

**INTERLOCAL AGREEMENT BETWEEN THE  
COUNTY OF WILLIAMSON COUNTY, TEXAS, AND THE  
CITY OF HUTTO, TEXAS, REGARDING  
CERTAIN COUNTY AND CITY PROPERTY**

The parties to this Agreement are the County of Williamson County, Texas (“County”) and the City of Hutto, Texas, a municipal corporation located in Williamson County, Texas, (“City”).

**WHEREAS**, the County owns certain property described in Exhibit A attached hereto (“County Property”); and

**WHEREAS**, the City owns certain other property described in Exhibit B (“City Property”); and

**WHEREAS**, the City has conducted a request for proposal process and selected a developer to develop certain property located in the downtown area of the City (“Co-Op Property”) for the benefit of County and City residents; and

**WHEREAS**, the County Property is adjacent to the Co-Op Property; and

**WHEREAS**, the City intends to create a Tax Increment Reinvestment Zone (“TIRZ”) for the purposes of development and/or redevelopment of the Co-Op Property and other properties adjacent to the existing Co-Op Property; and

**WHEREAS**, a portion of the County Property is located in a designated flood plain and use of this portion of the County Property is necessary to alleviate flooding of areas within the City and County; and

**WHEREAS**, the opportunity exists to add a portion of the County Property to the TIRZ and Co-Op Property being developed and thereby provide additional benefit to the citizens of County and City as well as resolve existing drainage and future transportation issues; and

**WHEREAS**, City and County have obtained third-party appraisals of their respective properties and determined it is in the interest of the citizens of County and City to reach agreement regarding the properties and future use of the properties;

**NOW, THEREFORE**, the parties agree as follows:

1. **Description of Portions of the County Property**. The parties agree that the County Property is described as three (3) separate tracts:

- a. the drainage and regional storm detention property (designated Exhibit C),
- b. the street right-of-way property (designated Exhibit D), and
- c. the building and related parking tract (designated Exhibit E).

2. **Description of the City Property.** The parties agree that the City Property is as described in Exhibit B (“City Property”).

3. **Conveyances of Tracts Shown on Exhibits C and D; Conditional Reimbursement.**

a. **Conveyance of Land for Drainage and Regional Storm Detention.** County shall convey to City the Tract shown on Exhibit C. City will use this Tract for drainage and regional detention purposes and other purposes in connection with alleviating flooding and drainage problems within the area surrounding this Tract. City or its assigns shall be responsible for any construction necessary to create the drainage and regional detention on this Tract and be responsible for continued maintenance of such facilities when constructed. The conveyance shall be completed and delivered to City within sixty (60) days from the Effective Date of this Agreement.

b. **Conveyance of Land for Street.** In order to improve the transportation infrastructure in the vicinity of the Co-Op Property, it is advisable to provide an extension of Live Oak Street across the County’s Tract shown on Exhibit D. The County agrees to convey to the City this Tract for street right-of-way purposes (together with use of the right-of-way for sidewalks, utilities, drainage and other street related purposes), the right-of-way shown on Exhibit D. City or its assigns shall be responsible for any construction necessary to create the extension of Live Oak Street across this Tract and be responsible for continued maintenance of such facilities and improvements when constructed. The dedication of the right-of-way shall be accomplished by delivery of a special warranty deed acceptable to City and County on or before sixty (60) days from the Effective Date of this Agreement.

c. **Value of Tracts Shown on Exhibits C and D; Conditional Reimbursement.** The City agrees and acknowledges the value of the contribution of the Tracts shown on Exhibits C and D, as of the Effective Date of this Agreement, is \$105,963.00. If on or before July 1, 2018, the City or its assigns does not complete construction of the drainage and regional detention improvements on the Tract shown on Exhibit C and the extension of Live Oak Street across the Tract shown on Exhibit D (subject to delays caused by weather, contractor bidding or contractor performance), as such projects are described in a Project Plan for the Hutto Reinvestment Zone Number One, the City shall reimburse the County the value of Tracts shown on Exhibits C and D, to-wit \$105,963.00, within sixty (60) days after said date.

4. **Exchange of Property and Payment of Funds.** Subject to any conditions set out in this Agreement, the parties agree to the following terms and conditions relating to the exchange of the County’s Tract described on Exhibit E for the City Property and the City’s payment of funds to the County relating to such exchange:

a. The City shall convey to the County fee simple title of the City Property, no later than one-hundred eighty (180) days after the Effective Date of this Agreement; and

b. The County shall convey to the City fee simple title of the County's tract described in Exhibit E, no later than one-hundred eighty (180) days after the Effective Date of this Agreement; and

c. Upon conveyance of the County's tract described in Exhibit E to City, City shall pay \$1,341,037.00 to the County. The City's said payment amount has been calculated and determined based on the following:

1. The amount of \$1,854,037.00, being the appraised value amount of the County's Tract described in Exhibit E as of September 28, 2017 (not including the properties shown on Exhibits C and D);
2. PLUS, County's moving expenses of \$70,000.00; and
3. LESS \$583,000.00, being the appraised value amount of the City's Property as of November 17, 2017; and

d. The City's Property and County's tract described in Exhibit E must be conveyed to the respective other Party, free and clear of any liens or encumbrances, and free from any restrictions or other title matters that would prohibit the use of the City's Property or the County's tract as described in Exhibit E for the respective parties intended purposes, which shall include but not be limited to use for purposes of a government office building or any other type of lawful private business purpose; and

e. County shall execute a special warranty deed to the City conveying the County's tract described in Exhibit E and the City shall execute a special warranty deed to the County conveying the City Property. The exchange, closing and payment of funds by City to County shall occur no later than one-hundred eighty (180) days after the Effective Date of this Agreement ("Closing").

**f. In the event each of the conditions set out in this Paragraph 4 are not fully complied with, satisfied and performed, the obligations of both parties under this Paragraph 4 shall terminate and the provisions of this Paragraph 4 shall be of no further force and effect with regard to either party; provided, however, City shall remain obligated to complete construction of the drainage and regional detention improvements on the Tract shown on Exhibit C and the extension of Live Oak Street across the Tract shown on Exhibit D or otherwise reimburse the County for the value the Tracts, as set out in Paragraph 3 above.**

5. **Inspection of City's Property and County's Tract C-1.** Within sixty (60) days from the Effective Date of this Agreement, County shall have the right to conduct inspections of City's Property and City shall have the right to conduct inspections of the County's tract described in Exhibit E ("Due Diligence Period"). Said inspections may include structural and environmental inspections and reports as may be deemed necessary by either party. If either party determines, in its sole discretion, before the expiration of the Due Diligence Period that the City's Property or County's tract as described in Exhibit E, whichever the case may be, is unacceptable for the respective party's purposes, such respective party shall have the right to terminate its obligation to convey pursuant to Paragraph 4 of this Agreement by giving to the other party notice of same before the expiration of the Due Diligence Period. In the event a party terminates its obligations to convey its respective property, the obligations of each party under Paragraph 4 shall be of no further force

and effect with regard to the either party; provided, however, the obligations of the parties under Paragraph 3 of this Agreement shall continue in full force and effect.

6. **Time for Vacation and Occupancy of Buildings.** City agrees that it will cause the City Property to be vacated by the City no later than the date of Closing. City shall notify County upon the date of vacation of the City Property and the County may remove its personal property from the County's building and transfer its personal property to the City Property. Such vacation and transfer shall be completed within a period of sixty (60) days after City notification to County.

7. **Title Policy and Survey.** Each party agrees that it will furnish the other with a title insurance policy in the amount of the value of the property being conveyed or exchanged and a current survey of the property. City shall be responsible for ordering the title policies and surveys.

8. **Reasonable Value; Current Funds.** The parties agree that the value of the properties being exchanged represent a reasonable current market value of each property. The parties also agree that all funds being used in connection with this exchange are current funds duly appropriated by the parties using the funds.

9. **Notices.** All notices, demands and requests, which may be given or which are required to be given by either Party to the other, and any exercise of a right of termination provided by this Agreement, shall be in writing and shall be deemed effective when sent, by certified or registered mail, return receipt requested, addressed to the intended recipient at the address specified below:

Williamson County  
Attention: Williamson County Judge  
Dan A. Gattis  
710 Main Street, Suite 101  
Georgetown, Texas 78626

City of Hutto  
Attn: City Manager  
401 W. Front Street  
Hutto, Texas 78634

10. **Miscellaneous Provisions.**

- a. **No Third Party Beneficiaries.** No term or provision of this Agreement is intended to, or shall, create any rights in any person, firm, corporation, or other entity not a party hereto, and no such person or entity shall have any cause of action hereunder.
- b. **No Other Relationship.** No term or provision in this Agreement is intended to create a partnership, joint venture, or agency arrangement between the parties.

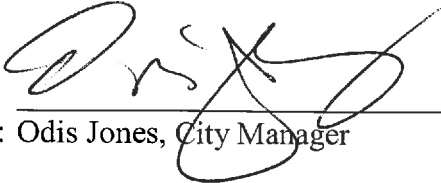
- c. Amendment. Amendment of this Agreement may only be by mutual written consent of the parties.
- d. Governing Law and Venue. The parties agree that this Agreement and all disputes arising thereunder shall be governed by the laws of the State of Texas, and that exclusive venue for any action arising under this Agreement shall be in Williamson County, Texas.
- e. Force Majeure. Notwithstanding any other provisions of this Agreement to the contrary, no failure, delay or default in performance of any obligation hereunder shall constitute an event of default or a breach of this Agreement if such failure to perform, delay or default arises out of causes beyond the control and without the fault or negligence of the party otherwise chargeable with failure, delay or default; including but not limited to acts of God, acts of public enemy, civil war, insurrection, riots, fires, floods, explosion, theft, earthquakes, natural disasters or other casualties, strikes or other labor troubles, which in any way restrict the performance under this Agreement by the parties.
- f. Approval. This Agreement has been duly and properly approved by each party's governing body and constitutes a binding obligation on each party.
- g. Assignment. Except as otherwise provided in this Agreement, a party may not assign this Agreement or subcontract the performance of services without first obtaining the written consent of the other party.
- h. Non-Waiver. A party's failure or delay to exercise a right or remedy does not constitute a waiver of the right or remedy. An exercise of a right or remedy under this Agreement does not preclude the exercise of another right or remedy. Rights and remedies under this Agreement are cumulative and are not exclusive of other rights or remedies provided by law.
- i. Paragraph Headings. The various paragraph headings are inserted for convenience of reference only, and shall not affect the meaning or interpretation of this Agreement or any section thereof.
- j. Severability. The parties agree that in the event any provision of this Agreement is declared invalid by a court of competent jurisdiction that part of the Agreement is severable and the decree shall not affect the remainder of the Agreement. The remainder of the Agreement shall be and continue in full force and effect.
- k. Counterparts. This Agreement may be executed in multiple counterparts which, when taken together, shall be considered as one original.
- l. Entire Agreement. This Agreement constitutes the entire agreement of the parties regarding the subject matter contained herein. The parties may not modify or amend this Agreement, except by written agreement approved by the governing bodies of each party and duly executed by both parties.

Dated to be effective this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ (“Effective Date”).

**WILLIAMSON COUNTY, TEXAS**

**CITY OF HUTTO, TEXAS**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
County Judge

By:   
Name: Odys Jones, City Manager

Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.4341 ACRES (193,150 SQUARE FEET) OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 4.43 ACRE TRACT CONVEYED TO THE WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID TRACT BEING A PORTION OF LOTS 23 & 24 BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID 4.4341 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



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**BEGINNING**, at a 1/2-inch iron rod with illegible cap found in the common line of said Lots 23 and 24, and being in the west line of a called 8.62 acre tract conveyed to the City of Hutto in Document No. 2008077696 (O.P.R.W.C.T.), and being at the southeast corner of a called 2.814 acre tract conveyed to WLD Petersen Investments-Hutto, LLC, in Document No. 2015048567 (O.P.R.W.C.T.), and being the northeast corner of said Williamson County tract, and being in the east line of a called 10-foot drainage easement dedicated in said Hutto Square Commercial Lots, for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "RJ" cap found in the south line of Lot 15, Block A, Hutto Square Section 1, recorded in Cabinet W, Slides 263-267 (P.R.W.C.T.), and being the northeast corner of said WLD Petersen tract, and being the common north corner of Lots 23 and 24, Block A, of said Hutto Square Commercial Lots, and being the northwest corner of said City of Hutto tract bears, N05°40'42"E, a distance of 284.77 feet;

**THENCE**, with the common line of said Lots 23 and 24, and with the common line of said City of Hutto tract and said Williamson County tract, the following five (5) courses and distances:

- 1) **S05°40'42"W**, a distance of **280.97** feet to a disturbed 1/2-inch iron rod found for an angle point hereof,
- 2) **S08°47'04"W**, a distance of **165.24** feet to a 3/8-inch iron rod found for an angle point hereof,
- 3) **S50°12'36"W**, a distance of **51.90** feet to a 3/8-inch iron rod found for an angle point hereof,
- 4) **S85°44'08"W**, a distance of **56.46** feet to a 3/8-inch iron rod found for an angle point hereof,
- 5) **N39°26'52"W**, a distance of **122.95** feet to a 1/2-inch iron rod with illegible cap found for an angle point hereof;

**THENCE**, leaving the common line of said Lots 23 & 24, with the south line of said Williamson County tract, in part with the north line of said City of Hutto tract, in part with the north line of Lot 14, the Hutto Exchange, a subdivision recorded in Cabinet G, Slides 185-86 (P.R.W.C.T.), and in part with the south line of said Lot 23, **N83°05'40"W**, passing at a distance of 126.51 feet, a 1/2-inch iron rod with illegible cap found at the common north corner of said Lot 14 and said City of Hutto tract, and being an angle point in the west line of said Lot 23, and continuing for a total distance of **262.86** feet to a 1/2-inch iron rod with "RJ" cap found for the southwest corner hereof, said point being at a corner in the east right-of-way line of Exchange Boulevard (right-of-way varies), and being in the north line of said Lot 14, and being the southwest corner of said Williamson County tract, and being a southwest corner of said Lot 23, from which a chiseled "X" found in concrete at a corner in the east right-of-way line of said Exchange Boulevard, and being the northwest corner of said Lot 14 bears, N83°05'40"W, a distance of 5.40 feet;

**EXHIBIT "A," Page 2**

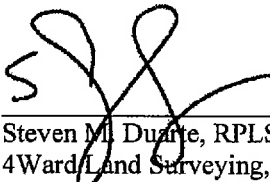
**THENCE**, with the east right-of-way line of said Exchange Boulevard, and with the west line of said Williamson County tract, and in part with the west lines of said Lots 23 & 24, the following four (4) courses and distances:

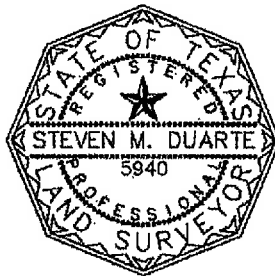
- 1) **25.84** Feet along the arc of a curve to the left, having a radius of **435.00** feet, and a chord which bears **N07°40'10"E**, a distance of **25.83** feet to a 1/2-inch iron rod with "RJ" cap found for a point of tangency hereof,
- 2) **N05°38'31"E**, a distance of **151.41** feet to a 1/2-inch iron rod with "RJ" cap found for a point of curvature hereof,
- 3) **134.63** Feet along the arc of a curve to the right, having a radius of **1,965.00** feet, and a chord which bears **N07°27'50"E**, a distance of **134.61** feet to a 1/2-inch iron rod found at a point of tangency hereof, and
- 4) **N09°32'37"E**, a distance of **97.41** feet to a 1/2-inch iron rod with illegible cap found for the northwest corner hereof, said point being at the common west corner of said WLD Petersen tract and said Williamson County tract, and being in the west line of said Lot 24;

**THENCE**, leaving the east right-of-way line of said Exchange Boulevard and the west line of said Lot 24, with the common line of said WLD Petersen tract and said Williamson County tract, **S83°11'49"E**, a distance of **439.42** feet to the **POINT OF BEGINNING** and containing 4.4341 Acres (193,150 Square Feet) of land, more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000117952327. See attached sketch (reference drawing: 00627\_County tract.dwg).

  
12/29/2017  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





**EXHIBIT "B"**

Two condominium units located at 321 Ed Schmidt Boulevard, Hutto, Williamson County, Texas, consisting of Unit 200 (1,422 square feet) and Unit 400 (1,512 square feet), Williamson County Appraisal District Parcel Nos. R499051; R-114-1996-0000-020 (Unit 200) and R499054; R-14-1996-0000-0400 (Unit 400).

Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.2110 ACRE (9,190 SQUARE FEET) OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T), SAID TRACT BEING A PORTION OF LOTS 23 & 24 BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID 0.2110 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



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**COMMENCING**, at a 1/2-inch iron rod with illegible cap found in the common line of said Lots 23 and 24, and being in the west line of a called 8.62 acre tract conveyed to the City of Hutto in Document No. 2008077696 (O.P.R.W.C.T.), and being at the southeast corner of a called 2.814 acre tract conveyed to WLD Petersen Investments-Hutto, LLC, in Document No. 2015048567 (O.P.R.W.C.T.), and being the northeast corner of said Williamson County tract, and being in the east line of a called 10-foot drainage easement dedicated in said Hutto Square Commercial Lots, from which a 1/2-inch iron rod with "RJ" cap found in the south line of Lot 15, Block A, Hutto Square Section 1, recorded in Cabinet W, Slides 263-267 (P.R.W.C.T.), and being the northeast corner of said WLD Petersen tract, and being the common north corner of Lots 23 and 24, Block A, of said Hutto Square Commercial Lots, and being the northwest corner of said City of Hutto tract bears, N05°40'42"E, a distance of 284.77 feet;

**THENCE**, leaving the common line of said Lots 23 and 24 and the common line of said City of Hutto tract and said Williamson County tract, and east line of said 10-foot drainage easement, over and across said Lot 24, said Williamson County tract and said 10-foot drainage easement, S17°01'46"W, a distance of 50.81 feet to a calculated point in the west line of said 10-foot drainage easement, for the northeast corner and **POINT OF BEGINNING** hereof;

**THENCE**, continuing over and across said Lot 24 and said Williamson County tract, with the west line of said 10-foot drainage easement, S05°40'42"W, a distance of 229.35 feet to a calculated point for the southeast corner hereof, from which a disturbed 1/2-inch iron rod found at an angle point in the common line of said Lots 23 and 24, and being the common line of said City of Hutto tract and said Williamson County tract, and being the east line of said 10-foot drainage easement bears, S74°06'18"E, a distance of 10.16 feet;

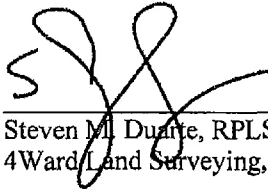
**THENCE**, leaving the west line of said 10-foot drainage easement, continuing over and across said Lot 24 and said Williamson County tract, the following three (3) courses and distances:

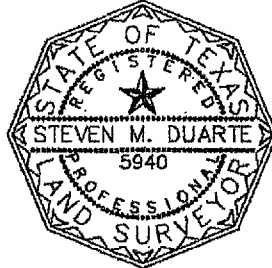
- 1) N84°19'18"W, a distance of 40.00 feet to a calculated point for the southwest corner hereof,
- 2) N05°40'42"E, a distance of 230.14 feet to a calculated point for the northwest corner hereof, and
- 3) S83°11'49"E, a distance of 40.01 feet to the **POINT OF BEGINNING** and containing 0.2110 Acre (9,190 Square Feet) of land, more or less.

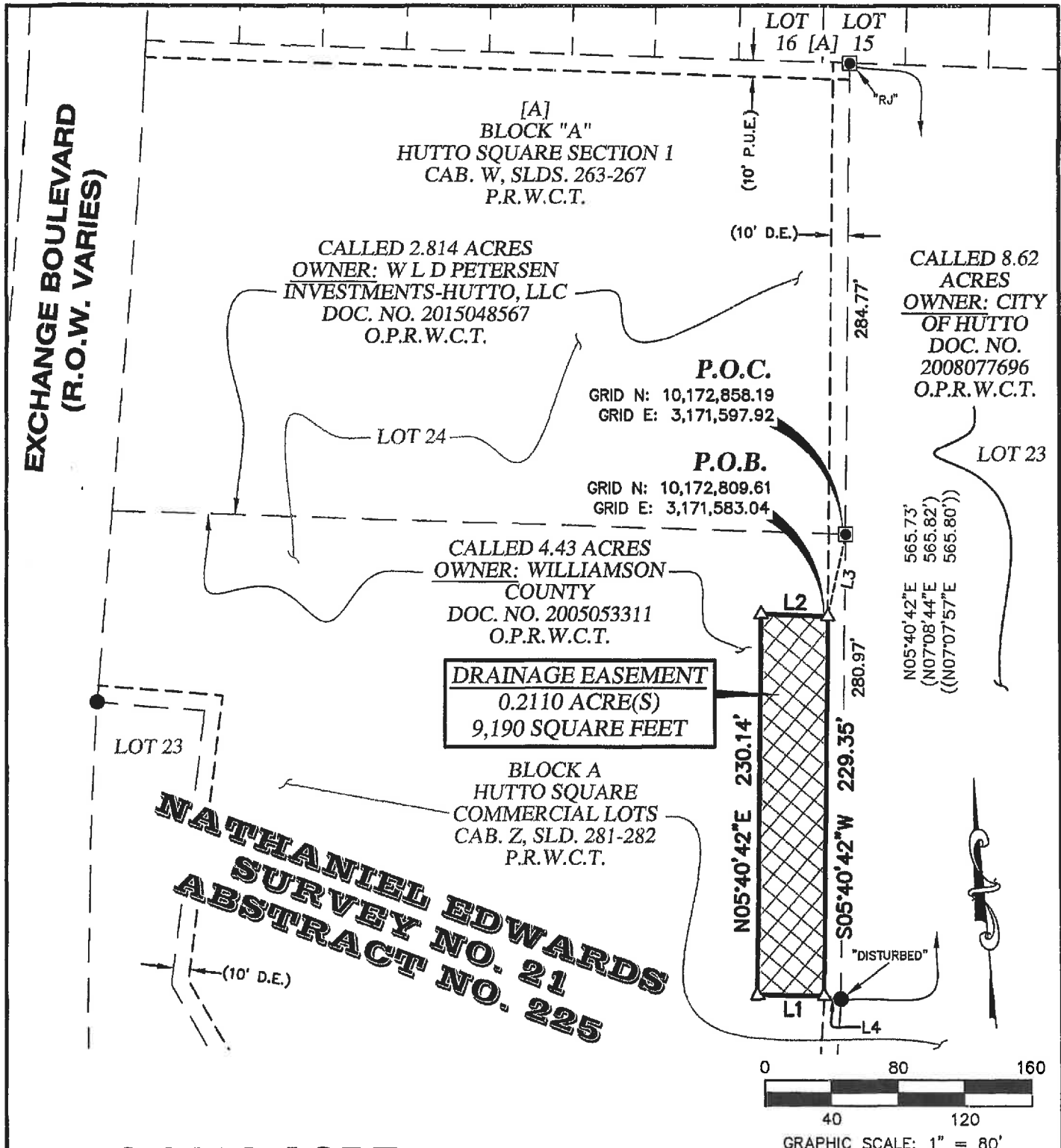
**EXHIBIT "C," Page 2**

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000117952327. See attached sketch (reference drawing: 00627\_drainage easement.dwg).

  
12/29/2017  
Steven M. Duarte, RPLS #5940  
4Ward/Land Surveying, LLC





**0.2110 ACRE  
 DRAINAGE EASEMENT  
 City of Hutto,  
 Williamson County,  
 Texas**

**4WARD**  
 Land Surveying  
 A Limited Liability Company

PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPLS FIRM #10174300

Date:	12/29/2017
Project:	00627
Scale:	1" = 80'
Reviewer:	SMD
Tech:	BP
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	1 OF 2

**NOTES:**

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117952327.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N84°19'18"W	40.00'
L2	S83°11'49"E	40.01'
L3	S17°01'46"W	50.81'
L4	S74°06'18"E	10.16'

LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH ILLEGIBLE CAP FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. Z PGS. 281-282
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2008077696



12/29/2017

**0.2110 ACRE  
DRAINAGE EASEMENT  
City of Hutto,  
Williamson County,  
Texas**

**4WARD**  
Land Surveying  
*A Limited Liability Company*

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	12/29/2017
Project:	00627
Scale:	1" = 80'
Reviewer:	SMD
Tech:	BP
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	2 OF 2

Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.5063 ACRE (22,056 SQUARE FEET) OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T), SAID TRACT BEING A PORTION OF LOTS 23 & 24 BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID 0.5063 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



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**BEGINNING**, at a 1/2-inch iron rod with illegible cap found in the common line of said Lots 23 and 24, and being in the west line of a called 8.62 acre tract conveyed to the City of Hutto in Document No. 2008077696 (O.P.R.W.C.T.), and being at the southeast corner of a called 2.814 acre tract conveyed to WLD Petersen Investments-Hutto, LLC, in Document No. 2015048567 (O.P.R.W.C.T.), and being the northeast corner of said Williamson County tract, for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "RJ" cap found in the south line of Lot 15, Block A, Hutto Square Section 1, recorded in Cabinet W, Slides 263-267 (P.R.W.C.T.), and being the northeast corner of said WLD Petersen tract, and being the common north corner of Lots 23 and 24, Block A, of said Hutto Square Commercial Lots, and being the northwest corner of said City of Hutto tract bears, N05°40'42"E, a distance of 284.77 feet;

**THENCE**, with the common line of said Lots 23 and 24, and with the common line of said City of Hutto tract and said Williamson County tract, S05°40'42"W, a distance of 50.01 feet to a calculated point for the southeast corner hereof, from which a disturbed 1/2-inch iron rod found at an angle point in the common line of said Lots 23 and 24, and being the common line of said City of Hutto tract and said Williamson County tract bears, S05°40'42"W, a distance of 230.96 feet;

**THENCE**, leaving the common line of said Lots 23 and 24, and being the common line of said City of Hutto tract and said Williamson County tract, over and across said Lot 24 and said Williamson County tract, N83°11'49"W, a distance of 442.80 feet to a calculated point for the southwest corner hereof, said point being in the east right-of-way line of Exchange Boulevard (right-of-way varies), and being in the west line of said Lot 24 and said Williamson County tract, from which a 1/2-inch iron rod found in the curving east right-of-way line of said Exchange Boulevard, and being the west line of said Williamson County tract, and being at a common west corner of said Lots 23 and 24 bears, S09°32'37"W, a distance of 47.35 feet, and 18.30 feet along the arc of a curve to the left, having a radius of 1,965.00 feet, and a chord which bears S09°09'36"W, a distance of 18.30 feet;

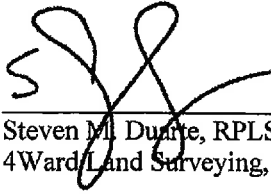
**THENCE**, with the east right-of-way line of said Exchange Boulevard, and with the west line of said Williamson County tract and said Lot 24, N09°32'37"E, a distance of 50.06 feet to a 1/2-inch iron rod with illegible cap found for the northwest corner hereof, said point being at the common west corner of said WLD Petersen tract and said Williamson County tract, from which a 1/2-inch iron rod with illegible cap found at a point of curvature in the east right-of-way line of said Exchange Boulevard, and being the west line of said Lot 24 and said WLD Petersen tract bears, N09°32'37"E, a distance of 188.03 feet;

**EXHIBIT "D," Page 2**

**THENCE**, leaving the east right-of-way line of said Exchange Boulevard and the west line of said Lot 24, with the common line of said WLD Petersen tract and said Williamson County tract, **S83°11'49"E**, a distance of **439.42** feet to the **POINT OF BEGINNING** and containing 0.5063 Acre (22,056 Square Feet) of land, more or less.

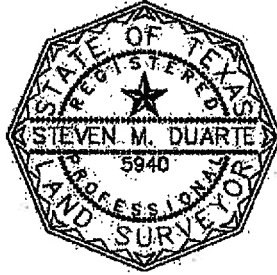
**NOTE:**

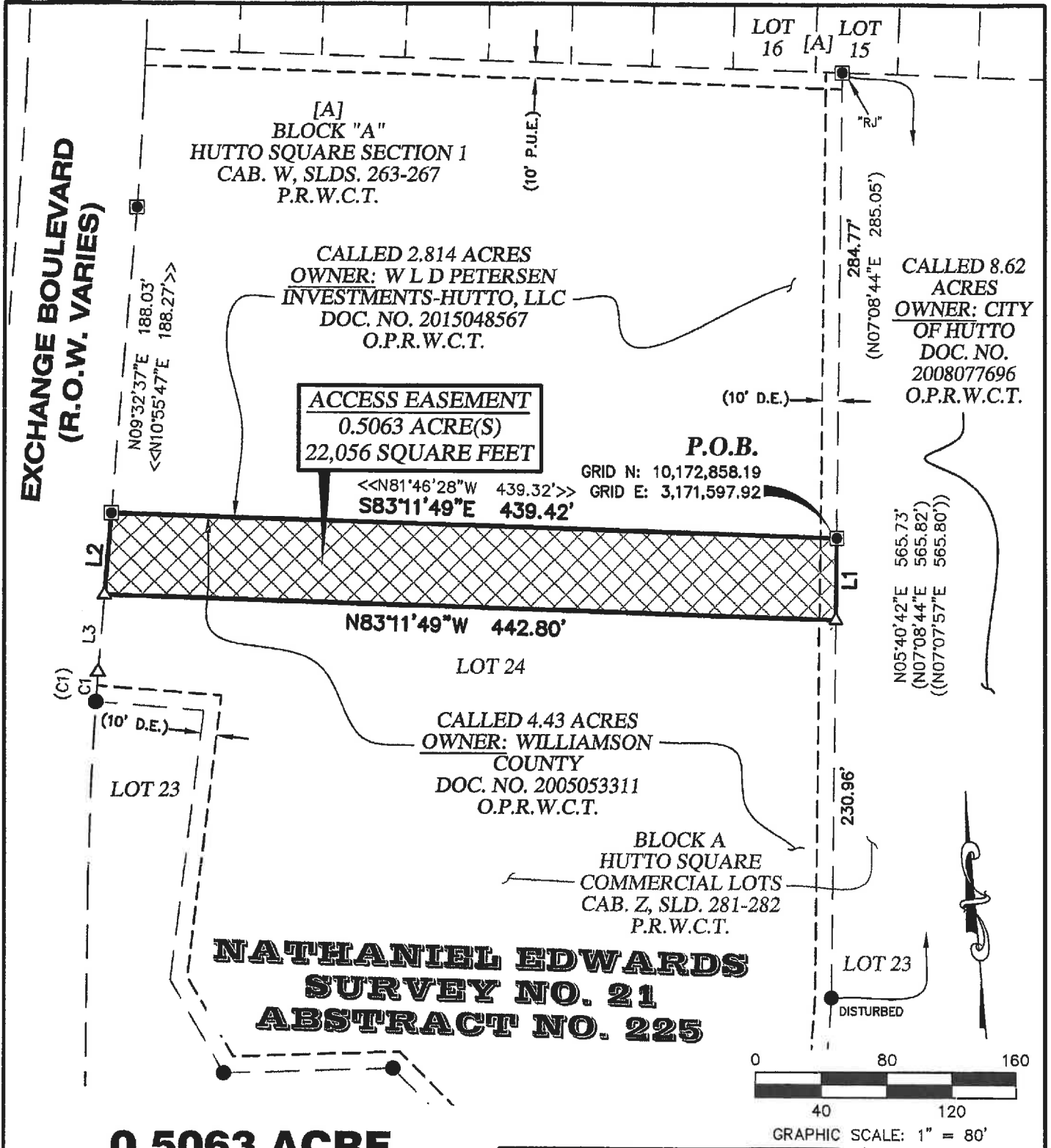
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000117952327. See attached sketch (reference drawing: 00627\_access easement.dwg).



12/29/2017

Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





**0.5063 ACRE  
ACCESS EASEMENT  
City of Hutto,  
Williamson County,  
Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	12/29/2017
Project:	00627
Scale:	1" = 80'
Reviewer:	SMD
Tech:	BP
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	1 OF 2

**NOTES:**

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117952327.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

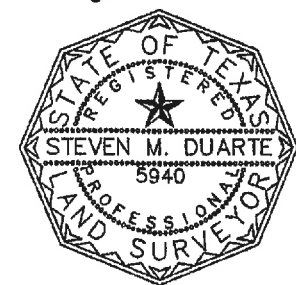
LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH ILLEGIBLE CAP FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. Z PGS. 281-282
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2008077696
<<.....>>	RECORD INFORMATION PER DEED DOC. NO. 2015048567

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S05°40'42"W	50.01'
L2	N09°32'37"E	50.06'
L3	N09°32'37"E	47.35'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	18.30'	1,965.00'	0°32'01"	S09°09'36"W	18.30'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	[18.24']	[1,965.00']	[0°31'55"]	[S10°39'50"W]	[18.24']

*[Handwritten Signature]* 12/29/2017



**0.5063 ACRE  
ACCESS EASEMENT  
City of Hutto,  
Williamson County,  
Texas**

**4WARD**  
Land Surveying  
*A Limited Liability Company*  
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	12/29/2017
Project:	00627
Scale:	1" = 80'
Reviewer:	SMD
Tech:	BP
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	2 OF 2

**EXHIBIT "E"**

**Legal Description**

A certain 4.43-acre tract of land in Williamson County, Texas, according to Exhibit A, pages 1 through 3, attached hereto, save and except a tract conveyed for drainage purposes and described on Exhibit B, pages 1 through 4, and a tract conveyed for right-of-way purposes described on Exhibit C, pages 1 through 4.

Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.4341 ACRES (193,150 SQUARE FEET) OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 4.43 ACRE TRACT CONVEYED TO THE WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T), SAID TRACT BEING A PORTION OF LOTS 23 & 24 BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID 4.4341 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

**BEGINNING**, at a 1/2-inch iron rod with illegible cap found in the common line of said Lots 23 and 24, and being in the west line of a called 8.62 acre tract conveyed to the City of Hutto in Document No. 2008077696 (O.P.R.W.C.T.), and being at the southeast corner of a called 2.814 acre tract conveyed to WLD Petersen Investments-Hutto, LLC, in Document No. 2015048567 (O.P.R.W.C.T.), and being the northeast corner of said Williamson County tract, and being in the east line of a called 10-foot drainage easement dedicated in said Hutto Square Commercial Lots, for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "RJ" cap found in the south line of Lot 15, Block A, Hutto Square Section 1, recorded in Cabinet W, Slides 263-267 (P.R.W.C.T.), and being the northeast corner of said WLD Petersen tract, and being the common north corner of Lots 23 and 24, Block A, of said Hutto Square Commercial Lots, and being the northwest corner of said City of Hutto tract bears, N05°40'42"E, a distance of 284.77 feet;

**THENCE**, with the common line of said Lots 23 and 24, and with the common line of said City of Hutto tract and said Williamson County tract, the following five (5) courses and distances:

- 1) **S05°40'42"W**, a distance of **280.97** feet to a disturbed 1/2-inch iron rod found for an angle point hereof;
- 2) **S08°47'04"W**, a distance of **165.24** feet to a 3/8-inch iron rod found for an angle point hereof;
- 3) **S50°12'36"W**, a distance of **51.90** feet to a 3/8-inch iron rod found for an angle point hereof;
- 4) **S85°44'08"W**, a distance of **56.46** feet to a 3/8-inch iron rod found for an angle point hereof;
- 5) **N39°26'52"W**, a distance of **122.95** feet to a 1/2-inch iron rod with illegible cap found for an angle point hereof;

**THENCE**, leaving the common line of said Lots 23 & 24, with the south line of said Williamson County tract, in part with the north line of said City of Hutto tract, in part with the north line of Lot 14, the Hutto Exchange, a subdivision recorded in Cabinet G, Slides 185-86 (P.R.W.C.T.), and in part with the south line of said Lot 23, **N83°05'40"W**, passing at a distance of 126.51 feet, a 1/2-inch iron rod with illegible cap found at the common north corner of said Lot 14 and said City of Hutto tract, and being an angle point in the west line of said Lot 23, and continuing for a total distance of **262.86** feet to a 1/2-inch iron rod with "RJ" cap found for the southwest corner hereof, said point being at a corner in the east right-of-way line of Exchange Boulevard (right-of-way varies), and being in the north line of said Lot 14, and being the southwest corner of said Williamson County tract, and being a southwest corner of said Lot 23, from which a chiseled "X" found in concrete at a corner in the east right-of-way line of said Exchange Boulevard, and being the northwest corner of said Lot 14 bears, N83°05'40"W, a distance of 5.40 feet;

EXHIBIT "A," Page 2

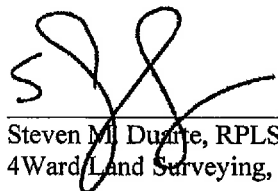
**THENCE**, with the east right-of-way line of said Exchange Boulevard, and with the west line of said Williamson County tract, and in part with the west lines of said Lots 23 & 24, the following four (4) courses and distances:

- 1) **25.84** Feet along the arc of a curve to the left, having a radius of **435.00** feet, and a chord which bears **N07°40'10"E**, a distance of **25.83** feet to a 1/2-inch iron rod with "RJ" cap found for a point of tangency hereof,
- 2) **N05°38'31"E**, a distance of **151.41** feet to a 1/2-inch iron rod with "RJ" cap found for a point of curvature hereof,
- 3) **134.63** Feet along the arc of a curve to the right, having a radius of **1,965.00** feet, and a chord which bears **N07°27'50"E**, a distance of **134.61** feet to a 1/2-inch iron rod found at a point of tangency hereof, and
- 4) **N09°32'37"E**, a distance of **97.41** feet to a 1/2-inch iron rod with illegible cap found for the northwest corner hereof, said point being at the common west corner of said WLD Petersen tract and said Williamson County tract, and being in the west line of said Lot 24;

**THENCE**, leaving the east right-of-way line of said Exchange Boulevard and the west line of said Lot 24, with the common line of said WLD Petersen tract and said Williamson County tract, **S83°11'49"E**, a distance of **439.42** feet to the **POINT OF BEGINNING** and containing 4.4341 Acres (193,150 Square Feet) of land, more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000117952327. See attached sketch (reference drawing: 00627\_County tract.dwg).

  
12/29/2017  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.2110 ACRE (9,190 SQUARE FEET) OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T), SAID TRACT BEING A PORTION OF LOTS 23 & 24 BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID 0.2110 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

**COMMENCING**, at a 1/2-inch iron rod with illegible cap found in the common line of said Lots 23 and 24, and being in the west line of a called 8.62 acre tract conveyed to the City of Hutto in Document No. 2008077696 (O.P.R.W.C.T.), and being at the southeast corner of a called 2.814 acre tract conveyed to WLD Petersen Investments-Hutto, LLC, in Document No. 2015048567 (O.P.R.W.C.T.), and being the northeast corner of said Williamson County tract, and being in the east line of a called 10-foot drainage easement dedicated in said Hutto Square Commercial Lots, from which a 1/2-inch iron rod with "RJ" cap found in the south line of Lot 15, Block A, Hutto Square Section 1, recorded in Cabinet W, Slides 263-267 (P.R.W.C.T.), and being the northeast corner of said WLD Petersen tract, and being the common north corner of Lots 23 and 24, Block A, of said Hutto Square Commercial Lots, and being the northwest corner of said City of Hutto tract bears, N05°40'42"E, a distance of 284.77 feet;

**THENCE**, leaving the common line of said Lots 23 and 24 and the common line of said City of Hutto tract and said Williamson County tract, and east line of said 10-foot drainage easement, over and across said Lot 24, said Williamson County tract and said 10-foot drainage easement, S17°01'46"W, a distance of 50.81 feet to a calculated point in the west line of said 10-foot drainage easement, for the northeast corner and **POINT OF BEGINNING** hereof;

**THENCE**, continuing over and across said Lot 24 and said Williamson County tract, with the west line of said 10-foot drainage easement, S05°40'42"W, a distance of 229.35 feet to a calculated point for the southeast corner hereof, from which a disturbed 1/2-inch iron rod found at an angle point in the common line of said Lots 23 and 24, and being the common line of said City of Hutto tract and said Williamson County tract, and being the east line of said 10-foot drainage easement bears, S74°06'18"E, a distance of 10.16 feet;

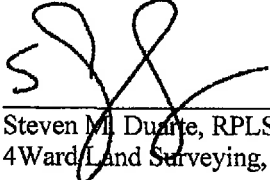
**THENCE**, leaving the west line of said 10-foot drainage easement, continuing over and across said Lot 24 and said Williamson County tract, the following three (3) courses and distances:

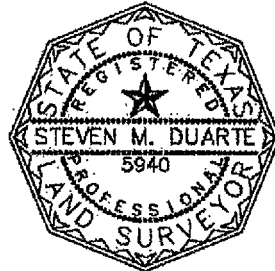
- 1) N84°19'18"W, a distance of 40.00 feet to a calculated point for the southwest corner hereof,
- 2) N05°40'42"E, a distance of 230.14 feet to a calculated point for the northwest corner hereof, and
- 3) S83°11'49"E, a distance of 40.01 feet to the **POINT OF BEGINNING** and containing 0.2110 Acre (9,190 Square Feet) of land, more or less.

EXHIBIT "B," Page 2

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000117952327. See attached sketch (reference drawing: 00627\_drainage easement.dwg).

  
12/29/2017  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC



**EXCHANGE BOULEVARD  
(R.O.W. VARIES)**

[A]  
BLOCK "A"  
HUTTO SQUARE SECTION 1  
CAB. W, SLDS. 263-267  
P.R.W.C.T.

CALLED 2.814 ACRES  
OWNER: W L D PETERSEN  
INVESTMENTS-HUTTO, LLC  
DOC. NO. 2015048567  
O.P.R. W.C.T.

CALLLED 8.62  
ACRES  
OWNER: CITY  
OF HUTTO  
DOC. NO.  
2008077696  
O.P.R. W.C.T.

**P.O.C.**  
GRID N: 10,172,858.19  
GRID E: 3,171,597.92

**P.O.B.**  
GRID N: 10,172,809.61  
GRID E: 3,171,583.04

CALLLED 4.43 ACRES  
OWNER: WILLIAMSON  
COUNTY  
DOC. NO. 2005053311  
O.P.R. W.C.T.

**DRAINAGE EASEMENT**  
0.2110 ACRE(S)  
9,190 SQUARE FEET

BLOCK A  
HUTTO SQUARE  
COMMERCIAL LOTS  
CAB. Z, SLD. 281-282  
P.R. W.C.T.

**NATHANIEL EDWARDS  
SURVEY NO. 21  
ABSTRACT NO. 225**

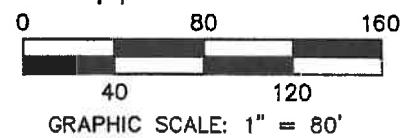
LOT 16 [A] LOT 15

(10' P.U.E.)  
(10' D.E.)  
284.77'

L2  
L1  
L3  
L4  
N05°40'42"E 230.14'  
S05°40'42"W 229.35'  
280.97'

N05°40'42"E 565.73'  
(N07°08'44"E 565.82')  
((N07°07'57"E 565.80'))

"DISTURBED"



**0.2110 ACRE  
DRAINAGE EASEMENT  
City of Hutto,  
Williamson County,  
Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

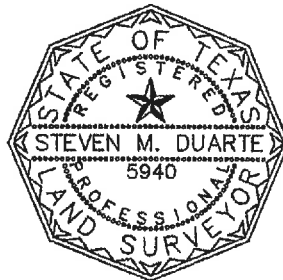
Date:	12/29/2017
Project:	00627
Scale:	1" = 80'
Reviewer:	SMD
Tech:	BP
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	1 OF 2

**NOTES:**

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117952327.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N84°19'18"W	40.00'
L2	S83°11'49"E	40.01'
L3	S17°01'46"W	50.81'
L4	S74°06'18"E	10.16'

LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH ILLEGIBLE CAP FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. Z PGS. 281-282
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2008077696



12/29/2017

**0.2110 ACRE  
DRAINAGE EASEMENT  
City of Hutto,  
Williamson County,  
Texas**

**4WARD**  
Land Surveying  
*A Limited Liability Company*  
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	12/29/2017
Project:	00627
Scale:	1" = 80'
Reviewer:	SMD
Tech:	BP
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	2 OF 2

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.5063 ACRE (22,056 SQUARE FEET) OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID TRACT BEING A PORTION OF LOTS 23 & 24 BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID 0.5063 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a 1/2-inch iron rod with illegible cap found in the common line of said Lots 23 and 24, and being in the west line of a called 8.62 acre tract conveyed to the City of Hutto in Document No. 2008077696 (O.P.R.W.C.T.), and being at the southeast corner of a called 2.814 acre tract conveyed to WLD Petersen Investments-Hutto, LLC, in Document No. 2015048567 (O.P.R.W.C.T.), and being the northeast corner of said Williamson County tract, for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "RJ" cap found in the south line of Lot 15, Block A, Hutto Square Section 1, recorded in Cabinet W, Slides 263-267 (P.R.W.C.T.), and being the northeast corner of said WLD Petersen tract, and being the common north corner of Lots 23 and 24, Block A, of said Hutto Square Commercial Lots, and being the northwest corner of said City of Hutto tract bears, N05°40'42"E, a distance of 284.77 feet;

**THENCE**, with the common line of said Lots 23 and 24, and with the common line of said City of Hutto tract and said Williamson County tract, **S05°40'42"W**, a distance of **50.01** feet to a calculated point for the southeast corner hereof, from which a disturbed 1/2-inch iron rod found at an angle point in the common line of said Lots 23 and 24, and being the common line of said City of Hutto tract and said Williamson County tract bears, **S05°40'42"W**, a distance of 230.96 feet;

**THENCE**, leaving the common line of said Lots 23 and 24, and being the common line of said City of Hutto tract and said Williamson County tract, over and across said Lot 24 and said Williamson County tract, **N83°11'49"W**, a distance of **442.80** feet to a calculated point for the southwest corner hereof, said point being in the east right-of-way line of Exchange Boulevard (right-of-way varies), and being in the west line of said Lot 24 and said Williamson County tract, from which a 1/2-inch iron rod found in the curving east right-of-way line of said Exchange Boulevard, and being the west line of said Williamson County tract, and being at a common west corner of said Lots 23 and 24 bears, **S09°32'37"W**, a distance of 47.35 feet, and 18.30 feet along the arc of a curve to the left, having a radius of 1,965.00 feet, and a chord which bears **S09°09'36"W**, a distance of 18.30 feet;

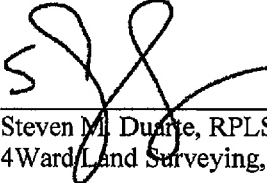
**THENCE**, with the east right-of-way line of said Exchange Boulevard, and with the west line of said Williamson County tract and said Lot 24, **N09°32'37"E**, a distance of **50.06** feet to a 1/2-inch iron rod with illegible cap found for the northwest corner hereof, said point being at the common west corner of said WLD Petersen tract and said Williamson County tract, from which a 1/2-inch iron rod with illegible cap found at a point of curvature in the east right-of-way line of said Exchange Boulevard, and being the west line of said Lot 24 and said WLD Petersen tract bears, **N09°32'37"E**, a distance of 188.03 feet;

**EXHIBIT "C," Page 2**

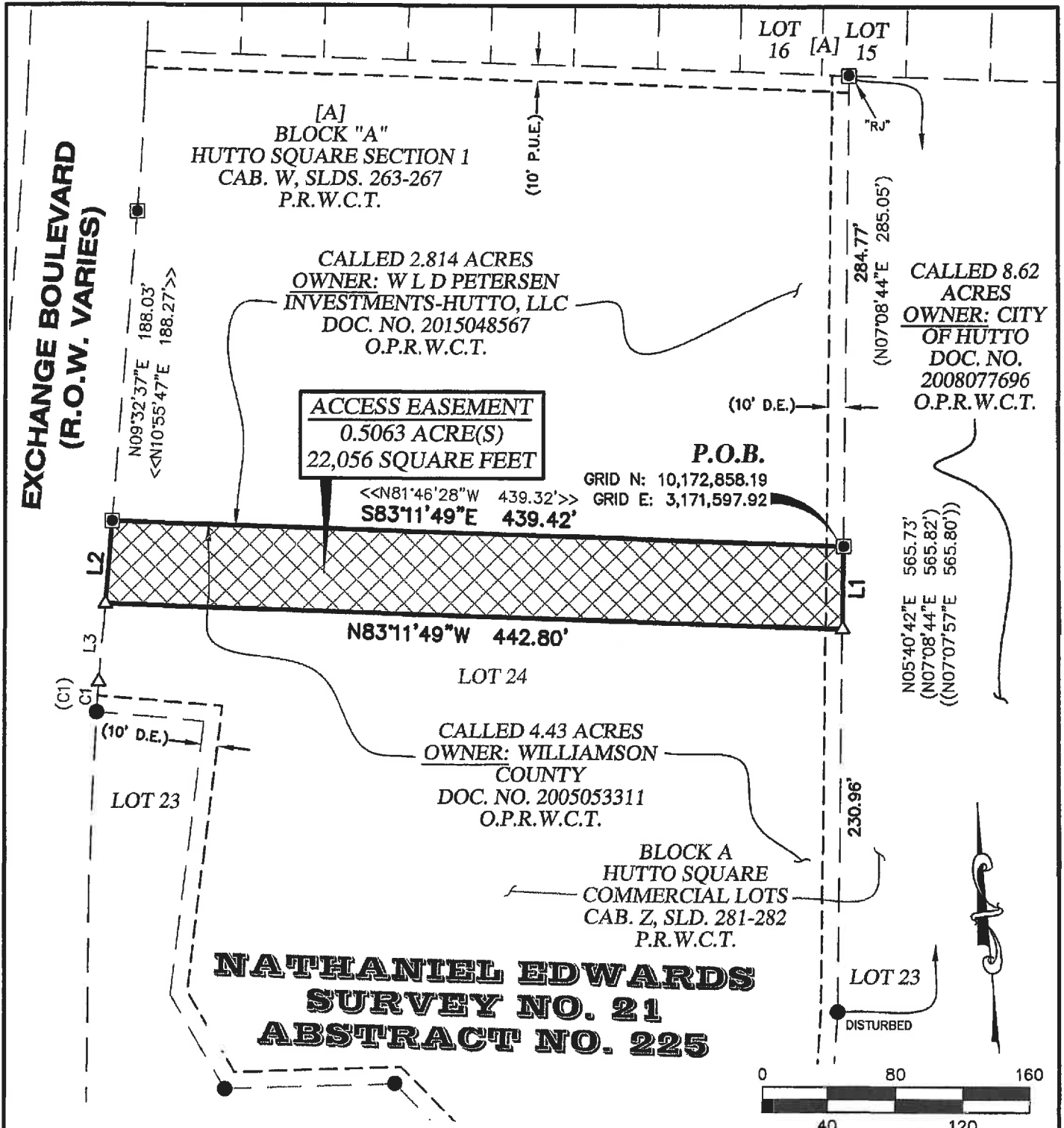
**THENCE**, leaving the east right-of-way line of said Exchange Boulevard and the west line of said Lot 24, with the common line of said WLD Petersen tract and said Williamson County tract, **S83°11'49"E**, a distance of **439.42** feet to the **POINT OF BEGINNING** and containing 0.5063 Acre (22,056 Square Feet) of land, more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000117952327. See attached sketch (reference drawing: 00627\_access easement.dwg).

  
12/29/2017  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





**0.5063 ACRE  
ACCESS EASEMENT  
City of Hutto,  
Williamson County,  
Texas**

**4WARD**  
Land Surveying  
*A Limited Liability Company*  
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 637-2384  
TBPLS FIRM #10174300

Date:	12/29/2017
Project:	00627
Scale:	1" = 80'
Reviewer:	SMD
Tech:	BP
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	1 OF 2

**NOTES:**



- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117952327.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH ILLEGIBLE CAP FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. Z PGS. 281-282
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2008077696
<<.....>>	RECORD INFORMATION PER DEED DOC. NO. 2015048567

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S05°40'42"W	50.01'
L2	N09°32'37"E	50.06'
L3	N09°32'37"E	47.35'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	18.30'	1,965.00'	0°32'01"	S09°09'36"W	18.30'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	[18.24']	[1,965.00']	[0°31'55"]	[S10°39'50"W]	[18.24']

  
 12/29/2017  


**0.5063 ACRE**  
**ACCESS EASEMENT**  
**City of Hutto,**  
**Williamson County,**  
**Texas**

 A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	Date:	12/29/2017
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Sheet:	2 OF 2	