

**DONATION SPECIAL WARRANTY DEED**

County Road 305 Right of Way

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

**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 FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER LICENSE NUMBER.**

**WHEREAS**, Williamson County, Texas is authorized to purchase and receive land and such other property rights deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of a portion of the proposed CR 305 roadway improvements ("Project"); and,

**WHEREAS** the acquisition of the hereinafter-described premises has been deemed necessary or convenient for the construction, expansion, enlargement, extension, improvement, or operation of the Project.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That **SCHWERTNER FARMS, INC., a Texas corporation**, 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, 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, and Convey unto **WILLIAMSON COUNTY, TEXAS** all of 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"):

All of that certain tract of land consisting of 3.298 acres, more or less, situated in the R. Lile Survey, Abstract No. 391, in Williamson County, Texas, being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 7**).

**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 waive 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 and water shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County 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 said land for the construction and maintenance of Grantee's roadway facilities and appurtenances, but shall not be used or exported from the Property for any other purpose.

**TO HAVE AND TO HOLD** the premises 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 Grantors, but not otherwise.

**IN WITNESS WHEREOF**, this instrument is executed on this the 21 day of June, 2024.

*[signature pages follow]*

**GRANTOR:**

SCHWERTNER FARMS, INC.  
a Texas corporation

By: Tim Schwertner

Name: [Signature]

Its: President

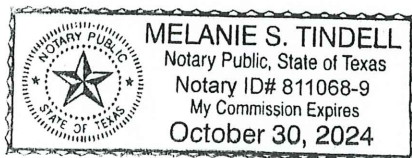
**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF Williamson

§  
§  
§

This instrument was acknowledged before me on June 21, 2024  
by Tim Schwertner, in the capacity and for the purposes and consideration  
recited therein.



[Signature]  
Notary Public, State of Texas

**ACCEPTED:**

WILLIAMSON COUNTY, TEXAS

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

## **ACKNOWLEDGMENT**

STATE OF TEXAS                       §  
COUNTY OF WILLIAMSON          §

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

**PREPARED IN THE OFFICE OF:**

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

**GRANTEE'S MAILING ADDRESS:**

Williamson County  
c/o County Auditor  
701 Main Street, Suite 101  
Georgetown, Texas 78626

**AFTER RECORDING RETURN TO:**

# EXHIBIT A

**County:** Williamson  
**Parcel:** 7  
**Highway:** County Road No. 305

## PROPERTY DESCRIPTION FOR PARCEL 7

BEING A 3.298 ACRE (143,664 SQUARE FEET) PARCEL OF LAND, SITUATED IN THE R. LILE SURVEY, ABSTRACT NO. 391, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 568.38 ACRE TRACT OF LAND DESCRIBED IN A CASH WARRANTY DEED TO SCHWERTNER FARMS, INC., A TEXAS CORPORATION, RECORDED IN DOCUMENT NO. 2015010110 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 3.298 ACRE (143,664 SQUARE FEET) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rebar found (Surface Coordinates = N: 10,283,568.18, E: 3,156,740.97) for the Northwest corner of said 568.38 acre tract, being at the intersection of the existing Easterly right-of-way line of Interstate Highway No. 35 (a variable width right-of-way) with the existing Southeasterly right-of-way line of County Road No. 304E (a variable width right-of-way), also being 400.17 feet left of and at a right angle to proposed Engineer's Centerline Station 117+32.43, from which a 1/2-inch iron rebar found for an angle point in the North line of said 568.68 acre tract and said Southeasterly right-of-way line of County Road No. 304E, bears North 67°13'46" East a distance of 115.31 feet;

THENCE South 20°19'54" West along the West line of said 568.38 acre tract and said existing Easterly right-of-way line of Interstate Highway No. 35, a distance of 533.49 feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the **POINT OF BEGINNING** (Surface Coordinates = N: 10,283,067.93, E: 3,156,555.61) of the herein described tract and being 137.80 feet left of and at a right angle to proposed Engineer's Centerline Station 108+04.30;

THENCE departing said existing Easterly right-of-way line of Interstate Highway No. 35, over and across said 568.38 acre tract, the following four (4) courses and distances:

1. **South 24°40'06" East** a distance of **123.22** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a Point of Curvature of a curve to the left;
2. Northeasterly along the arc of said curve to the left having a radius of **283.00** feet, an arc length of **424.08** feet, a delta angle of **85°51'30"**, and a chord which bears **North 63°18'17" East** a distance of **385.50** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a Point of Tangency;
3. **North 20°22'32" East** a distance of **581.70** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a Point of Curvature of a curve to the right; and

4. Northeasterly along the arc of said curve to the right having a radius of **383.00** feet, an arc length of **78.66** feet, a delta angle of **11°46'02"**, and a chord which bears **North 26°15'33" East** a distance of **78.52** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set in the Northwest line of said 568.38 acre tract and said Southeast line of County Road No. 304E, from which a 1/2-inch iron rebar found for an angle point in said North line of the 568.38 acre tract and said existing Southeast line of County Road No. 304E, bears South 68°51'22" West a distance of 366.06 feet;

THENCE **North 68°51'22" East** along said Northwest line of the 568.38 acre tract and said existing Southeast line of County Road No. 304E, a distance of **393.49** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the Northeast corner of the herein described tract, from which a 1/2-inch iron rebar found for an angle point in said Northwest line of the 568.38 acre tract and said existing Southeast line of County Road No. 304E, bears North 68°51'22" East a distance of 1052.18 feet;

THENCE departing said existing Southeast line of County Road No. 304E, over and across said 568.38 acre tract, the following five (5) courses and distances:

1. **South 60°28'41" West** a distance of **164.93** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a Point of Curvature of a curve to the left;
2. Southwesterly along the arc of said curve to the left having a radius of **283.00** feet, an arc length of **240.82** feet, a delta angle of **48°45'25"**, and a chord which bears **South 44°45'15" West** a distance of **233.62** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a Point of Tangency;
3. **South 20°22'32" West** a distance of **581.70** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a Point of Curvature of a curve to the right;
4. Southwesterly along the arc of said curve to the right having a radius of **383.00** feet, an arc length of **573.93** feet, a delta angle of **85°51'30"**, and a chord which bears **South 63°18'17" West** a distance of **521.72** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for a Point of Tangency; and
5. **South 65°25'08" West** a distance of **133.12** feet to a 1/2-inch iron rebar with cap stamped "RPLS 5784" set for the Southwest corner of the herein described tract and being in said West line of the 568.38 acre tract and said existing Easterly right-of-way line of Interstate Highway No. 35, from which a Texas Department of Transportation Type I Concrete Monument found in said West line of the 568.38 acre tract and said existing Easterly right-of-way line of Interstate Highway No. 35, bears South 20°19'54" West a distance of 97.68 feet;

THENCE **North 20°19'54" East** along said West line of the 568.38 acre tract and said existing Easterly right-of-way line of Interstate Highway No. 35, a distance of **280.86** feet to the **POINT OF BEGINNING** and containing 3.298 acres (143,664 Square Feet) of land more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All coordinates and distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00015.

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

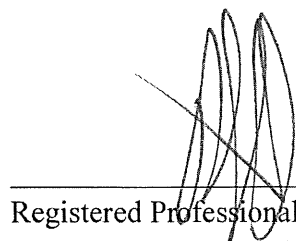
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Patrick J. Stevens, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein under my supervision and is correct, to the best of my knowledge and belief.

To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 16 day of January, 2017, A.D.



\_\_\_\_\_  
Patrick J. Stevens  
Registered Professional Land Surveyor, No. 5784  
State of Texas



# PLAT TO ACCOMPANY PARCEL DESCRIPTION

MATCH LINE "A"

INTERSTATE HIGHWAY NO. 35  
(R.O.W. VARIES)

(N68°38'24"E  
115.22')

P.O.C.  
STA. 117+32.43  
O/S 400.17 LT  
N=10,283,568.18  
E= 3,156,740.97

(568.38 AC)  
SCHWERTNER FARMS, INC.,  
A TEXAS CORPORATION  
2015010110

PARCEL 7  
143,664 SF  
3.298 AC

STA. 113+94.13  
O/S 50.00 LT

N 20°22'32" E  
581.70'

CR 305 (PROPOSED)

N 20°22'32" E  
581.70'

S 20°22'32" W  
581.70'

S 20°22'32" W  
581.70'

PT 113+94.13

STA. 113+94.13  
O/S 50.00 RT

RADIUS = 283.00'  
ARC = 424.08'  
CHORD BEARING = N 63°18'17" E  
CHORD = 385.50'  
DELTA = 85°51'30"

P.O.B.  
STA. 108+04.30  
O/S 137.80 LT  
N=10,283,067.93  
E= 3,156,555.61

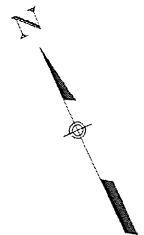
STA. 108+95.13  
O/S 50.00 LT

S 24°40'06" E  
123.22'

RADIUS = 383.00'  
ARC = 573.93'  
CHORD BEARING = S 63°18'17" W  
CHORD = 521.72'  
DELTA = 85°51'30"

(568.38 AC)  
SCHWERTNER FARMS, INC.,  
A TEXAS CORPORATION  
2015010110

R.L.I.E. SURVEY  
ABSTRACT No. 391



0 50 100  
SCALE IN FEET

PAGE 1 OF 3

STEGE BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626  
PHONE 512.930.9412 FAX 512.930.9413  
WWW STEGERBIZZELL.COM  
ENGINEERS PLANNERS SURVEYORS

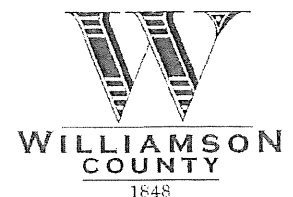
PARCEL PLAT SHOWING PROPERTY OF:  
SCHWERTNER FARMS, INC., A TEXAS CORPORATION

SCALE:  
1"=100'

PARCEL:  
7

PROJECT:  
CR 305

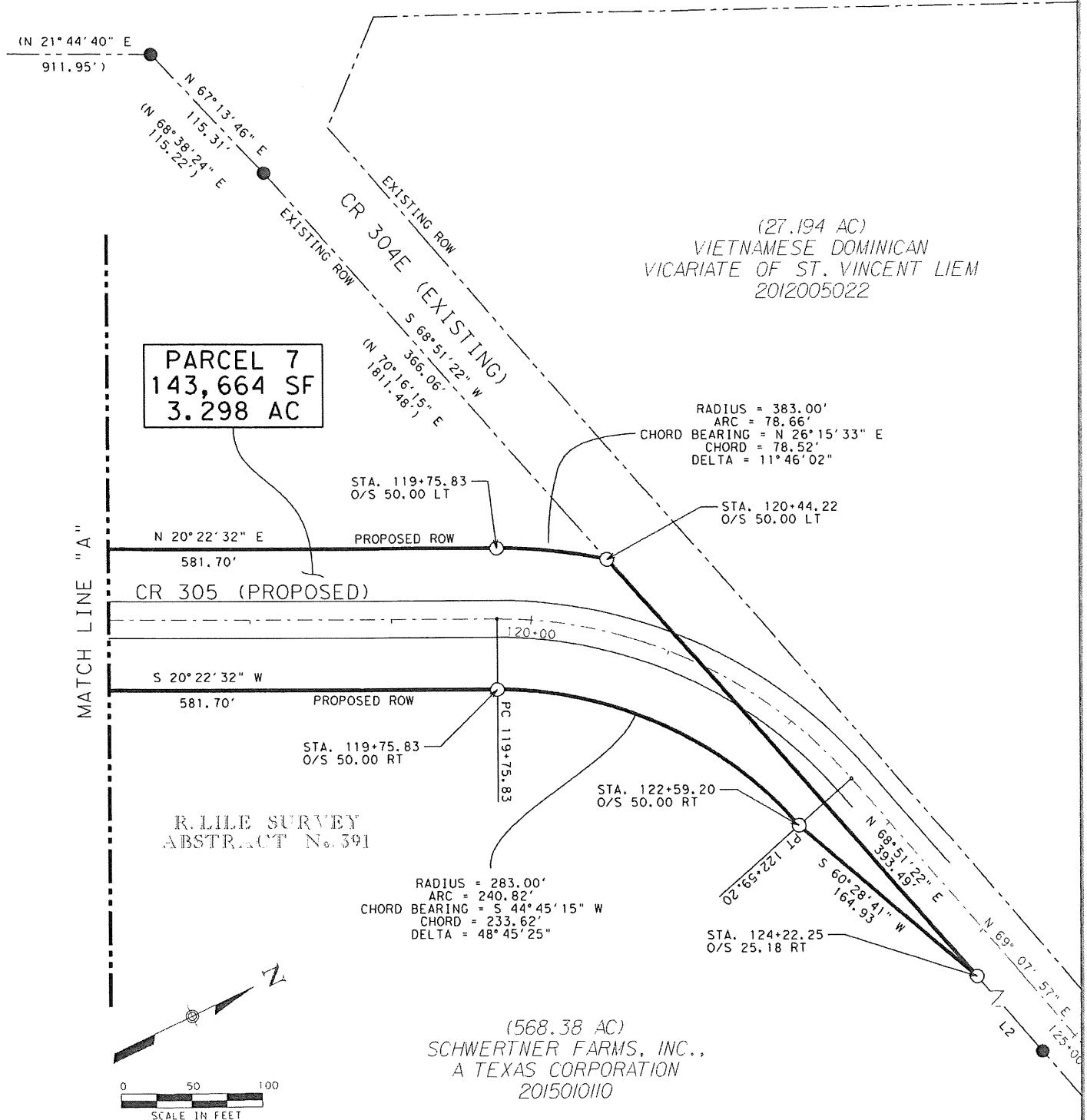
COUNTY:  
WILLIAMSON





# PLAT TO ACCOMPANY PARCEL DESCRIPTION

INTERSTATE HIGHWAY NO. 35  
(R.O.W. VARIES)



PAGE 2 OF 3

STEGE BIZZELL

ADDRESS 1078 S. AUSTIN AVENUE GEORGETOWN, TX 78626  
PHONE 512.930.9412 FAX 512.930.9412  
STAFF: ENGINEERS PLANNERS SURVEYORS

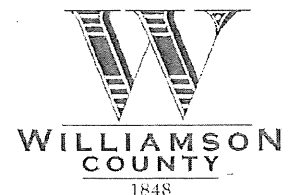
PARCEL PLAT SHOWING PROPERTY OF:  
SCHWERTNER FARMS, INC., A TEXAS CORPORATION

SCALE:  
1"=100'

PARCEL:  
7

PROJECT:  
CR 305

COUNTY:  
WILLIAMSON



# PLAT TO ACCOMPANY PARCEL DESCRIPTION

## LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 1/2" IRON REBAR SET W/ CAP STAMPED "RPLS 5784"
- 1/2" IRON REBAR FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊕ MAG NAIL FOUND UNLESS NOTED
- ℄ CENTER LINE
- ( ) RECORD INFORMATION
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- LINE BREAK
- × FENCE CORNER

CODE	BEARING	DISTANCE
L1	S 20°19'54" W	97.68'
L2	N 68°51'22" E	1,052.18'

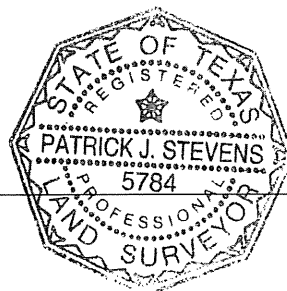
THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00015.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY AFFECT THE PROPERTY.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION. THE FIELD WORK WAS COMPLETED ON MAY 4, 2016.

PATRICK J. STEVENS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS - NO. 5784



PAGE 3 OF 3

STEGER BIZZELL

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PHONE 512.930.9412 FAX 512.930.9412  
WWW.STEGERBIZZELL.COM  
ENGINEERS PLANNERS SURVEYORS

PARCEL PLAT SHOWING PROPERTY OF:  
SCHWERTNER FARMS, INC., A TEXAS CORPORATION

SCALE:  
1"=100'

PARCEL:  
7

PROJECT:  
CR 305

COUNTY:  
WILLIAMSON

