

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

8767
} KNOW ALL MEN BY THESE PRESENTS:

That we, ROBERT MITCHELL CLEMENTS and DIANE E. NOVOTNY,
of the County of Williamson and State of Texas for and in
consideration of the sum of TEN AND NO/100-----
-----(\$10.00)----- DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of
which is hereby acknowledged, and for which no right or lien, express or implied, is retained,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
THE OPTIMIST CLUB OF TOWN AND COUNTRY, ROUND ROCK, TEXAS,
a Non-Profit Corporation

of the County of Williamson and State of Texas, all of
the following described real property in Williamson County, Texas, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and
appurtenances thereto in anywise belonging, unto the said grantee, its successors, heirs and assigns
forever; and we do hereby bind ourselves, our heirs, executors and administrators to
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to all restrictions, covenants, conditions,
rights-of-way, and easements, if any, affecting the above described property that are valid,
existing and properly of record and subject, further, to taxes for the year 1984 and sub-
sequent years.

This conveyance is also made and accepted subject to the rights, rules and regulations
of the Brushy Creek Water Control and Improvement District No. 1.

EXECUTED this 20th day of March, A.D. 1984

Robert Mitchell Clements
ROBERT MITCHELL CLEMENTS
Diane E. Novotny
DIANE E. NOVOTNY

OFFICIAL RECORDS
WILLIAMSON COUNTY TEXAS

800 201

Mailing address of each grantee:

VOL 990 PAGE 501

Name: The Optimist Club of Town and Country Name:
Address: Round Rock, Texas Address:
P.O. Box 502
Round Rock, Texas 78664

(Acknowledgment)

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 20th day of March
by ROBERT MITCHELL CLEMENTS

[Signature]

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:



RICHARD D. TAYLOR
Commission Expires Feb. 8, 1988

(Acknowledgment)

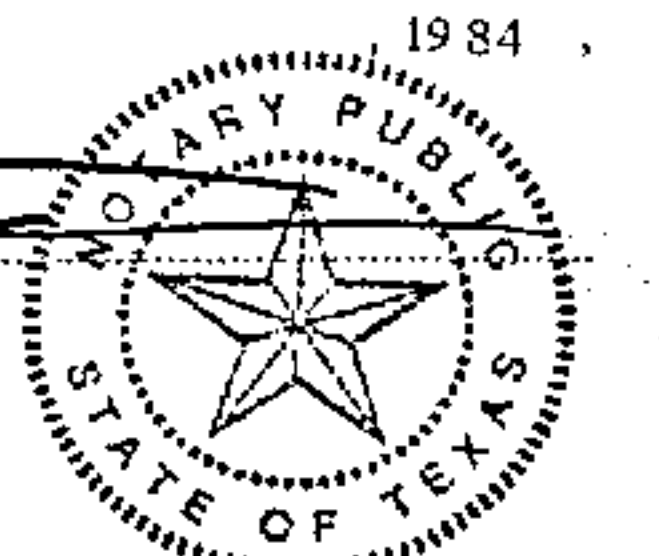
STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 20th day of March
by DIANE E. NOVOTNY

[Signature]

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:



RICHARD D. TAYLOR
Commission Expires Feb. 8, 1988

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____,
by _____ of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

800 4-2000

FIELD NOTES

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE MALCOLM M. HORNSBY SURVEY NO. 280, WILLIAMSON COUNTY, TEXAS; AND BEING ALL OF A 35.068-ACRE TRACT AS CONVEYED TO ROBERT MITCHELL CLEMENTS AND RICHARD ALBERT NOVOTNY BY CONTRACT OF SALE RECORDED IN VOLUME 488, PAGE 387 OF THE DEED RECORDS OF WILLIAMSON COUNTY; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found in the curving north right-of-way line of Hazelhurst Drive at the southeast corner of Lot 74 of Northwest Woods, a subdivision as recorded in Book 10, Pages 39 & 40 of the Plat Records of Williamson County, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the east line of said Northwest Woods, N 18°33'38" W a distance of 1055.34 feet to a concrete monument found for an inside corner of this tract;

THENCE, with the north line of said Northwest Woods, the following courses:

S 71°18'30" W a distance of 166.57 feet to an iron pin found in the east right-of-way line of Villa Park Drive at the northwest corner of Lot 86 of said Northwest Woods at an angle point; and

S 71°07'57" W a distance of 227.31 feet to a concrete monument found in the east line of Lot 179 of Forest North Estates, Phase Two, a subdivision as recorded in Book 7, Pages 28 through 31 of the Plat Records of Williamson County, for an outside corner of this tract;

THENCE, with the east line of said Forest North Estates, the following courses:

Along a barbed wire fence, N 19°24'51" W a distance of 223.77 feet to an iron pin set in the east end of Meadowheath Drive at an angle point; and

N 23°23'10" W a distance of 282.08 feet to a concrete monument found at the northeast corner of Lot 282 of said Forest North Estates for the northwest corner of this tract;

THENCE, with the south line of the proposed Mission Bend along a barbed wire fence, the following courses:

N 70°41'38" E a distance of 587.84 feet to an iron pin found at an angle point;

N 72°21'56" E a distance of 664.84 feet to a concrete monument found at the northwest corner of the proposed Springwoods III for the northeast corner of this tract;

THENCE, with the east line of the above described 35.068-acre Clements and Novotny tract and the west line of said proposed Springwoods III, the following courses:

Along a barbed wire fence and extension thereof, S 16°47'07" E a distance of 1689.00 feet to an iron pin set at an angle point; and

S 13°33'04" E a distance of 44.08 feet to an iron pin found at the northeast corner of a 27.36-acre tract as conveyed to Jim E. Moore et ux by deed recorded in Volume 478, Page 632 of the Deed Records of Williamson County for the southeast corner of this tract;

THENCE, with the north line of said 27.36-acre Moore tract along a barbed wire fence, the following courses:

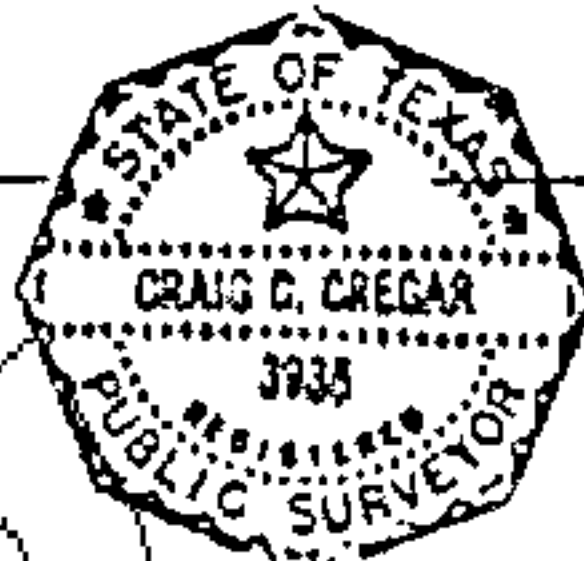
S 83°49'48" W a distance of 30.26 feet to a 60D nail found in a fence post at the northeast corner of the proposed Springwoods IV at an angle point; and

With the north line of the proposed Springwoods IV and extension thereof, S 84°17'22" W a distance of 765.03 feet to the POINT OF BEGINNING, and containing 35.237 acres of land, more or less.

I HEREBY CERTIFY that these field notes were prepared by Jeryl Hart Engineers, Inc. from a survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.

Craig C. Cregar

Craig C. Cregar, G.P.S. 13936



3/20/84
Date

84-032

Also the free and uninterrupted use, liberty, privilege and easement of passing in and along and across the hereinafter described tract of land which lies adjacent to and along the South boundary line of the herein above described tract of land and more particularly described as follows, to-wit;

BEGINNING at a concrete monument, at the S. E. corner of the above described tract;

THENCE S 13 deg. 30' E. 610 feet to a concrete monument, the S. W. corner of a 35 acre tract;

THENCE S 18 deg. 25' E 1437 feet pass an iron stake, the S W corner of the Second Tract of 95.09 acres being sold to R. W. Todd and Geo. Newberry, in all 1477 feet to the south fence line of the Millegan tract, the south line of the Hornsby Survey;

THENCE S 71 deg. W 625 feet S 70 deg. 40' W 506 feet to the S W corner of the Hornsby Survey, the S W corner of the Millegan tract;

THENCE N 18 deg. 40' W 40 feet to the concrete monument set for the S W corner of the Luker tract;

THENCE N 70 deg. 40' E 506 feet N 71 deg. E 585 feet to an iron stake;

THENCE N 18 deg. 25' W 1437.7 feet, N 72 deg. E 9.9 feet, N 13 deg. 30' W 616.7 feet, and N 84 deg. 35' E 30.3 feet to the Point of Beginning.

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Williamson County, Texas, as stamped hereon by me, on

MAR 23 1984



James S. Boydston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD
1984 MAR 22 PM 1:11
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS