

SPECIAL WARRANTY DEED

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 ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **WILLIAMSON COUNTY**, whose address is 710 Main Street Ste 101 Georgetown, Texas 78613, hereinafter referred to as Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to 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 do Grant, Bargain, Sell and Convey unto **NORTHLAND DEVELOPMENTS CEDAR PARK, INC.**, hereinafter referred to as Grantee, 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:

All right, title and interest in and to Tract 02 – a 0.495-acre tract of land, Tract 04 – a 1.045-acre tract of land, and Tract 06 – a 0.766-acre tract of land, in Williamson County, Texas, as more particularly described by metes and bounds, to which reference is hereby made and incorporated herein in Exhibit "A" for all intents and purposes (the "Property").

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:

- (i) Visible and apparent easements not appearing of record;
- (ii) Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;
- (iii) Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently affecting the Property, but only to the extent that said items are still valid and in force and effect at this time; and

Grantee acknowledges and agrees that, other than as may be specifically set forth herein, Grantor has not made, does not make and specifically disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or futures, of, as to, concerning or with respect to (a) the nature, quality or condition of the Property, including, without limitation, the water, soil and geology, (b) the income to be derived from the Property, (c) the suitability of the Property for any and all activities and uses which buyer may conduct thereon, (d) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body, including without limitation, the Americans with Disabilities Act and any rules and regulations promulgated thereunder or in connection therewith, and the Texas Architectural Barriers Act and any rules and regulations promulgated thereunder or in connection therewith, (e) the habitability, merchantability or fitness for a particular purpose of the Property, or (f) any other matter with respect to the Property, and specifically that Grantor has not made, does not make and specifically disclaims any representations regarding solid waste, as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R., Part 261, or the disposal or existence, in or on the Property, of any hazardous substance, as defined by the Comprehensive Environmental Response Compensations and Liability Act of 1980, as amended, and applicable state laws, and regulations promulgated thereunder. Grantee further acknowledges and agrees that having been given the opportunity to inspect the Property, Grantee is relying solely on its own investigation of the Property and not on any information provided or to be provided by Grantor. Grantee further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that Grantor has not made any independent investigation or verification of such information. Grantee further acknowledges and agrees that the sale of the Property as provided for herein if made on an "as is, where is" condition and basis "with all faults". Grantee acknowledges and agrees that the provisions of this paragraph were a material factor in the determination of the purchase price of the Property.

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 Grantee 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 Grantee 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.

IN WITNESS WHEREOF, this instrument is executed on this ____ the day of _____, 2024.

[signature page to follow]

GRANTOR:

WILLIAMSON COUNTY

Valerie Covey

Valerie Covey
Williamson County Commissioner

ACKNOWLEDGMENT

STATE OF TEXAS

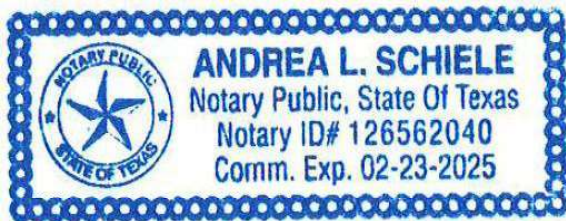
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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on this the Nov 29, 2024 , 2024, by Valerie Covey Williamson County Commissioner 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, P.C.
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

City of Cedar Park, Texas
450 Cypress Creek Rd. Bldg. #1
Cedar Park, TX 78613

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

EXHIBIT “A”

Property

FIELD NOTES
FOR

A 0.495 ACRE OR 21,574 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY INSTRUMENT RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A CALLED "AGREEMENT FOR APPORTIONMENT OF VACATED RIGHT-OF-WAY", BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053634 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, SAME BEING OUT OF A CALLED 16.639 ACRE TRACT CONVEYED TO NORTHLAND DEVELOPMENTS CEDAR PARK, INC. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2014100729 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.495 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

COMMENCING at a cut "X" in concrete found at the west corner of a called 0.1643 -acre tract conveyed to City of Cedar Park by instrument recorded in Document No. 2015102019 of said Official Public Records, same being a point in the east boundary line of a called 37.694 -acre tract conveyed to City of Cedar Park by instrument recorded in Document No. 2002088496 of said Official Public Records, also being the southwest corner of a Remnant Portion of said 16.639 -acre tract:

THENCE N 69°04'15" E, along the north boundary line of said 0.1643-acre tract, same being the south boundary line of said 16.639-acre tract a distance of **210.47 feet** to a point in the west line of said 6.869-acre tract, same being of said 3.832-acre tract and **POINT OF BEGINNING** hereof;

THENCE, departing the north boundary line of said 0.1643-acre tract, through the interior of said 16.639-acre tract, with the west boundary line of said 6.869-acre tract, same being of said 3.832 acre tract, along the arc of a curve to the left, having a radius of **2084.18 feet**, a central angle of **04°44'03"**, a chord bearing and distance of **N 37°06'00" W, 172.16 feet**, for an arc length of **172.21 feet** to a calculated point in a north line of said 16.639 acre tract, same being the south line of 37.694 acre tract, for an angle point hereof;

THENCE N 69°07'40" E, through the interior of said 6.869-acre tract, same being of said 3.832 acre tract, with the north boundary line of said 16.639-acre tract, same being a south boundary line of said 37.694-acre tract, a distance of **10.07 feet** to a $\frac{1}{2}$ " iron rod with cap marked "WALLACE GROUP" found on an angle point in west line of said 16.639-acre tract, for an angle point hereof;

THENCE N 20°53'28" W, continuing through the interior of said 6.869-acre tract, same being of said 3.832-acre tract, with the easterly boundary line between said 37.694-acre tract, same being the westerly boundary line of said 16.639 -acre tract, a distance of **207.27 feet** to a calculated point for the northernmost point hereof;

THENCE, departing the east boundary line of said 37.694-acre tract, through the interior of said 16.639-acre tract the following two (2) courses and distances:

1. **S 41°00'41" E**, a distance of **134.06 feet** to a calculate point of curvature hereof, and
2. along the arc of a curve to the right, having a radius of **2164.18 feet**, a central angle of **06°49'22"**, a chord bearing and distance of **S 37°37'28" E, 257.56 feet**, for an arc length of **257.71 feet** to a calculated point in north line of said 0.1643-acre tract, same being the south boundary line of the Remnant Portion of said 16.639-acre tract, for the southeast corner hereof;

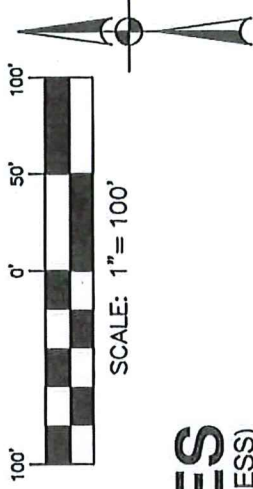
THENCE S 69°04'15" W, with the north boundary line of said 0.1643-acre tract, same being the south boundary line of the Remnant Portion of said 16.639-acre tract, a distance of **82.29 feet** to the **POINT OF BEGINNING** and containing 0.495 acres of land in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 51442-00

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 16, 2024,
Job No.: 51442-00
DOC. ID. H:\Survey\CIVIL\51442-00\ROW VACATION\Word\FN51442-00_0.495Ac_ROW Vacation.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01



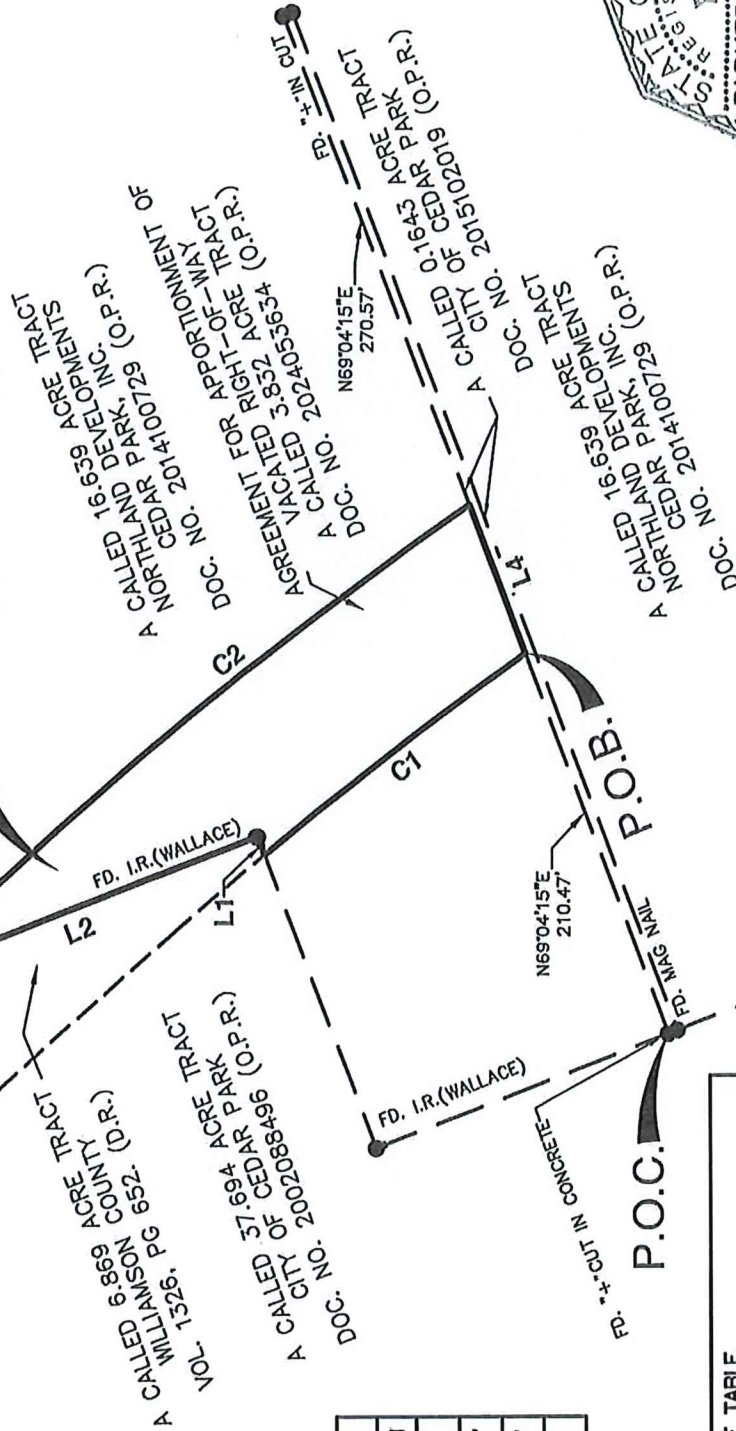
LEGEND:

- D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PD. FOUND
- I.R. PAPE-DAWSON
- IRON ROD
- FOUND MONUMENT AS DESCRIBED



SJ DOVER SURVEY ABSTRACT NO. 168

0.495 ACRES
(21,574 SQ. FT. MORE OR LESS)



LINE TABLE			
LINE	BEARING	LENGTH	
L1	N69°07'40"E	10.07'	
L2	N20°53'28"W	207.27'	
L3	S41°00'41"E	134.06'	
L4	S69°04'15"W	82.29'	

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2084.18'	4°44'03"	N37°06'00"W	172.16'
C2	2164.18'	6°49'22"	S37°37'28"E	257.56'
				257.71'

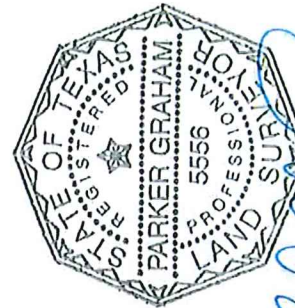
EXHIBIT OF

A 0.495 ACRE OR 21,574 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY INSTRUMENT RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A CALLED "AGREEMENT FOR APPORTIONMENT OF VACATED RIGHT-OF-WAY", BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053634 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, SAME BEING OUT OF A CALLED 16.639 ACRE TRACT CONVEYED TO NORTHLAND DEVELOPMENTS CEDAR PARK, INC. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2014100729 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBP'S FIRM REGISTRATION #470 | TBP'S FIRM REGISTRATION #10028801

Date: Jul 22, 2024, 1:12pm User: ID: kbrwrt
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Parker Graham

FIELD NOTES
FOR

A 1.045 ACRE OR 45,512 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A PART OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, CONVEYED BY INSTRUMENT RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A CALLED "AGREEMENT FOR APPORTIONMENT OF VACATED RIGHT-OF-WAY", BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053634 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, SAME BEING A PART OF A CALLED 16.639 ACRE TRACT CONVEYED TO NORTHLAND DEVELOPMENTS CEDAR PARK, INC., BY INSTRUMENT RECORDED IN DOCUMENT NO. 2014100729 OF SAID OFFICIAL PUBLIC RECORDS. SAID 0.1045 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod with cap marked "WALLACE GROUP" found at the northwest corner of a called 16.964-acre tract conveyed to the City of Cedar Park, by instrument recorded in Document No. 2002088496 of said Official Public Records, same being the east boundary line of a called 23.243-acre tract, conveyed to Northland Developments Cedar Park, Inc., by instrument recorded in Document No. 2016012712 of said Official Public Records, same being the southwest corner of said 16.639-acre tract also being a point in the interior of said 6.869-acre tract, same being of said 3.832 acre tract, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE N 24°26'36" W, departing the north boundary line of said 16.964-acre tract, with the east boundary line of said 23.243-acre tract, same being the west boundary line of said 16.639-acre tract, through the interior of said 6.869-acre tract, same being of said 3.832 acre tract, a distance of **347.52 feet** to a ½" iron rod with cap marked "WALLACE GROUP" found in the northeast corner of said 23.243-acre tract, same being an interior corner of said 16.639-acre tract for an angle point hereof;

THENCE S 65°46'43" W, with the north boundary line of said 23.243-acre tract, same being a south boundary line of said 16.639-acre tract, through the interior of said 6.869-acre tract, same being of said 3.832 acre tract, a distance of **24.94 feet** to a ½" iron rod with cap marked "WALLACE GROUP" found on the southeast corner of a called 37.694, conveyed to City of Cedar Park, recorded in Document No. 2002088496 of said Official Public Records, same being as southwest corner of said 16.639-acre tract for an angle point hereof;

THENCE N 20°52'59" W, departing the north boundary line of said 23.243-acre tract, with the east boundary line of said 37.694-acre tract, same being the west boundary line of said 16.639-acre tract, through the interior of said 6.869-acre tract, same being of said 3.832 acre tract, a distance of **338.70 feet** to a ½" iron rod with cap marked "WALLACE GROUP" found on a northeast corner of said 37.694-acre tract, same being an interior corner of said 16.639-acre tract for an angle point hereof;

THENCE S 69°03'39" W, with a north boundary line of said 37.694-acre tract, same being a south boundary line of said 16.639-acre tract, through the interior of said 6.869-acre tract, same being of said 3.832 acre tract, a distance of **45.35 feet** to a calculated point hereof;

THENCE, departing a north boundary line of said 37.694-acre tract, through the interior of said 16.639-acre tract, with the west boundary line of said 6.869-acre tract, same being of said 3.832 acre tract, along the arc of a curve to the left, having a radius of **2084.18 feet**, a central angle of **04°41'42"**, a chord bearing and distance of **N 32°14'31" W, 170.74 feet**, for an arc length of **170.79 feet** to a calculated point in north boundary line of the Remnant Portion of said 16.639-acre tract, same being the south boundary line of a called 0.1643-acre tract conveyed to City of Cedar Park, by instrument recorded in Document No. 2015102019 of said Official Public Records for the northwest corner hereof;

THENCE N 69°03'50" E, with the north boundary line of the Remnant Portion of said 16.639-acre tract, same being the south boundary line of said 0.1643-acre tract, a distance of **82.24 feet** to a calculated point for the northeast corner hereof;

THENCE, departing the south boundary line of said 0.1643-acre tract, through the interior of said 16.639-acre tract the following two (2) courses and distances:

1. along the arc of a curve to the right, having a radius of **2164.18 feet**, a central angle of **09°35'53"**, a chord bearing and distance of **S 29°16'35" E, 362.12 feet**, for an arc length of **362.54 feet** to a calculated point hereof, and
2. **S 24°26'24" E**, a distance of **491.77 feet** to a calculated point on the north boundary line of said 16.964-acre tract, same being the south boundary line of said 16.639-acre tract, for the southeast corner hereof;

THENCE S 65°36'54" W, with the north boundary line of said 16.964-acre tract, same being the south boundary line of said 16.639-acre tract, a distance of **40.23 feet** to the **POINT OF BEGINNING** and containing 1.045 acres of land in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 51442-00

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 16, 2024
Job No.: 51442-00
DOC. ID. H:\Survey\CIVIL\51442-00\ROW VACATION\Word\FN51442-00_1.045Ac_ROW Vacation.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01



LEGEND:

D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
F.D. FOUND
PD PAPE-DAWSON
I.R. IRON ROD
FOUND MONUMENT AS DESCRIBED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24°26'36"W	347.52'
L2	S65°46'43"W	24.94'
L3	N20°52'59"W	338.70'
L4	S69°03'39"W	45.35'
L5	N69°03'50"E	82.24'
L6	S24°26'24"E	491.77'
L7	S65°36'54"W	40.23'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2084.18'	4°41'42"	N32°14'31"W	170.74'	170.79'
C2	2164.18'	9°35'53"	S29°16'35"E	362.12'	362.54'

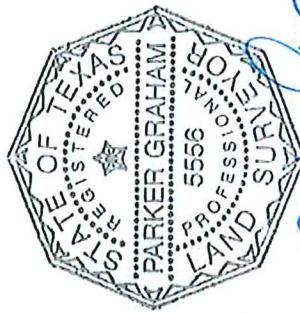
PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028801

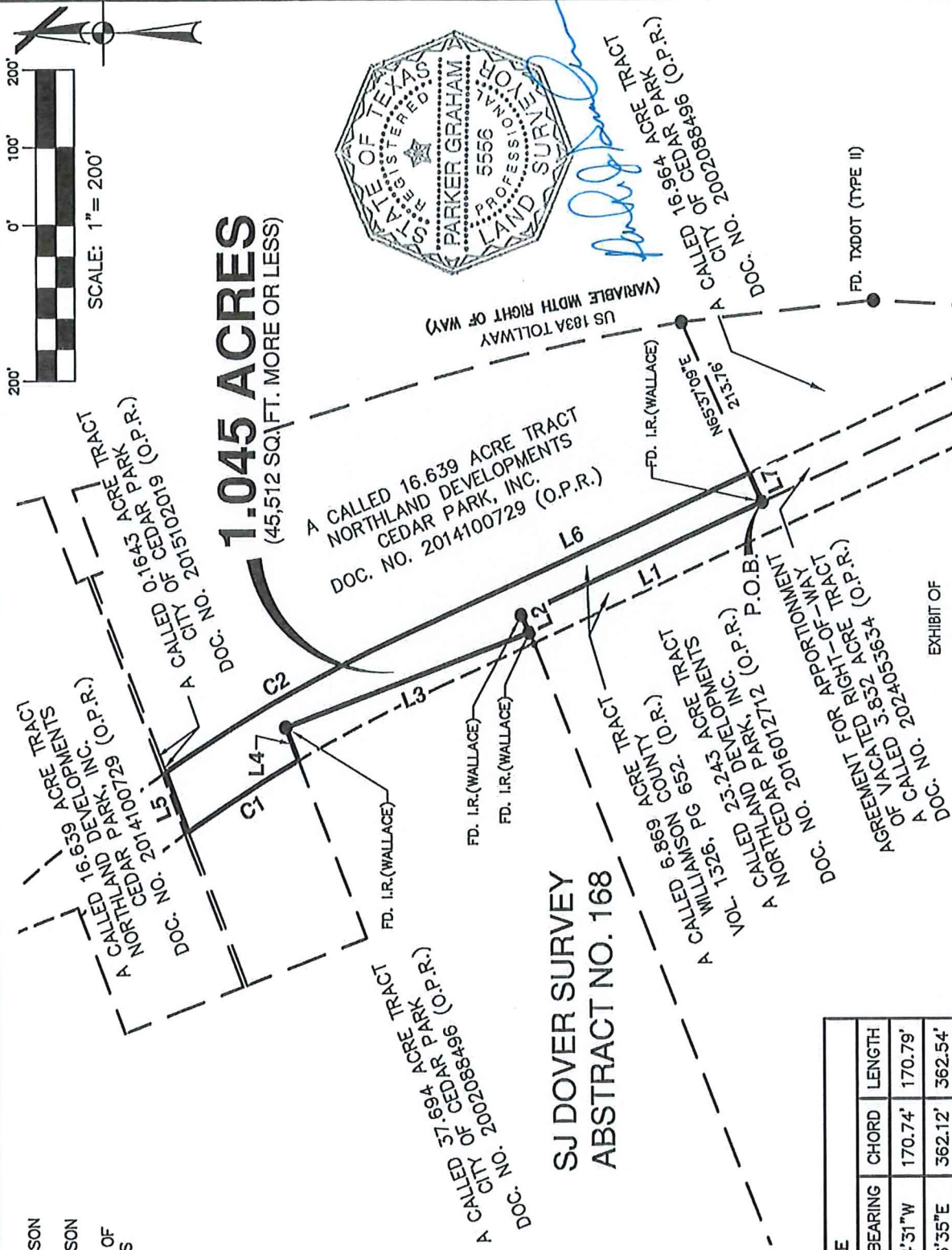
Date: Jul 22, 2024, 2:27pm User ID: kbrvgr
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1.045 ACRES
(45,512 SQ.FT. MORE OR LESS)



SJ DOVER SURVEY ABSTRACT NO. 168



A 1.045 ACRE OR 45,512 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A PART OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, CONVEYED BY INSTRUMENT RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A CALLED "AGREEMENT FOR APPORTIONMENT OF VACATED RIGHT-OF-WAY" BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053684 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS. SAME BEING A PART OF A CALLED 16.639 ACRE TRACT CONVEYED TO NORTHLAND DEVELOPMENTS CEDAR PARK, INC., BY INSTRUMENT RECORDED IN DOCUMENT NO. 2014100729 OF SAID OFFICIAL PUBLIC RECORDS.

JULY 16, 2024

SHEET 1 OF 1
JOB No.:51442-00

FIELD NOTES
FOR

A 0.766 ACRE OR 33,378 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, BY INSTRUMENT RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A CALLED "AGREEMENT FOR APPORTIONMENT OF VACATED RIGHT-OF-WAY", BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053634 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, SAME BEING OUT OF A CALLED 23.243 ACRE TRACT CONVEYED TO NORTHLAND DEVELOPMENTS CEDAR PARK, INC., BY INSTRUMENT RECORDED IN DOCUMENT NO. 2016012712 OF SAID OFFICIAL PUBLIC RECORDS. SAID 0.766 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron with cap marked "BDS LAND SURVEY" found on a point in the north boundary line of a called 0.621-acre tract in that "Possession and Use for Roadway Construction Purposes", Exhibit D, recorded in Document No. 2024011227 of said Official Public Records, said point being in the south boundary line of said 23.243 acre tract, and being the southwest corner of said 6.869 acre tract, same being of said 3.832 acre tract, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE N 24°26'24" W, departing the north boundary line of said 0.621-acre tract, with the west boundary line of said 6.869-acre tract, same being of said 3.832 acre tract, through the interior of said 23.243-acre tract, a distance of **835.37 feet** to a ½" iron rod found on a point in the south boundary line of a called 37.694-acre tract conveyed to the City of Cedar Park, by instrument recorded in Document No. 2002088496 of said Official Public Records

THENCE N 65°10'42" E, with the south boundary line of said 37.694-acre, same being the north boundary line of said 23.243-acre tract, through the interior of said 6.869-acre tract, same being of said 3.832 acre tract, a distance of **14.82 feet** to a ½" iron rod with cap marked "WALLACE GROUP" found on a point being the southeast corner of said 37.694-acre tract, same being an angle point in the west boundary line of a called 16.639-acre tract conveyed to Northland Developments Cedar Park, Inc., by instrument recorded in Document No. 2016012712 of said Official Public Records, for an angle point in the north boundary line hereof;

THENCE, with the north boundary line of said 23.243-acre tract, through the interior of said 6.869-acre tract, same being of said 3.832 acre tract, **N 65°46'43" W**, a distance of **24.94 feet** to a ½" iron rod with cap marked "WALLACE GROUP" found on a point being the northeast corner of said 23.243-acre tract, same being an angle point in the west boundary line of said 16.639-acre tract, for the northeast corner hereof;

THENCE with the west boundary line of said 16.639-acre tract, same being the east boundary line of said 23.243-acre tract, through the interior of said 6.869-acre tract, same being of said 3.832 acre tract, **S 24°26'36" E**, a distance of **347.52 feet** to a ½" iron rod with cap marked "WALLACE GROUP" found in northwest corner of a called 16.964 acre tract conveyed to City of Cedar Park, by instrument recorded in

Document No. 2002088496 of said Official Public Records, same being the southwest corner of said 16.639-acre tract, also being an angle point in the east boundary line of said 23.243-acre tract, for an angle point hereof;

THENCE with the west boundary line of said 16.964-acre tract, same being the east boundary line of said 23.243-acre tract, through the interior of said 6.869-acre tract, same being of said 3.832 acre tract, **S 24°29'24" E**, a distance of **490.42 feet** to a ½" iron rod found on a point in the north boundary line of the aforementioned 0.621-acre tract, said point being the southwest corner of said 16.964-acre tract, same being the southeast corner of said 23.243-acre tract, for the southeast corner hereof;

THENCE S 69°12'22" W, with the north boundary line of said 0.621-acre tract, same being the south boundary line of said 23.243-acre tract, a distance of **40.28 feet** to the **POINT OF BEGINNING** and containing 0.766 acres of land in Williamson County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 51442-00

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 17, 2024
Job No.: 51442-00
DOC. ID. H:\Survey\CIVIL\51442-00\ROW VACATION\Word\FN51442-00_0.766Ac_ROW Vacation.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01



D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
F.D. FOUND
PD PAPE--DAWSON
I.R. IRON ROD
— FOUND MONUMENT AS DESCRIBED

DOC. NO. 2016012712 (O.P.# 2)
NON RATED AND RATED DEVELOPMENTS
ACRE TRACT 5742
36 SQ. FT. MORE OR LESS

SJ DOVER SURVEY
ABSTRACT NO. 168

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N65°10'42"E	14.82'	
L2	N65°46'43"E	24.94'	
L3	S24°26'36"E	347.52'	
L4	S24°29'24"E	490.42'	
L5	S69°12'22"W	40.28'	



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Date: Jul 22, 2024, 1:33pm User ID: krlvna
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EXHIBIT OF

A 0.766 ACRE OR 33,378 SQUARE FOOT TRACT OF LAND BEING SITUATED IN THE SJ DOVER SURVEY ABSTRACT NO. 168 OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 6.869 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, BY INSTRUMENT RECORDED IN VOLUME 1326, PAGE 652 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A CALLED "AGREEMENT FOR APPORTIONMENT OF VACATED RIGHT-OF-WAY," BEING A CALLED 3.832 ACRE TRACT, RECORDED IN DOCUMENT NO. 2024053634 OF THE OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, SAME BEING OUT OF A CALLED 23.243 ACRE TRACT CONVEYED TO NORTHLAND DEVELOPMENTS CEDAR PARK, INC., BY INSTRUMENT RECORDED IN DOCUMENT NO. 2016012712 OF SAID OFFICIAL PUBLIC RECORDS.

JULY 17, 2024

SHEET 1 OF 1
JOB No.:51442-00

