

**CORRECTION DEED**

Ronald Reagan Boulevard Right of Way

**THE STATE OF TEXAS**

§

§

**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 **SANTA RITA COMMERCIAL, LLC**, a Texas limited liability company, 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 hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day Sold and by these presents does Grant, Bargain, Donate, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract or parcel 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**"):

Being a 0.1956 of one acre (8,519 sq. ft.) parcel of land situated in the B. MANLOVE SURVEY, ABSTRACT NO. 417, Williamson County, Texas, being a portion of the remainder a called 17.50-acre tract of land described as Tract 3 in a Correction Special Warranty Deed to Santa Rita Commercial, LLC, recorded in Document No. 2014012340, of the Official Public Records of Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in **Exhibit "A"** attached hereto and made a part hereof. (**Parcel 14 Part 1**)

**SAVE AND EXCEPT, HOWEVER**, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time.

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 Property and upon the condition that none of such operations shall be conducted so near the surface of the Property as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas 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 the Property for the construction and maintenance of public roadway facilities and related appurtenances.

**CONTROL OF ACCESS:** Access on and off Grantor's remaining property to and from the proposed roadway facility of Grantee from the abutting remainder property shall be permitted except to the extent that such access is expressly prohibited by the provisions and in the locations of the designated Control of Access Line set out in Exhibit "A". Grantor acknowledges that such access on and off the County roadway facility is subject to regulation as may be determined by Grantee, its successors and assigns to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

**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, by through or under Grantor but not otherwise.

This deed is being delivered in lieu of condemnation.

This instrument is granted in correction of and full substitution for that certain Deed from Grantor to Grantee dated March 20, 2024, and recorded in Document No. 2024022406, Official Public Records of Williamson County, Texas (the "**Prior Deed**"). The Prior Deed contained an incorrect legal description of the Property. This instrument corrects that error by correcting the description of the Property above. This Correction Deed is made by Grantor and accepted by Grantee to correct that mistake, and is dated to be effective on March 20, 2024, and in all other respects conforms to the Prior Deed. Grantee joins in this instrument for the sole purpose of acknowledging and correcting the errors in the Prior Deed.

**IN WITNESS WHEREOF**, this instrument is executed on the dates set forth below to be effective the 20th day of March, 2024.

*[signature on following page]*

**GRANTOR:**

**SANTA RITA COMMERCIAL, LLC**, a Texas limited liability company

By: MREM Texas Manager, LLC, a Delaware limited liability company, Manager

By: \_\_\_\_\_

James Edward Horne, Vice President

**ACKNOWLEDGMENT**

STATE OF TEXAS

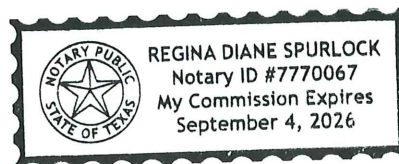
§  
§  
§

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this the 30 day of 2024, 2024 by James Edward Horne in the capacity and for the purposes and consideration recited therein.

Regina Spurlock

Notary Public, State of Texas



JOINDER

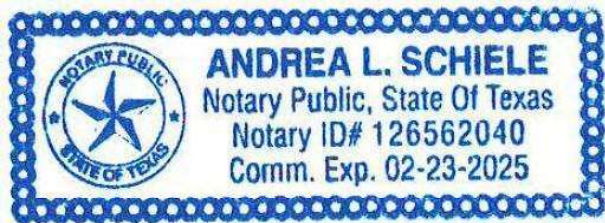
The undersigned joins in this instrument for the sole purpose of acknowledging the error in the description of the Property in the Prior Deed.

**WILLIAMSON COUNTY, TEXAS**

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

STATE OF TEXAS           §  
                                     §  
COUNTY OF WILLIAMSON   §

This instrument was acknowledged before me on this the 11th day of June, 2024 by Bill Gravell, Jr. in the capacity and for the purposes and consideration recited therein.



Andrea L. Schiele

Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, PLLC  
309 East Main  
Round Rock, Texas 78664

**GRANTEE'S MAILING ADDRESS:**

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

**AFTER RECORDING RETURN TO:**

## EXHIBIT A

Sheet 1 of 6  
02-14-2024  
Revised 04-23-2024

**County:** Williamson  
**Parcel:** 14 Part 1 – Santa Rita Commercial, LLC  
**Highway:** Ronald Reagan Boulevard

### PROPERTY DESCRIPTION

DESCRIPTION OF A 0.1956 OF ONE ACRE (8,519 SQUARE FEET) PARCEL OF LAND SITUATED IN THE IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 17.50 ACRE TRACT OF LAND DESCRIBED AS TRACT 3 IN A CORRECTION SPECIAL WARRANTY DEED TO SANTA RITA COMMERCIAL, LLC, RECORDED IN DOCUMENT NO. 2014012340 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.1956 OF ONE ACRE (8,519 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 39.50 feet Left of Ronald Reagan Baseline Station 2544+12.62 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard, (Grid Coordinates: N=10,217,287.37, E=3,080,116.58), being in the South line of the remainder of said 17.50 acre tract and the common North line of a called 0.92 of one acre tract of land described in a Special Warranty Deed to the City of Liberty Hill, recorded in Document No. 2024005959 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "STEGER BIZZELL" found for the Southerly common corner of the remainder of said 17.50 acre tract and of the remainder of a called 108.026 acre tract of land described as Tract 1 in a Special Warranty Deed to Santa Rita Investments, LTD, recorded in Document No. 2020111915 of said O.P.R.W.C.T., and the Northerly common corner of said 0.92 of one acre tract and of a called 0.93 of one acre tract of land described in a Special Warranty Deed to City of Liberty Hill, recorded in Document No. 2024005960 of said O.P.R.W.C.T., bears South 88°20'46" West a distance of 399.22 feet;

**THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard over and across the remainder of said 17.50 acre tract, the following two (2) courses and distance:

- 1) Along a curve to the Left having a radius of 9,360.50 feet, passing at an arc length of 210.72 feet, a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY COA" set 39.50 feet Left of Ronald Reagan Baseline Station 2546+24.23, for the Beginning of Control of Access (COA), passing at an arc length of 609.93 feet, a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY COA" set 39.50 feet Left of Ronald Reagan Baseline Station 2550+25.12, for the End of COA, and continuing an additional arc length of 174.15, for a total arc length of 784.08 feet, a delta angle of 04°47'58", and a chord which bears North 06°33'04" West a distance of 783.85 feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 39.50 feet Left of Ronald Reagan Baseline Station 2552+00.00;
- 2) North 09°47'33" West a distance of 223.01 feet a 1/2-inch rebar with cap stamped "HAYNIE CONSULTING" found, 40.12 feet Left of Ronald Reagan Baseline Station 2554+23.96 in the existing West ROW line of Ronald Reagan Boulevard (Variable Width ROW) and the common East line of the remainder of said 17.50 acre tract;



K:\20087 - WillCo Ronald Reagan\Descriptions\Parcel 14 PT 1.docx

County: Williamson  
Parcel: 14 Part 1 – Santa Rita Commercial, LLC  
Highway: Ronald Reagan Boulevard

- 3) **THENCE** with the East line of the remainder of said 17.50 acre tract and the common existing West ROW line of said Ronald Reagan Boulevard, along a curve to the **Right** having a radius of 8,375.00 feet, an arc length of 1,008.77 feet, a delta angle of 06°54'05", and a chord which bears **South 08°07'17" East** a distance of 1,008.16 feet to a 1/2-inch rebar with cap stamped "CBD SETSTONE" found for the Southeast corner of the remainder of said 17.50 acre tract and the common Northeast corner of said 0.92 of one acre tract;
- 4) **THENCE** with the South line of the remainder of said 17.50 acre tract and the common North Line of said 0.92 of one acre tract, **South 88°20'46" West** a distance of 15.06 feet to the **POINT OF BEGINNING**, containing 0.1956 of one acre (8,519 Square Feet) of land more or less.

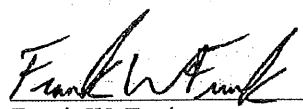
This property description is accompanied by a separate plat of even date.

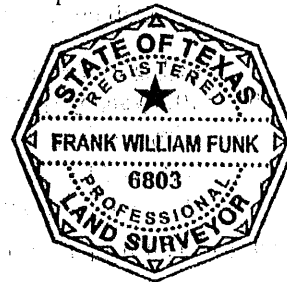
This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

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

COUNTY OF WILLIAMSON §

That I, Frank W. Funk, 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 was determined by a survey made on the ground under my direct supervision.

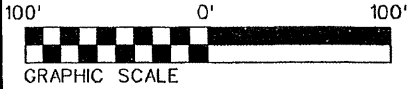
  
04/23/2024  
Frank W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803  
Landesign Services, Inc.  
FIRM 10001800  
10090 W Highway 29  
Liberty Hill, Texas 78642



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K:\20087 - WillCo Ronald Reagan\Descriptions\Parcel 14 PT 1.docx

PLAT TO ACCOMPANY PARCEL DESCRIPTION



MATCHLINE SHEET 4  
SHEET 3

B. MANLOVE SURVEY  
ABSTRACT No. 417

SANTA RITA COMMERCIAL, LLC  
TRACT 3  
REMAINDER (17.50 ACRES)  
DOC. NO. 2014012340  
O.P.R.W.C.T.

SANTA RITA INVESTMENTS, LTD  
TRACT 1  
REMAINDER (108.026 ACRES)  
DOC. NO. 2020111915  
O.P.R.W.C.T.

STEGER  
BIZZELL

CITY OF LIBERTY HILL  
(0.92 ACRES)  
DOC. NO. 2024005959  
O.P.R.W.C.T.

CITY OF LIBERTY HILL  
(0.93 ACRES)  
DOC. NO. 2024005960  
O.P.R.W.C.T.

CITY OF LIBERTY HILL  
(6.40 ACRES)  
DOC. NO. 2017014139  
O.P.R.W.C.T.

14 PART 1

P.O.B.  
GRID COORDINATES  
N: 10,217,287.37  
E: 3,080,116.58  
STA 2544+12.62  
OFF 39.50' LT

STA 2544+11.96  
OFF 24.46' LT

L=399.21'

PROPOSED  
R.O.W. LINE

BEGIN COA  
STA 2546+24.23  
OFF 39.50' LT

C2

EXISTING  
R.O.W. LINE

C1

L=210.72'

CBD  
SETSTONE

EXISTING R.O.W. LINE

EXISTING  
R.O.W. LINE

RONALD REAGAN BLVD  
(R.O.W. VARIES)

WILLAMSON COUNTY, TEXAS  
(50.016 ACRES)  
DOC. NO. 2004032594  
O.P.R.W.C.T.

LINE DATA

LINE	BEARING	LENGTH
L1	S88° 20' 46" W	15.06'

CURVE DATA

CURVE	Δ	RADIUS	LENGTH	CHORD
C1	04° 47' 58"	9,360.50'	784.08'	N06° 33' 04" W 783.85'
C2	06° 54' 05"	8,375.00'	1,008.77'	S08° 07' 17" E 1,008.16'

**LSI LANDESIGN SERVICES, INC.**

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBP&LS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

SANTA RITA COMMERCIAL, LLC

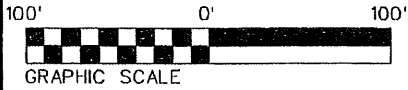
SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

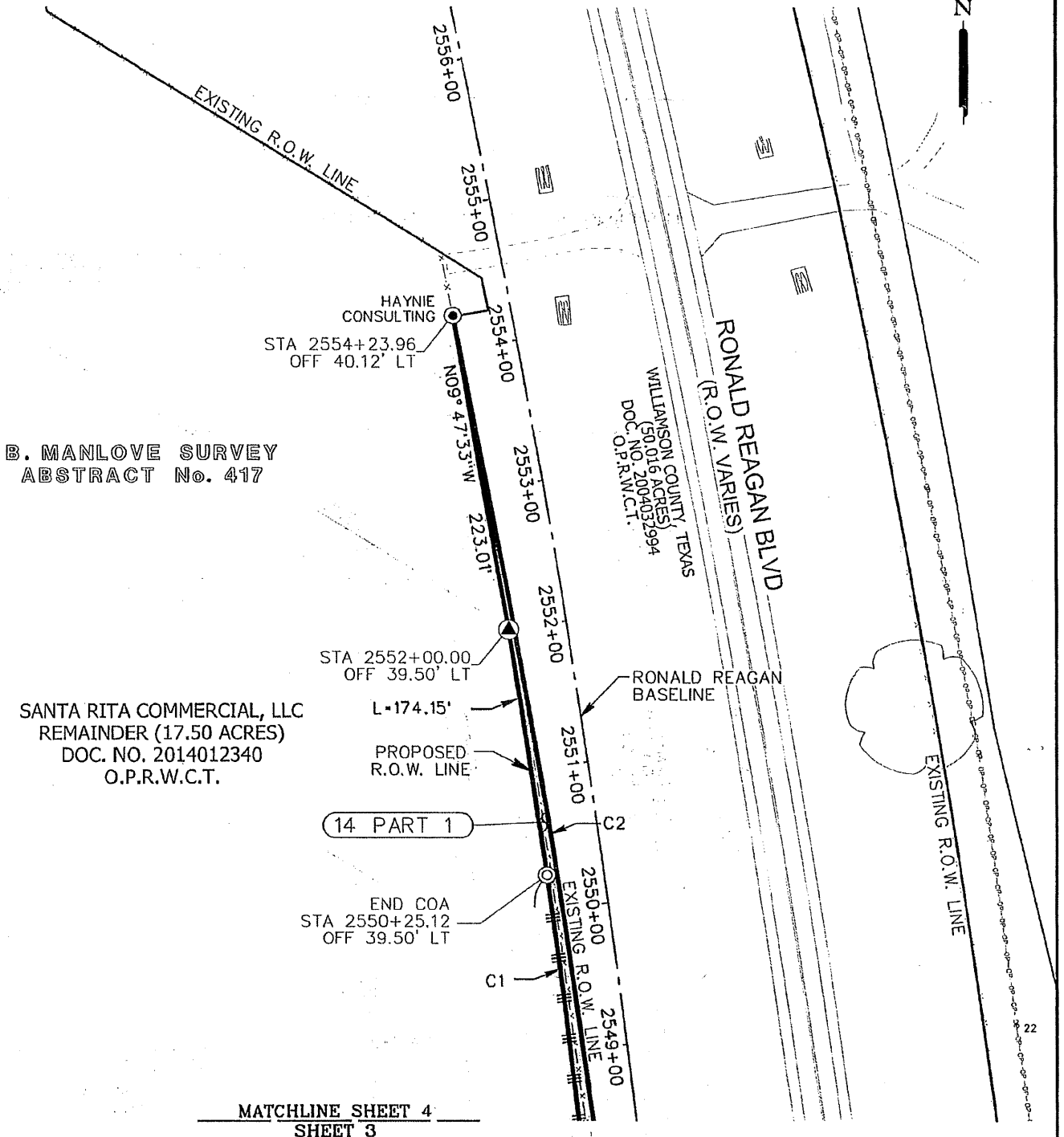
COUNTY  
WILLAMSON

02/14/2024  
REVISED 04/23/2024  
PARCEL 14  
PART 1  
0.1956 ACRES  
8,519 Sq. Ft.  
SHEET 3 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION



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**LSI** LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

SANTA RITA COMMERCIAL, LLC

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

02/14/2024  
REVISED 04/23/2024  
PARCEL 14  
PART 1  
0.1956 ACRES  
8,519 Sq. Ft.  
SHEET 4 OF 6

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

## LEGEND

△	CALCULATED POINT
⊙	1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
⊙	1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY COA" SET
●	1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
⊙	1/2-INCH REBAR FOUND WITH CAP STAMPED AS NOTED
O.P.R.W.C.T	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
( )	RECORD INFORMATION
—P—	PROPERTY LINE
— — —	SURVEY LINE
—  —  —	CONTROL OF ACCESS (COA)

## NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH.  
COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS  
COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983  
(NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL  
INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. COORDINATES, DISTANCES AND AREAS SHOWN HEREON  
ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY  
FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE  
ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE  
ACCOMPANIES THIS PARCEL PLAT.

STATE OF TEXAS:  
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED  
FROM AN ACTUAL SURVEY MADE ON  
THE GROUND UNDER MY SUPERVISION.

*Frank W. Funk* 04/23/2024  
FRANK W. FUNK DATE  
RPLS 6803



**LSI** LANDESIGN ★  
SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBP&LS FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

SANTA RITA COMMERCIAL, LLC

SCALE  
1" = 100'

PROJECT  
RONALD REAGAN

COUNTY  
WILLIAMSON

02/14/2024  
REVISED 04/23/2024  
PARCEL 14  
PART 1  
0.1956 ACRES  
8,519 Sq. Ft.  
SHEET 5 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY  
GF NO. T-169094  
ISSUED: FEBRUARY 2, 2023  
EFFECTIVE DATE: JANUARY 23, 2023

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

ITEMS 10.1, 10.9 THROUGH 10.16, ARE NOT A SURVEY MATTER.

- 10.2. AN OVERFLOW, FLOOD AND SUBMERGE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 514 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
3. A PERPETUAL AND ASSIGNABLE RIGHT-OF-WAY EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 518 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
4. A DRAINAGE DITCH EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 525 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
5. A PIPELINE, OR PIPELINES, AND OTHER APPURTENANCES EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 826, PAGE 333 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING FURTHER AFFECTED BY PARTIAL RELEASE AND RATIFICATION RECORDED IN DOCUMENT NO. 2008036253 AND CORRECTION RECORDED IN DOCUMENT NO. 2008051479, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
6. A WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 939, PAGE 271 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2013052080 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)
8. AN UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2018079583 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
17. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (NOTED HEREON)

**LSI LANDESIGN SERVICES, INC.**  
10090 W HIGHWAY 29 LIBERTY HILL, TX 78642  
TBP&S FIRM NO. 10001800  
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

SANTA RITA COMMERCIAL, LLC

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PROJECT  
RONALD REAGAN

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WILLIAMSON

02/14/2024  
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PARCEL 14  
PART 1  
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SHEET 6 OF 6