

## ROADWAY EASEMENT

THE STATE OF TEXAS

,

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

,

That HILLTOP RANCHETTES, LLC, and its successors and assigns, and JEREMY D. JOHNSON and spouse, BRANDI L. JOHNSON, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by WILLIAMSON COUNTY, TEXAS, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD, DONATED and CONVEYED, and by these premises does hereby GRANT, SELL, DONATE and CONVEY unto Grantee a perpetual roadway easement interest in, on, over, upon, above and across the following described property:

Being a 1.677 acre strip of land lying in and being situated out of the R.E. BOOTH SURVEY, Abstract 102 in Williamson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing, operating, repairing and maintaining a public roadway and any related facilities, along with any associated grading, clearing, relocation of utilities and placement of supporting structures which may be necessary to facilitate the proper drainage and function of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs for the purposes granted herein which the County deems necessary.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees upon the easement area in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said roadway and related facilities as described herein.

Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under GRANTOR but not otherwise.

Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the 18 day of June, 2020.

GRANTOR:

HILLTOP RANCHETTES, LLC,  
a Texas limited liability company

By: BOYD DEVELOPMENT, INC. a Texas  
corporation  
Its: Manager

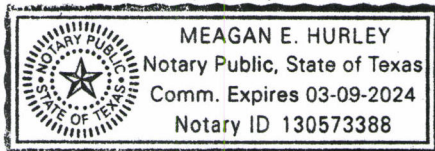
By: Benjamin K. Williams  
Benjamin K. Williams  
Authorized Agent

**ACKNOWLEDGMENT**

THE STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on this the 18 day of the month of June, 2020, by BENJAMIN K. WILLIAMS, Authorized Agent for BOYD DEVELOPMENT, INC., a Texas corporation, in its capacity as Manager of HILLTOP RANCHETTES, LLC, a Texas limited liability company, on behalf of said entities.



Meagan E. Hurley  
Notary Public, State of Texas

GRANTOR:

Jeremy D. Johnson  
Jeremy D. Johnson

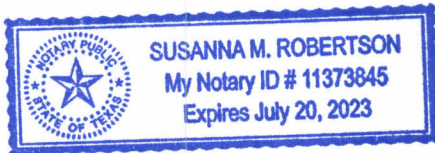
Brandi L. Johnson  
Brandi L. Johnson

**ACKNOWLEDGMENT**

THE STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on this the 18th day of the month of June, 2020, by JEREMY D. JOHNSON.



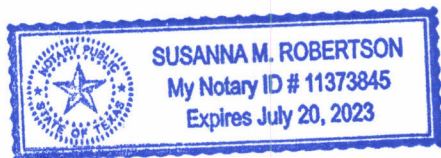
Susanna M. Robertson  
Notary Public, State of Texas

**ACKNOWLEDGMENT**

THE STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me on this the 18th day of the month of June, 2020, by BRANDI L. JOHNSON.



Susanna M. Robertson  
Notary Public, State of Texas



**Roadway Easement described in Exhibit "A" is accepted by Williamson County:**

**WILLIAMSON COUNTY, TEXAS**

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

Address: 710 Main St, Ste. 101  
Georgetown, Texas 78626

Date: \_\_\_\_\_

**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, P.C.  
309 East Main  
Round Rock, Texas

**GRANTEE'S MAILING ADDRESS:**

Williamson County  
c/o County Judge William Gravell  
710 Main Street  
Georgetown, Texas 78626

**AFTER RECORDING RETURN TO:**

Sheets & Crossfield, P.C.  
309 East Main St.  
Round Rock, Texas 78664

**JAMES E. GARON  
& ASSOCIATES, INC.**

LAND SURVEYORS &  
CIVIL ENGINEERS

**EXHIBIT "A"**

185 McAllister Road  
Bastrop, Texas 78602  
512-303-4185  
Firm #10058400 & F-20386  
jgaron@austin.rr.com

June 10, 2020

**CR 451 ROADWAY EASEMENT**

**LEGAL DESCRIPTION:** BEING A 1.677 ACRE STRIP OF LAND LYING IN AND BEING SITUATED OUT OF THE R.E. BOOTH SURVEY, ABSTRACT 102 IN WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF BLOCK 18, ROBBIN'S PASTURE AS RECORDED BY PLAT IN VOLUME 77, PAGE 617 DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 99.782 ACRE TRACT OF LAND CONVEYED TO HILLTOP RANCHETTES, LLC BY INSTRUMENT #2020044388, A PORTION OF THAT CERTAIN 0.326 ACRE TRACT OF LAND CONVEYED TO HILLTOP RANCHETTES, LLC BY INSTRUMENT #2020059589 AND A PORTION OF THAT CERTAIN 10.010 ACRE TRACT OF LAND CONVEYED TO JEREMY D. JOHNSON AND BRANDI L. JOHNSON BY INSTRUMENT #2020057834 OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 1.677 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN APRIL, 2020 & MAY, 2020:

**BEGINNING** at a point in CR 451 for the northeasterly corner of said Hilltop Ranchettes, LLC 99.782 acre tract and the northeast corner hereof;

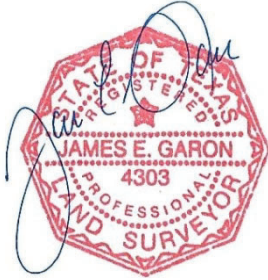
THENCE S 21°03'10" E a distance of 50.49 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set in the southerly margin of CR 451 and in the easterly line of said Hilltop Ranchettes, LLC 99.782 acre tract for the southeasterly corner hereof;

THENCE S 68°55'38" W a distance of 1555.15 feet along said line of CR 451, lying 30' south of and parallel to the existing center line of CR 451, to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set in the westerly line of said Hilltop Ranchettes, LLC 0.326 acre tract for the southwesterly corner hereof;

THENCE N 23°00'53" W a distance of 43.44 feet to a point in CR 451 for the northwesterly corner hereof and said Hilltop Ranchettes, LLC 0.326 acre tract;

THENCE N 68°40'00" E a distance of 1556.66 feet to the **POINT OF BEGINNING**, containing 1.677 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:



James E. Garon  
Registered Professional Land Surveyor  
co\Williamson\Survey\RE Booth A-102\Wilco Rd Esmt legal