



RIGHT OF ENTRY AUTHORIZATION

In connection with Williamson County's Southeast Loop project, Williamson County, and its contractors, agents, and representatives, are requesting limited access to property owned by Hutto 117 Investors, LP ("Owner"), a description of said property attached hereto as Exhibit "A" and incorporated herein for all purposes ("the Property"), to perform the following tasks on the Property: Engineering and environmental surveying, archaeological or historical studies, and appraisal. In connection with these tasks, it may be necessary to perform shovel testing, as well as minor brush cutting or tree trimming. Williamson County and its contractors, agents, and representatives will make every effort possible to keep any disturbance to the Property's current state to a minimum. Any holes dug as a result of shovel testing will be refilled and restored to the Property's prior condition within 24 hours of said holes being dug.

Permission is hereby granted for the uses and purposes herein described for a period lasting 90 days from the date this Right of Entry Authorization is executed by Williamson County, subject to additional extensions provided by Owner in writing, and permission is granted subject to remuneration from Williamson County to Owner for physical damages actually done by Williamson County or its contractors, agents, or representatives. Notice of any such damages must be submitted in writing to Williamson County within 30 calendar days of the date of occurrence, with said writing to be submitted to counsel for Williamson County (Don Childs, Sheets & Crossfield, PLLC, Don@scrrlaw.com).

All tools, equipment, and other property taken upon or placed upon the Property by Williamson County or its contractors, agents, or representatives shall remain the property of Williamson County or its representatives, and must be removed by Williamson County or its representatives by the expiration of this Right of Entry Authorization. At Owner's sole option, any tools, equipment, or other property left on the Property after the expiration of this Right of Entry Authorization (a) shall become the property of Owner or (b) shall be disposed of at Williamson County's sole expense.

It is a condition to this Right of Entry Authorization that the Williamson County, its contractors, agents, or representatives, must provide written notice to Owner at least 72 hours in advance of entering the Property, with said writing to be submitted to counsel for Owner (Noah Galton, Jackson Walker LLP, ngalton@jw.com).

This Right of Entry Authorization is being entered into at the request of, and as an accommodation to, Williamson County. Therefore, Williamson County, for itself and for its contractors, agents, and representatives, hereby releases Owner from any liability or responsibility it may have in connection with loss of or damage to personal property belonging to Williamson County, its contractors, agents, or representatives on the Property.



WILLIAMSON COUNTY, ITS CONTRACTORS, AGENTS, AND REPRESENTATIVES, ENTER THE PROPERTY IN AN “AS IS” CONDITION, ACKNOWLEDGE THAT THE PROPERTY MAY HAVE UNEVENNESS, HOLES, AND CONDITIONS BOTH OPEN AND APPARENT AND CONCEALED WHICH MAY BE DANGEROUS TO PERSONS IN THE AREA, AND THEY DO ACCEPT THE PROPERTY IN THAT CONDITION.

WILLIAMSON COUNTY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS OWNER, ITS OFFICERS, DIRECTORS, PARTNERS, AFFILIATES, EMPLOYEES, TENANTS, AGENTS AND REPRESENTATIVES (COLLECTIVELY, THE “OWNER PARTIES”), TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, FROM ANY AND ALL CLAIMS, CAUSES OF ACTION, LIABILITIES AND EXPENSES WHATSOEVER (INCLUDING REASONABLE ATTORNEYS’ FEES), TO THE EXTENT ARISING FROM ANY ENTRY OR OTHER ACTIVITIES UPON THE PROPERTY BY WILLIAMSON COUNTY, ITS CONTRACTORS, AGENTS, OR REPRESENTATIVES.

Special Instructions (Provided by Owner)

(Access Instructions, Locked Gate Combinations, Lessees’ or Tenants’ Names, Address and Phone):

Provide written notice to Owner at least 72 hours in advance of entering the Property, with said writing to be submitted to counsel for Owner (Noah Galton, Jackson Walker LLP, ngalton@jw.com)

WITNESS MY HAND AND SEAL this _____ day of August, 2020.

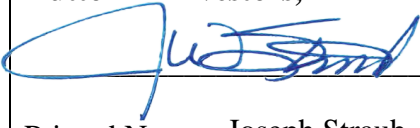
Hutto 117 Investors, LP  Printed Name: <u>Joseph Straub</u> Date: <u>8/4/2020</u> Street Address: <u>4408 Spicewood Springs Rd</u> City/State/Zip Code: <u>Austin, TX 78759</u> Phone Number: <u>512-231-1555</u>	Williamson County, Texas _____ Printed Name: _____ Date: _____ Street Address: _____ City/State/Zip Code: _____ Phone Number: _____
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EXHIBIT “A”

EXHIBIT "A"

County: Williamson
Parcel No.: 23
Tax ID: R20680
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

Page 1 of 6
July 16, 2020

PROPERTY DESCRIPTION FOR PARCEL 23

DESCRIPTION OF A 21.313 ACRE (928,394 SQ. FT.) PARCEL OF LAND LOCATED IN THE J. KELSEY SURVEY, ABSTRACT 377, WILLIAMSON COUNTY, AND T.J. SMITH SURVEY, ABSTRACT 918, WILLIAMSON COUNTY, BEING A PORTION OF A CALLED 118.971 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HUTTO 117 INVESTORS, LP, A TEXAS LIMITED PARTNERSHIP, RECORDED AUGUST 26, 2019 IN DOCUMENT NO. 2019079796, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 21.313 ACRE (928,394 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "BUSBY 4967" found 518.79 feet right of Corridor A1 Engineer's Centerline Station (E.C.S.) 134+06.46 on the existing north right-of-way line of C.R. 138, a variable width right-of-way, recorded in Document No. 2009062923, O.P.R.W.C.TX., for the southeast corner of the remainder of a called 73.35 acre tract of land, described in a deed to Central Assembly of God, recorded in Document No. 2007040774, O.P.R.W.C.TX., same being the southwest corner of a called 1.377 acre tract of land, described in a deed to Manville Water Supply Corporation, recorded in Document No. 2006109103, O.P.R.W.C.TX.;

THENCE N 07°28'36" E, with the common line of said 1.377 acre tract and said remainder of a called 73.35 acre tract, a distance of 416.03 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,158,058.07, E=3,167,755.37) set 151.90 feet right of Corridor A1 E.C.S 136+02.62 on the proposed south right-of-way line of Corridor A1, for the most westerly southwest corner and **POINT OF BEGINNING** of the parcel described herein, said point being the end of a Control of Access (C.O.A.);

1) **THENCE** N 07°28'36" E, departing the proposed south right-of-way line of said Corridor A1, with the common line of called 118.971 acre tract and said remainder of a called 73.35 acre tract, a distance of 352.55 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 159.00 feet left of Corridor A1 E.C.S 137+68.84 on the proposed north right-of-way line of said Corridor A1, for the beginning of a C.O.A., same being the northwest corner of the parcel described herein, from which a 1/2-inch iron rod with a plastic cap found, for the northeast corner of a called 49.950 acre tract of land, described in a deed to P4 Hutto Partners, LLC, recorded in Document No. 2019093769, O.P.R.W.C.TX. bears N 07°28'36" E, a distance of 2,209.45 feet;

THENCE departing the common line of called 118.971 acre tract and said remainder of a called 73.35 acre tract, with the proposed north right-of-way line of said Corridor A1, over and across called 118.971 acre tract, the following four (4) courses and distances numbered 2-5:

2) N 64°44'00" E, passing at a distance of 266.49 feet a calculated point 180.43 feet left of Corridor A1 E.C.S 140+34.47, for the end of a C.O.A., and continuing for a total distance of 577.83 feet to a calculated point** 205.47 feet left of Corridor A1 E.C.S 143+44.80, said point being the beginning of a curve to the right,

3) With said curve to the right, an arc distance of 680.72 feet, through a central angle 04°07'54", having a radius of 9,440.00 feet, and a chord that bears N 67°16'48" E, a distance of 680.57 feet to a calculated point** 230.00 feet left of Corridor A1 E.C.S 150+24.93,

EXHIBIT "A"

County: Williamson
Parcel No.: 23
Tax ID: R20680
Highway: Corridor A1
Limits: From: S.H. 130
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Page 2 of 6
July 16, 2020

4) N 69°20'45" E, a distance of 200.00 feet to a calculated point** 230.00 feet left of Corridor A1 E.C.S 152+24.93, said point being the beginning of a curve to the right, and

5) With said curve to the right, an arc distance of 514.22 feet, through a central angle 05°54'58", having a radius of 4,980.00 feet, and a chord that bears N 72°18'14" E, a distance of 513.99 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Corridor A1 E.C.S 157+15.41 on the common line of called 118.971 acre tract and of a called 307.5795 acre tract of land, described in a deed to William A. Rogers Jr., as the Trustee of the Tiffany Tankersley Wolfe 1997 Children's Trust, recorded in Document No. 2016098133, O.P.R.W.C.TX., for the northeast corner of the parcel described herein, from which an 1/2-inch iron rod with a plastic cap found, for the northwest corner of said 307.5795 acre tract, bears N 07°34'48" E, a distance of 1,267.48 feet to a calculated point and N 07°56'38" E, a distance of 630.58 feet;

6) **THENCE** S 07°34'48" W, departing the proposed north right-of-way line of said Corridor A1, with the common line of called 118.971 acre tract and said 307.5795 acre tract, passing at a distance of 427.64 feet a 1/2-inch iron rod found, for the most westerly southwest corner of said 307.5795 acre tract, same being the northwest corner of a called 10.0 acre tract of land, described in a deed to Martin L. Johnson and Kathryn A. Johnson, husband and wife, recorded in Document No. 1993035363, O.P.R.W.C.TX., and continuing for a total distance of 504.57 feet to a calculated point** 232.71 feet right of Corridor A1 E.C.S 155+13.86 on the proposed south right-of-way line of said Corridor A1;

7) **THENCE** S 07°34'48" W, with the proposed south right-of-way line of said Corridor A1, a distance of 1,321.06 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 1,404.94 feet right of Corridor A1 E.C.S 148+74.58 on the existing north right-of-way line of said C.R. 138, a variable width right-of-way, no record information found, for the southeast corner of called 118.971 acre tract and the parcel described herein, from which a 5/8-inch iron rod with plastic cap found bears S 71°38'49" W, a distance of 13.66 feet;

8) **THENCE** N 81°31'52" W, departing the proposed south right-of-way line of said Corridor A1, with the existing north right-of-way line of said C.R. 138, a distance of 120.01 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 1,346.53 feet right of Corridor A1 E.C.S 147+69.73 on the proposed south right-of-way line of said Corridor A1, for the most southerly southwest corner of the parcel described herein;

THENCE departing the existing north right-of-way line of said C.R. 138, with the proposed south right-of-way line of said Corridor A1, over and across called 118.971 acre tract, the following six (6) courses and distances numbered 9-14:

9) N 07°34'48" E, a distance of 1,201.90 feet to a calculated point** 286.20 feet right of Corridor A1 E.C.S 153+45.61,

10) N 51°17'07" W, a distance of 118.93 feet to a calculated point** 185.00 feet right of Corridor A1 E.C.S 152+79.87, said point being the beginning of a curve to the left,

11) With said curve to the left, an arc distance of 52.80 feet, through a central angle 00°39'46", having a radius of 4,565.00 feet, and a chord that bears S 69°40'38" W, a distance of 52.80 feet to a calculated point** 185.00 feet right of Corridor A1 E.C.S 152+24.93,

EXHIBIT "A"

County: Williamson
 6Parcel No.: 23
 Tax ID: R20680
 Highway: Corridor A1
 Limits: From: S.H. 130
 To: C.R. 404

Page 3 of 6
July 16, 2020

- 12) S 69°20'45" W, a distance of 774.48 feet to a calculated point** 185.00 feet right of Corridor A1 E.C.S 144+50.45, said point being the beginning of a curve to the right, and
- 13) With said curve to the right, passing at an arc distance of 441.73 feet a calculated point 174.64 feet right of Corridor A1 E.C.S 140+08.28, for the beginning of a C.O.A., and continuing for a total arc distance of 540.31 feet, through a central angle 03°16'46", having a radius of 9,440.00 feet, and a chord that bears S 70°59'08" W, a distance of 540.24 feet to a calculated point** 169.54 feet right of Corridor A1 E.C.S 139+10.43, and
- 14) S 72°37'31" W, a distance of 308.32 feet to the **POINT OF BEGINNING**, and containing 21.313 acres (928,394 sq. ft.) of land, more or less.

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

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. Units: U.S. Survey Feet.

**Unable to set at time of survey, 5/8" iron rod with an aluminum cap stamped "Williamson County" may be set upon completion of the road construction project under the supervision of a registered professional land surveyor.

Access is prohibited across the Control of Access Line to the highway facility from the remainder of the abutting property.


THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

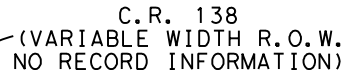
SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300




7/16/2020

Scott C. Brashear Date
 Registered Professional Land Surveyor
 No. 6660 – State of Texas

MATCH SHEET 5 OUT OF 6



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

REMAINING	68.295 AC. LEFT
REMAINING	30.483 AC. RIGHT

RIGHT-OF-WAY SKETCH
 SHOWING PROPERTY OF
 HUTTO 117 INVESTORS, LP,
 A TEXAS LIMITED PARTNERSHIP
 PARCEL 23
 TAX ID R20680
 21.313 AC. (928,394 SQ. FT.)

EXHIBIT "A"

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04°07'54"RT	9,440.00'	680.72'	680.57'	N67°16'48"E
C2	05°54'58"RT	4,980.00'	514.22'	513.99'	N72°18'14"E
C3	00°39'46"LT	4,565.00'	52.80'	52.80'	S69°40'38"W

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N69°20'45"E	200.00'
L2	N07°34'48"E	1,267.48'
L3	N07°56'38"E	630.58'
(L3)	(N10°14'14"E)	(630.58')
L5	N51°17'07"W	118.93'

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 164+09.63
N = 10,159,190.31
E = 3,170,328.39
Δ = 28°00'32" (RT)
D = 01°12'22"
L = 2,322.02'
T = 1,184.70'
R = 4,750.00'
PC Sta 152+24.93
PT Sta 175+46.95

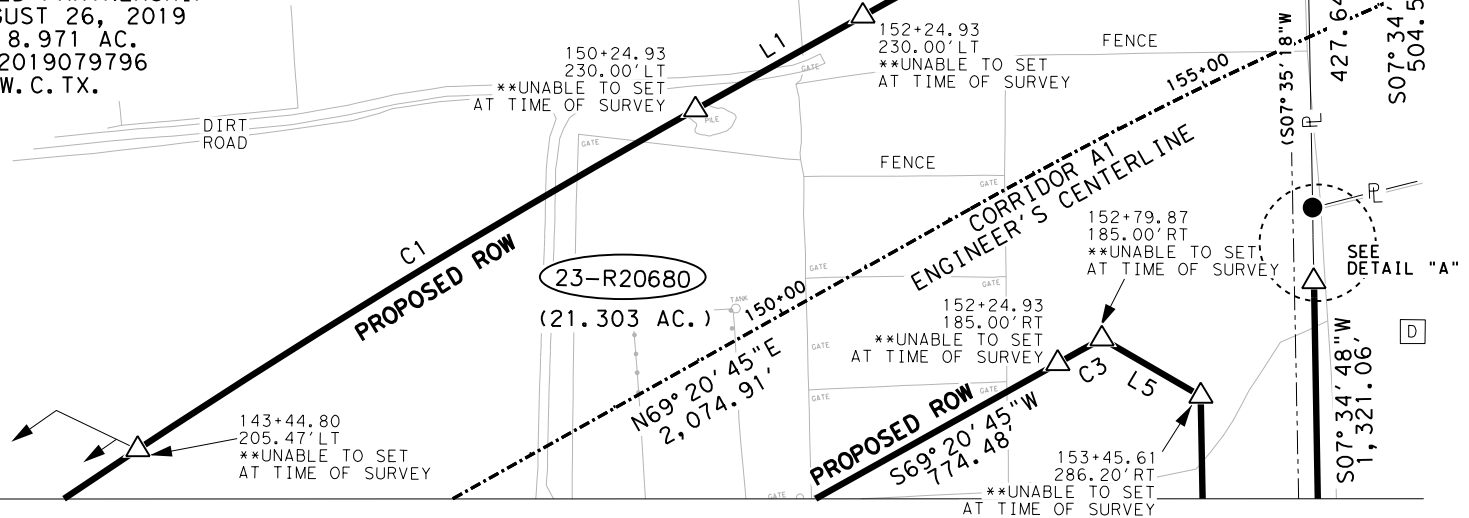
HUTTO 117 INVESTORS, LP,
A TEXAS LIMITED PARTNERSHIP
RECORDED AUGUST 26, 2019
CALLED 118.971 AC.
DOC. NO. 2019079796
O.P.R.W.C. TX.

P4 HUTTO
PARTNERS, LLC
CALLED 49.950 AC.
DOC. NO. 2019093769
O.P.R.W.C. TX.

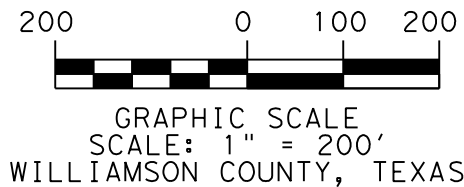
CENTRAL ASSEMBLY OF GOD
REMAINDER OF A CALLED 73.35 AC.
DOC. NO. 2007040774
O.P.R.W.C. TX.

N07°28'36"E 2,209.45'

J. KELSEY
ABSTRACT 377



MATCH SHEET 4 OUT OF 6



PAGE 5 OF 6
REF. FIELD NOTE NO. 47140
FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\23\PLAT\01\P-23-2.dgn

EXISTING	*120.091 AC.	ACQUIRE	21.313 AC.	REMAINING	68.295 AC. LEFT
				REMAINING	30.483 AC. RIGHT



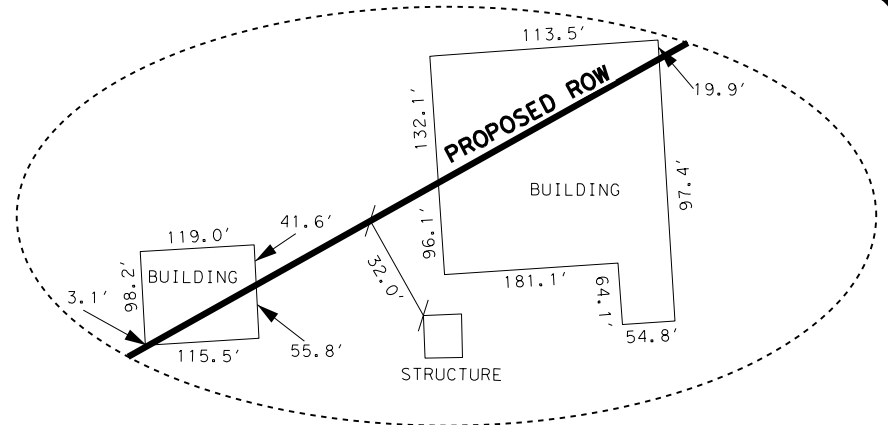
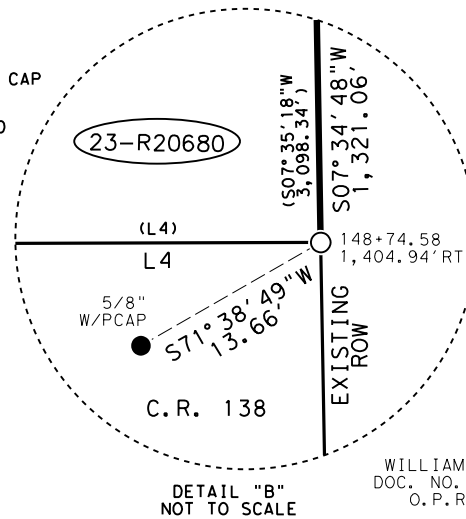
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
HUTTO 117 INVESTORS, LP,
A TEXAS LIMITED PARTNERSHIP
PARCEL 23
TAX ID R20680
21.313 AC. (928,394 SQ. FT.)

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◻ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

EXHIBIT "A"



NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
 - THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2006406, EFFECTIVE DATE FEBRUARY 5, 2020, AND ISSUED DATE FEBRUARY 18, 2020, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 - CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 2019.
 - THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- **UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

7/16/2020



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

EXISTING	*120.091 AC.	ACQUIRE	21.313 AC.	REMAINING	68.295 AC. LEFT
				REMAINING	30.483 AC. RIGHT

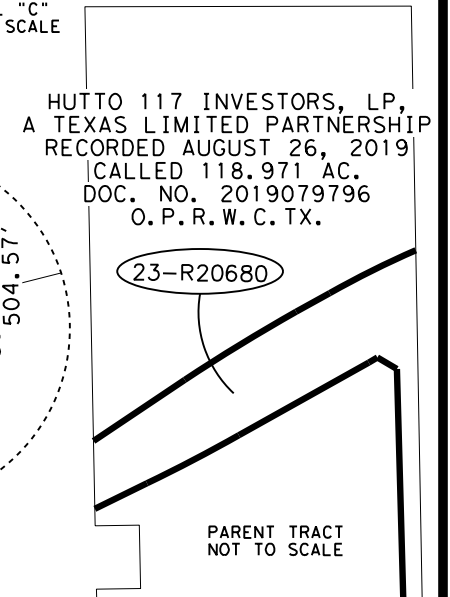
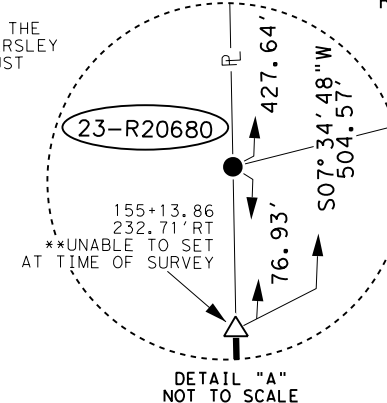
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PARCEL 23
TAX ID R20680
21.313 AC. (928,394 SQ. FT.)

WILLIAMSON COUNTY
DOC. NO. 2009062923
O.P.R.W.C.TX.

MANVILLE WATER SUPPLY CORP.
CALLED 1.377 AC.
DOC. NO. 2006109103
O.P.R.W.C.TX.

WILLIAM A. ROGERS, JR., AS THE
TRUSTEE OF THE TIFFANY TANKERSLEY
WOLFE 1997 CHILDREN'S TRUST
CALLED 307.5795 AC.
DOC. NO. 2016098133
O.P.R.W.C.TX.

MARTIN L. JOHNSON AND
KATHRYN A. JOHNSON,
HUSBAND AND WIFE
CALLED 10.0 AC.
DOC. NO. 1993035363
O.P.R.W.C.TX.



FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\23\PLAT\01\P-23-2.dgn
PAGE 6 OF 6
REF. FIELD NOTE NO. 47140