

DEED

Liberty Hill Bypass Surplus 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 **WILLIAMSON COUNTY, TEXAS**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00), the donation to Grantor of certain right of way required for Grantor's proposed Ronald Reagan Widening Segment B roadway project, and other good and valuable consideration to Grantor in hand paid or provided by the City of Liberty Hill, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Donate, Sell and Convey unto **CITY OF LIBERTY HILL, TEXAS, a Texas Type A general law municipality**, 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 0.576-acre (25,074 square foot) parcel of land out of the Henry Field Survey, Abstract No. 233 in 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 43REM**)

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.

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 City of Liberty Hill, 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 City of Liberty Hill, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

[signature on following page]

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr., County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on _____, 2024 by
Bill Gravell, Jr. in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

ACKNOWLEDGED AND ACCEPTED:

CITY OF LIBERTY HILL, TEXAS

By: _____

Name: _____

Its: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

GRANTEE'S MAILING ADDRESS:

City of Liberty Hill
Attn: City Secretary
926 Main Street
Liberty Hill, Texas 78642

AFTER RECORDING RETURN TO:

EXHIBIT "A"

County: Williamson
Parcel No.: 45REM
Tax ID: R021981
Highway: SH 29 Liberty Hill Bypass
Limits: From: CR 279
To: R.M. 1869

METES AND BOUNDS DESCRIPTION FOR PARCEL 45REM

FOR A 0.576 ACRE (25,074 SQ. FT.) TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING THE REMNANT PORTION OF A CALLED 1.0 ACRE TRACT OF LAND (FIRST TRACT) AND THE REMNANT PORTION OF A CALLED 1.0 ACRE TRACT OF LAND (SECOND TRACT), CONVEYED TO RAYMOND G. CANTRELL AND WIFE, PAMELA L. CANTRELL, RECORDED IN VOLUME 2179, PG. 659 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 0.576 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND BY DIAMOND SURVEYING DURING THE MONTH OF NOVEMBER 2020, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with cap marked "Land Dev" (Surface Coordinates: N=10211877.80, E=3055297.86) monumenting the northwest corner of said 1.0 acre Cantrell First Tract and the southwest corner of the called 1.06 acre tract of land conveyed to Liberty Hill Water Supply Corp., recorded in Document No. 2000053600 of the Official Public Records of Williamson County, Texas, same being on the east right-of-way line of Stubblefield Lane, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, **N 70°06'31" E** with the north boundary line of said 1.0 acre Cantrell First Tract and the south boundary line of said 1.06 acre Liberty Hill Water Supply Corp. tract for a distance of **207.94 feet** to 1/2" iron rod found with cap marked "Land Dev" monumenting the northeast corner of said 1.0 acre Cantrell First Tract and the southeast corner of said 1.06 acre Liberty Hill Water Supply Corp. tract, same being on the west boundary line of the called 6.50 acre tract of land conveyed to James Wayne Mather, recorded in Document No. 2006068763 of the Official Public Records of Williamson County, Texas, for the northeast corner hereof;

THENCE, **S 21°03'34" E** with the east boundary lines of said Cantrell First Tract and said Cantrell Second Tract, in part with the west boundary line of said 6.50 acre Mather tract, and in part with the west boundary line of the called 54.068 acre tract (Tract 2) conveyed to J. Patrick Harlow and Lisa M. Harlow, recorded in Document No. 9639594 of the Official Records of Williamson County, Texas, passing at a distance of 196.99 feet a 60D nail found in concrete at a fence post 0.38 feet west of this line, in all a total distance of **213.62 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" for the southeast corner hereof, from which a 1/2" iron rod found monumenting the southeast corner of said

County: Williamson
Parcel No.: 45REM
Tax ID: R021981
Highway: SH 29 Liberty Hill Bypass
Limits: From: CR 279
To: R.M. 1869


Cantrell Second Tract and the northeast corner of the called 1.224 acre tract of land conveyed to Williamson County, Texas, recorded in Document No. 2016043602 of the Official Public Records of Williamson County, Texas, same being an angle point on said west boundary line of the 54.068 acre Harlow Tract, bears S 21°03'34" E for a distance of 203.87 feet;

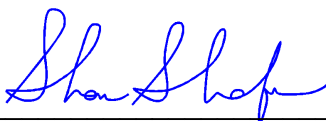
THENCE, through the interior of said Cantrell First Tract and said Cantrell Second Tract with a curve to the right an arc length of **287.61 feet**, said curve having a radius of **2350.00 feet**, a delta angle of **7°00'44"** and a chord which bears **N 67°24'03" W** for a distance of **287.43 feet** to a 1/2" iron rod set with cap marked "Diamond Surveying" on the west boundary line of said 1.0 acre Cantrell First Tract and said east right-of-way line of Stubblefield Lane, for the southwest corner hereof, from which a 80D nail found monumenting the southwest corner of said Cantrell First Tract and the northwest corner of said Cantrell Second Tract, same being on said east right-of-way line of Stubblefield Lane, bears S 20°53'36" E for a distance of 187.35 feet;

THENCE, **N 20°53'36" W** with the west boundary line of said 1.0 acre Cantrell First Tract and said east right-of-way line of Stubblefield Lane for a distance of **19.43 feet** to the **POINT OF BEGINNING** hereof and containing 0.576 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 or 1.00014.

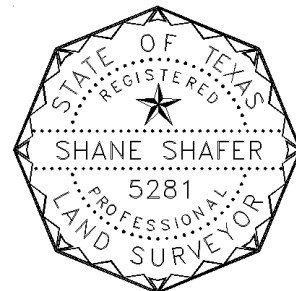
A drawing has been prepared to accompany this metes and bounds description.

 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.L.S. FIRM NUMBER 10006900



November 16, 2020

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

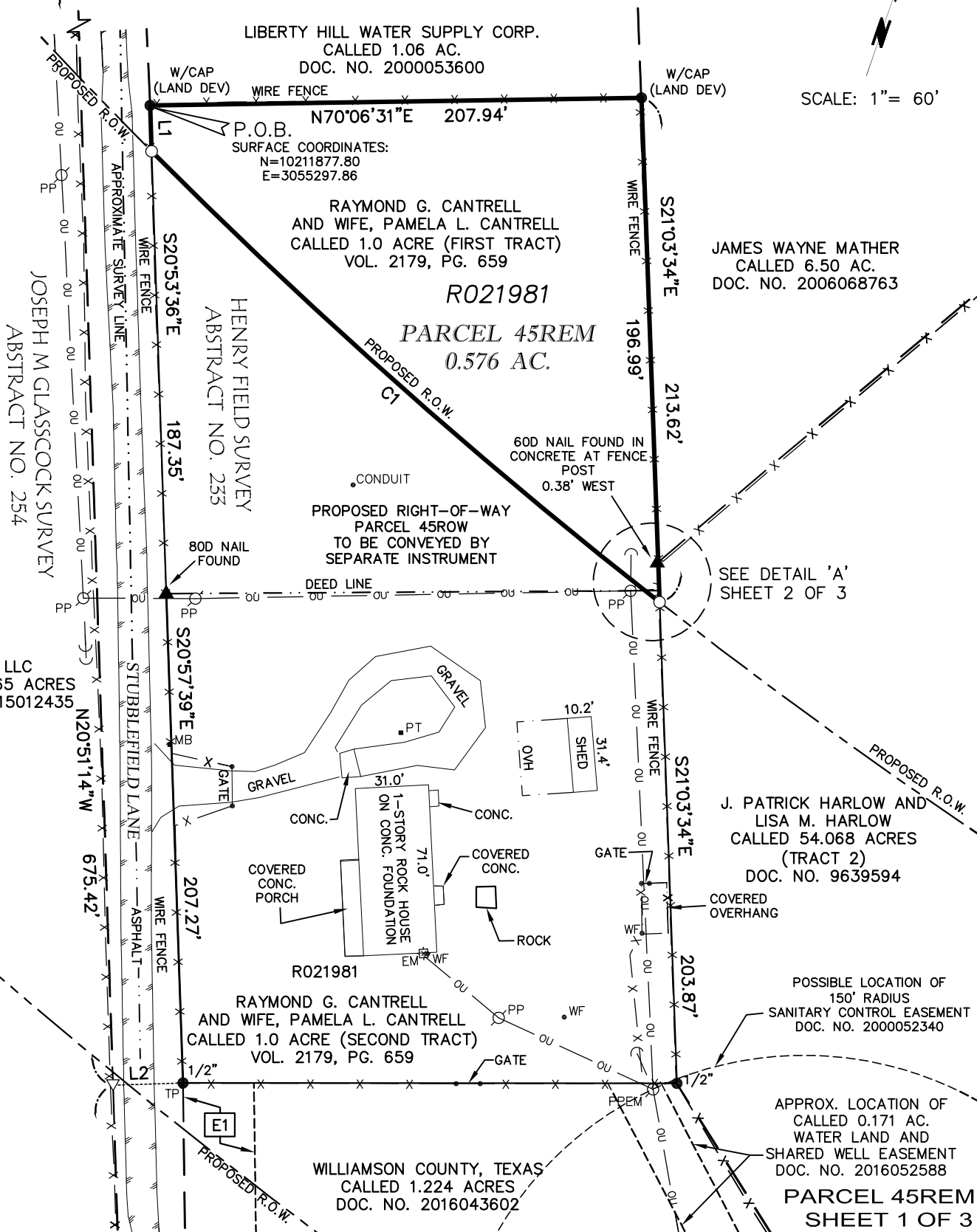


Z:\WILLIAMSON COUNTY PSA PROJECTS\ 2020 Liberty Hill SH 29 Bypass WA#1\ PARCELS FINAL LTS SURVEYS\PARCEL 45 ROW AND REM LTS\PARCEL 45REM SH 29 BYPASS LH m&b.doc

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR A 0.576 ACRE (25,074 SQ. FT.) TRACT OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS AND BEING THE REMNANT PORTION OF A CALLED 1.0 ACRE TRACT OF LAND (FIRST TRACT) AND THE REMNANT PORTION OF A CALLED 1.0 ACRE TRACT OF LAND (SECOND TRACT), CONVEYED TO RAYMOND G. CANTRELL AND WIFE, PAMELA L. CANTRELL, RECORDED IN VOLUME 2179, PG. 659 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
 PROPERTY ADDRESS: 901 STUBBLEFIELD LN, LIBERTY HILL, TX 78642

(A) 1/2"

SCALE: 1" = 60'



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EASEMENT INFORMATION
(SEE SHEET 1 OF 3)

E1	FIDEL G. LOZA TRACT 2 - ACCESS EASEMENT DOC. NO. 2016039911
E1	WILLIAMSON COUNTY, TEXAS 30' ACCESS EASEMENT DOC. NO. 2016043602

OWNERSHIP INFORMATION
(SEE SHEET 1 OF 3)

A	CAR-MA FAMILY LIMITED PARTNERSHIP CALLED 90.451 ACRES (TRACT 1) DOC. NO. 2018093046
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LINE TABLE

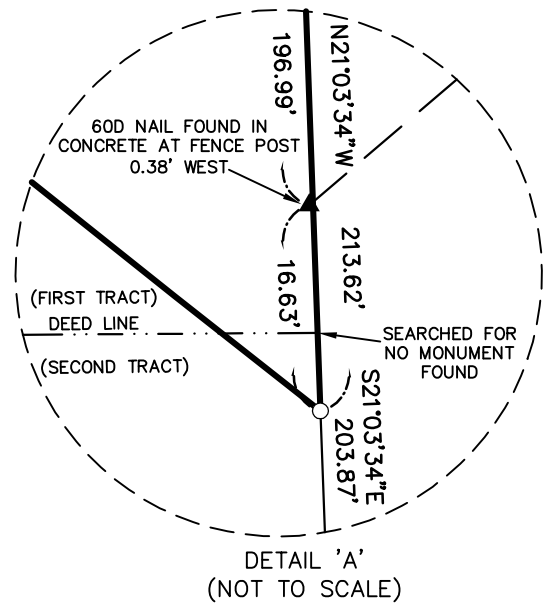
LINE	BEARING	DISTANCE
L1	N20°53'36"W	19.43'
L2	S69°08'46"W	29.65'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2350.00'	287.61'	7°00'44"	N67°24'03"W	287.43'

LEGEND

- IRON ROD FOUND
- ▲ NAIL FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ▽ CALCULATED POINT
- ^{PP} POWER POLE
- ^{PP} POWER POLE WITH ELECTRIC METER
- DOWN GUY
- ^{TP} TELEPHONE PEDESTAL
- ^{MB} MAIL BOX
- ⊕^{EM} ELECTRIC METER
- ^{WF} WATER FAUCET
- ^{CONDUIT} CONDUIT
- ^{PT} PROPANE TANK
- x — x — x — WIRE FENCE
- ou — ou — OVERHEAD UTILITY LINE
- // — // — EDGE OF PAVEMENT
- · · · · · — APPROXIMATE SURVEY LINE
- - - - - — PROPOSED RIGHT-OF-WAY
- OVH OVERHANG
- CONC. CONCRETE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING



PARCEL 45REM
SHEET 2 OF 3

<> **DIAMOND SURVEYING, INC.**
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GENERAL NOTES:

1) ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

2) BEARING BASIS: NAD-83, TEXAS CENTRAL (4203) STATE PLANE SYSTEM. COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.

3) THE TRACT SHOWN HEREON LIES WITHIN ZONE X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0245F, EFFECTIVE DATE OF DECEMBER 20, 2019.

TITLE COMMITMENT NOTES:

Only those easements and restrictions listed in Schedule B of Title Resources Guaranty Company, Commitment for Title Insurance GF No. 2049393-KFD, which bears an effective date of September 4, 2020 and an issued date of September 17, 2020 were reviewed by the Surveyor. No other easement record research was performed by Diamond Surveying, Inc.

10g) Easement granted to Texas Power & Light Company by instrument recorded in Volume 235, Page 91, Deed Records, Williamson County, Texas. Not a part of subject tract.

10h) Easement granted to the Liberty Hill Water Supply Corporation by instrument recorded in Document No. 2000052340, Official Public Records, Williamson County, Texas. The possible location of the 150 foot radius Sanitary Control Easement is shown hereon.

10i) Terms, conditions and stipulations of that certain License Agreement recorded in Document No. 2016052588, Official Public Records, Williamson County, Texas. The subject tract is a part of said License Agreement, the approximate location of the 0.171 acre Water Line and Shared Well Easement is shown hereon.

To: Williamson County, Texas and Title Resources Guaranty Company, 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 13, 2020. 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 1A, Condition III Land Title 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.



Shane Shafer

NOVEMBER 16, 2020

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

DATE

PARCEL 45REM
SHEET 3 OF 3

<> DIAMOND SURVEYING, INC.
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