

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**RELEASOR/EASEMENT OWNER:**

WILLIAMSON COUNTY, TEXAS

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

**Acknowledgment**

STATE OF TEXAS §  
§  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by William Gravell, Jr, in the capacity and for the purposes and consideration recited herein.

\_\_\_\_\_  
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

L1 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.

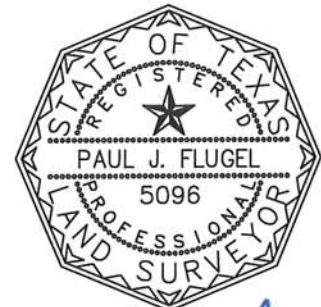
WASHINGTON  
 ANDERSON SURVEY  
 ABSTRACT NO. 15

3.110 ACRES

(TRACT 2)  
 RR WHITESTONE, LP  
 (2018114133)

(S21°47'46"W 525.24')  
 S19°24'28"W 525.53'  
 (N21°50'26"E 514.11')  
 N19°34'21"E 514.03'  
 (PUBLIC R.O.W. VARIES)  
 C.R. 178

CLEO BAY IMPORTS  
 (4.464 ACRES)  
 (2006071402)



*Paul J. Flugel*  
 6-14-21

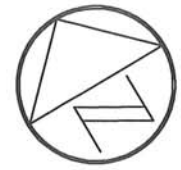
CONCRETE NAIL FOUND  
 IN TOP OF 6" POST

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

L18  
 Chaparral



1" = 100'

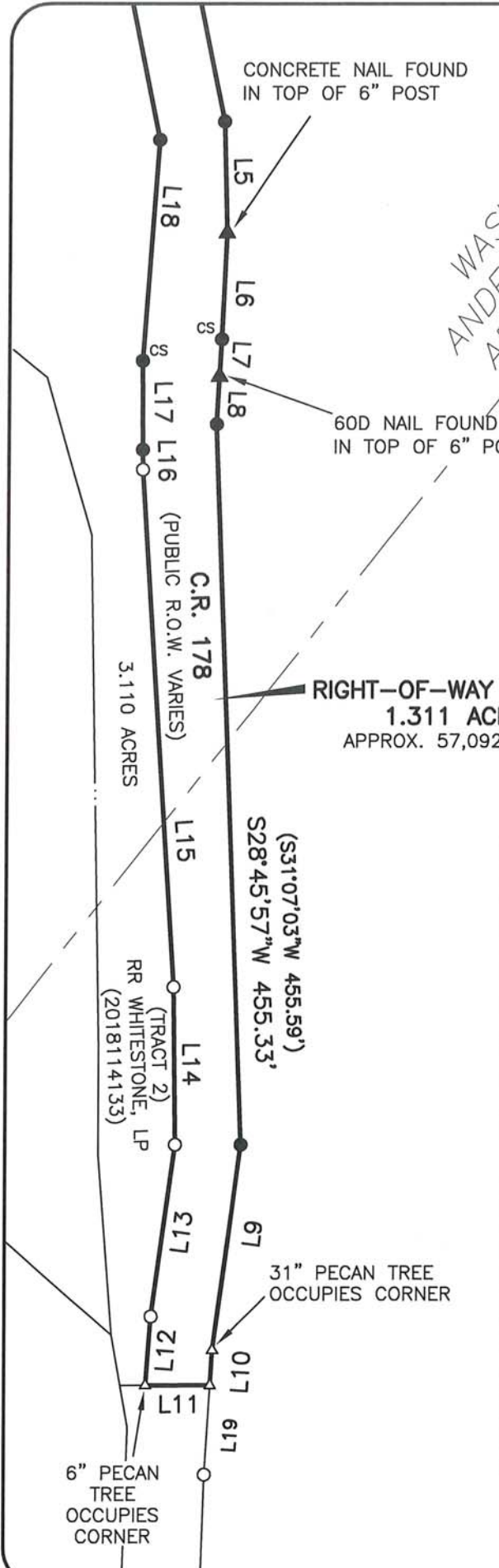
WASHINGTON  
ANDERSON SURVEY  
ABSTRACT NO. 15  
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JOHN H.  
DILLARD SURVEY  
ABSTRACT NO. 179

(91.779 ACRES)

(TRACT 1)  
RR WHITESTONE, LP  
(2018114133)

LEGEND	
●	1/2" REBAR FOUND
● <sup>CS</sup>	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

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'	



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

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

RR WHITESTONE, LP  
(TRACT 2)  
(2018114133)

6" PECAN TREE  
OCCUPIES  
CORNER

31" PECAN TREE  
OCCUPIES CORNER

**Chaparral**