to all matters of public record and to all easements, leases, agreements or licenses, or other interests which affect the Property, and to any matter which would be disclosed by title examination, survey, investigation or inquiry, including but not limited to the rights of parties in possession.

This Quitclaim Release of Easement is given specifically and to release the public roadway easement across the property shown on Exhibit "A" held by Williamson County for the benefit of the traveling public.

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

[signature page follows]

EXECUTED on this the 6th day of December, 2023.

RELEASOR/EASEMENT OWNER:

WILLIAMSON COUNTY, TEXAS

By: Valerie Covey
Valerie Covey County Commissioner

Acknowledgment

STATE OF TEXAS

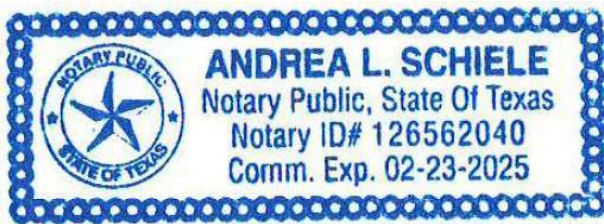
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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on this the 6th day of December, 2023 by Valerie Covey, County Commissioner in the capacity and for the purposes and consideration recited herein.



Andrea Schiele

Notary Public, State of Texas

After recording return to:



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane

Austin, Texas 78744

EXHIBIT "A"

RIGHT-OF-WAY VACATION

1.311 ACRES

WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15

JOHN H. DILLARD SURVEY, ABSTRACT NO. 179

WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 1.311 ACRES (APPROXIMATELY 57,092 SQ. FT.) IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15 AND IN THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF COUNTY ROAD 178, A PUBLICLY DEDICATED, VARIABLE WIDTH RIGHT-OF-WAY; SAID 1.311 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with "CS, LTD" cap found in the southwest intersection of the right-of-way lines of said County Road 178 and Ranch-to-Market 1431 (aka East Whitestone Blvd.) (public right-of-way varies), for the northeast corner of a 3.110 acre tract, being a portion of a 94.889 acre tract conveyed to RR Whitestone, LP and recorded as Tract 2 in Document No. 2018114133 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch rebar found in the south right-of-way line of said Ranch-to-Market 1431 for the northwest corner of said 3.110 acre tract, same being the northeast corner of that called 4.464 acre tract conveyed to Cleo Bay Imports, as recorded in Document No. 2006071402 of the Official Public Records of Williamson County, Texas, bears with a curve to the left, having a radius of 5629.58 feet, an arc length of 504.11 feet and a chord, which bears South 56°15'37" West a distance of 503.94 feet;

THENCE over and across said County Road 178, with a curve to the right, having a radius of 5629.58 feet, an arc length of 89.83 feet and a chord, which bears **North 59°08'54" East** a distance of **89.83 feet**, to a 1/2-inch rebar found in the southeast intersection of the right-of-way lines of said County Road 178 and said Ranch-to-Market 1431 and the northeast corner hereof, same being the north corner of a 91.779 acre tract, being a portion of said 94.889 acre tract and recorded as Tract 1 in Document No. 2018114133 of the Official Public Records of Williamson County, Texas, from which a 1/2-inch rebar found for a point of tangency in the north line of said 91.779 acre tract, bears with a curve to the right, having a radius of 5629.58 feet, an arc length of 202.06 feet and a chord, which bears North 60°43'26" East a distance of 202.05 feet;

THENCE with the easterly right-of-way line of said County Road 178, same being the westerly line of said 91.779 acre tract, the following twelve (12) courses and distances:

1. **South 49°43'41" West**, a distance of **7.66 feet** to a concrete nail found at the base of a 4-inch post found;
2. **South 42°52'58" West**, a distance of **9.57 feet** to a 1/2-inch rebar with cap stamped "CS, LTD" found;
3. **South 34°45'48" West**, a distance of **19.28 feet** to a 1/2-inch rebar with cap stamped "CS, LTD" found;
4. **South 29°27'18" West**, a distance of **20.81 feet** to a 1/2-inch rebar found;
5. **South 19°24'28" West**, a distance of **525.53 feet** to a 1/2-inch rebar found;
6. **South 29°30'52" West**, a distance of **70.65 feet** to a concrete nail found in the top of a 6-inch post;
7. **South 33°32'18" West**, a distance of **67.08 feet** to a 1/2-inch rebar with "CS, LTD" cap found;
8. **South 34°23'21" West**, a distance of **23.71 feet** to a 60D nail found in the top of a 6-inch post;
9. **South 33°57'52" West**, a distance of **30.00 feet** to a 1/2-inch rebar found;
10. **South 28°45'57" West**, a distance of **455.33 feet** to a 1/2-inch rebar found;
11. **South 38°38'27" West**, a distance of **130.86 feet** to a 31-inch Pecan tree;
12. **South 34°35'27" West**, a distance of **22.10 feet** to a calculated point for the south corner hereof, from which a 1/2-inch rebar with "Chaparral" cap set, bears South 34°35'27" West, a distance of 56.35 feet;

THENCE North 59°06'51" West, over and across said County Road 178, a distance of **40.87 feet** to a 6-inch Pecan tree found in the westerly right-of-way line of said County Road 178 for the west corner hereof, same being the south corner of said 3.110 acre tract;

THENCE with the westerly right-of-way line of said County Road 178, same being the easterly line of said 3.110 acre tract, the following eight (8) courses and distances:

1. **North 35°17'09" East**, a distance of **43.51 feet** to a 1/2-inch rebar with "Chaparral" cap set;
2. **North 38°45'09" East**, a distance of **109.37 feet** to a 1/2-inch rebar with "Chaparral" cap set;
3. **North 30°13'09" East**, a distance of **99.50 feet** to a 1/2-inch rebar with "Chaparral" cap set;
4. **North 27°17'09" East**, a distance of **327.57 feet** to a 1/2-inch rebar with "Chaparral" cap set;
5. **North 30°28'09" East**, a distance of **12.60 feet** to a 1/2-inch rebar found;
6. **North 30°36'54" East**, a distance of **56.13 feet** to a 1/2-inch rebar with "CS, LTD" cap found;
7. **North 35°07'09" East**, a distance of **140.02 feet** to a 1/2-inch rebar found;
8. **North 19°34'21" East**, a distance of **514.03 feet** to the **POINT OF BEGINNING**, containing **1.311 acres** of land, more or less.

Surveyed on the ground September 18, 2018.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 229-044-ROW.

Paul J. Flugel

6-14-21

Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPELS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 1.311 ACRES (APPROXIMATELY 57,092 SQ. FT.)
 IN THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15 &
 THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, WILLIAMSON COUNTY, TEXAS,
 BEING A PORTION OF COUNTY ROAD 178, A VARIABLE WIDTH, PUBLIC RIGHT-OF-WAY.

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	5629.58'	0°54'51"	89.83'	N59°08'54"E	89.83'	
C2	5629.58'	5°07'50"	504.11'	S56°15'37"W	503.94'	(S58°30'58"W 503.93')
C3	5629.58'	2°03'23"	202.06'	N60°43'26"E	202.05'	(N63°02'31"E 201.95')

EAST WHITESTONE BLVD.
 (PUBLIC RIGHT-OF-WAY VARIES)

POINT OF BEGINNING

CONCRETE NAIL FOUND
 AT BASE OF 4" POST



1" = 100'

91.779 ACRES

(TRACT 1)
 RR WHITESTONE, LP
 (2018114133)

RIGHT-OF-WAY VACATION
 1.311 ACRES
 APPROX. 57,092 SQ. FT.

WASHINGTON
 ANDERSON SURVEY
 ABSTRACT NO. 15

3.110 ACRES

(TRACT 2)
 RR WHITESTONE, LP
 (2018114133)

CLEO BAY IMPORTS
 (4.464 ACRES)
 (2006071402)



Paul J. Flugel
 6-14-21

CONCRETE NAIL FOUND
 IN TOP OF 6" POST

BEARING BASIS: THE TEXAS COORDINATE
 SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
 BASED ON GPS SOLUTIONS FROM THE
 NATIONAL GEODETIC SURVEY (NGS) ON-LINE
 POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS
 DESCRIPTION 229-044-ROW

DATE OF SURVEY: 09/18/18
 PLOT DATE: 06/14/21
 DRAWING NO.: 229-044-ROW
 PROJECT NO.: 229-044
 T.B.P.E.L.S. FIRM NO. 10124500
 DRAWN BY: PAQ
 SHEET 1 OF 2

Chaparral



1" = 100'

WASHINGTON
ANDERSON SURVEY
ABSTRACT NO. 15
JOHN H.
DILLARD SURVEY
ABSTRACT NO. 179

(91.779 ACRES)

(TRACT 1)
RR WHITESTONE, LP
(2018114133)

LEGEND

- 1/2" REBAR FOUND
- ^{CS} 1/2" REBAR WITH "CS LTD" CAP FOUND
- ▲ 60D NAIL FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- △ CALCULATED POINT
- () RECORD INFORMATION

CONCRETE NAIL FOUND
IN TOP OF 6" POST

60D NAIL FOUND
IN TOP OF 6" POST

RIGHT-OF-WAY VACATION
1.311 ACRES
APPROX. 57,092 SQ. FT.

C.R. 178

(PUBLIC R.O.W. VARIES)

3.110 ACRES

(S31°07'03"W 455.59')
S28°45'57"W 455.33'

RR WHITESTONE, LP
(TRACT 2)
(2018114133)

31" PECAN TREE
OCCUPIES CORNER

6" PECAN
TREE
OCCUPIES
CORNER

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD)
L1	S49°43'41"W	7.66'	(N51°42'38"E 7.58')
L2	S42°52'58"W	9.57'	(N45°13'34"E 9.68')
L3	S34°45'48"W	19.28'	(N37°21'03"E 19.17')
L4	S29°27'18"W	20.81'	(N31°45'33"E 21.00')
L5	S29°30'52"W	70.65'	(N30°46'23"E 70.64')
L6	S33°32'18"W	67.08'	(N36°20'41"E 67.09')
L7	S34°23'21"W	23.71'	(N35°40'58"E 23.80')
L8	S33°57'52"W	30.00'	(N36°37'15"E 29.83')
L9	S38°38'27"W	130.86'	(N40°55'44"E 131.00')
L10	S34°35'27"W	22.10'	
L11	N59°06'51"W	40.87'	
L12	N35°17'09"E	43.51'	(S37°33'48"W 43.51')
L13	N38°45'09"E	109.37'	(S41°01'48"W 109.36')
L14	N30°13'09"E	99.50'	(S32°29'48"W 99.49')
L15	N27°17'09"E	327.57'	(S29°33'48"W 327.54')
L16	N30°28'09"E	12.60'	(S32°44'48"W 12.60')
L17	N30°36'54"E	56.13'	(S32°56'37"W 56.14')
L18	N35°07'09"E	140.02'	(S37°21'05"W 140.04')
L19	S34°35'27"W	56.35'	

Chaparral