

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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don@scrllaw.com

June 1, 2021

cchilds@txlocalgovlaw.com

Cathie Childs

Hutto Community Development Corporation

500 W. Live Oak Street

Hutto, Texas 78634

Re: Williamson County—Southeast Loop/Corridor A1
Parcel Nos.: 75-DE, 75-WE, 79-WE, 79-DE, 80P1-WE, 80P1-DE

Dear Cathie:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of certain drainage and waterline easement interests in and across portions of the property owned by Hutto Economic Development Corporation, Type B a/k/a Hutto Economic Development Corporation Type B d/b/a Hutto Community Development Corporation (“Owner”) required as part of Williamson County’s (“County”) proposed Southeast Loop/Corridor A1 roadway improvements and related appurtenances and utility adjustments (“Project”).

By execution of this letter the parties agree as follows:

1. In return for Owner’s delivery of a fully executed and acknowledged waterline easement (“Easement”) to Jonah Water SUD, free and clear of any monetary liens and encumbrances, in and across those three certain parcels of land totaling 2.238 acres (97,449 sf), and in the form as set out in Exhibit “A” attached hereto and incorporated herein, County shall pay Owner the sum of **\$131,556.00** in good funds.

2. In return for Owner’s delivery of a fully executed and acknowledged drainage easement (“Easement”) to the County, free and clear of any monetary liens and encumbrances, in and across those three certain parcels of land totaling 7.763 acres (334,254 sf), and in the form as set out in Exhibit “B” attached hereto and incorporated herein, County shall pay Owner the sum of **\$451,243.00** in good funds.

3. If requested by County, the Closing and completion of this transaction shall take place at Georgetown Title Company (“Title Company”) within thirty (30) days after full execution of this Agreement, or at other date and time agreed to between the parties.

Upon request Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to County or the easement Grantee in completion of this transaction. County shall be responsible for all typical closing fees and costs associated with this transaction, except that each party shall be responsible for any attorney's fees they incur. Owner shall assist County and Title Company with any curative measures or mortgage lien consent or subordination required as a condition of the Closing.

4. This Agreement is being made, and the Easements are being delivered, in lieu of condemnation.

If this meets with your understanding, please execute this letter where indicated below and return it to me, and we will have this approved and signed by the County and process this for Closing and payment as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,



Don Childs
Sheets & Crossfield, PLLC

AGREED:

HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B a/k/a
Hutto Economic Development Corporation Type B d/b/a
Hutto Community Development Corporation

By: 

Name: Mike Arismendez

Its: Chair Person

Date: 6/10/21

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Date: _____

EXHIBIT "A" FORM OF WATERLINE EASEMENT
FOLLOWS

WATERLINE EASEMENT
Southeast Loop/Corridor A1

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

GRANT OF EASEMENT:

HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B a/k/a Hutto Economic Development Corporation Type B d/b/a Hutto Community Development Corporation (“Grantor”, whether one or more), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby grant, sell and convey unto JONAH WATER SPECIAL UTILITY DISTRICT, whose address is 4050 FM 1660, Hutto, Texas 78634, (“Grantee”), an easement and right-of-way (“Easement”) upon and across three parcels totaling approximately 2.238 acre (97,449 SF), being the property of Grantor which is more particularly described by metes and bounds and sketch in Exhibits “A-C” attached hereto, located in Williamson County, Texas; and incorporated herein by reference. (collectively the “Easement Tract”).

TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, together with the rights and privileges and on the terms and conditions set forth below.

Grantor does hereby covenant and agree to WARRANT AND FOREVER DEFEND title to the Easement herein granted, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

CHARACTER OF EASEMENT:

The Easement is an easement in gross.

PURPOSE OF EASEMENT:

The Easement shall be used for water line purposes, including placement, construction, installation, replacement, repair, inspection, maintenance, relocation, removal, and operation of water distribution and transmission lines and related facilities and appurtenances, or making connections thereto.

The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, inspection, replacement and expansion of the water distribution and transmission lines and related facilities and appurtenances.

Additionally, Grantor hereby grants and conveys to Grantee a non-exclusive right of ingress and egress over Grantor’s adjacent lands for the purpose of which this Easement is granted. However, such right shall only be exercised and allowed if access to the Easement Tract is not otherwise reasonably available from an adjacent public right of way.

DURATION OF EASEMENT:

The Easement shall be perpetual.

EXCLUSIVENESS OF EASEMENT:

The Easement shall be exclusive, and Grantor covenants that Grantor will not convey any other easement or conflicting rights within the Easement Tract. Grantor may alter or otherwise use the surface of the Easement Tract for such purposes that do not interfere with the exercise by Grantee of the rights herein granted provided that the plans for all improvements to be placed in the Easement Tract by Grantor must be approved by Grantee before the improvements are constructed, with such approval not to be unreasonably withheld. Grantee has the right to trim and cut down trees and shrubbery and to remove other improvements and structures to the extent reasonably necessary to prevent interference with the operation or repairs to Grantee's facilities in the Easement Tract, and Grantee will be held harmless by Grantor from any and all claims of Grantor if Grantee exercises such right.

DAMAGES:

The consideration given for this Easement constitutes payment in full for all damage sustained by Grantor by reason of the installation of the improvements referred to herein.

ENCUMBRANCES AND LIENS:

Grantor warrants that no person or business entity owns a present possessory interest in the fee title in the Easement Tract other than Grantor, and that there are no parties in possession of any portion of the Easement Tract as lessees. Furthermore, Grantor warrants that the Easement Tract is free and clear of all encumbrances and liens except the following: N/A

WATER SERVICE:

Grantee and Grantor hereby acknowledge and agree that, effective immediately upon execution of this Easement, Grantee will be deemed to be providing and will be obligated to provide Grantor water service to Grantor's property across which the Easement is located. Grantor acknowledges and agrees that Grantor's ability to receive water from Grantee is subject to payment of all fees and charges due to Grantee under its tariff for such service.

ENTIRE AGREEMENT:

This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the party to be charged.

BINDING EFFECT:

This Agreement shall bind and inure to the benefit of the respective parties hereto, their heirs, legal representatives, successors and assigns.

ASSIGNABILITY:

This Easement and the rights of Grantee hereunder may be assigned in whole or in part by Grantee.

In witness whereof, this instrument is executed this ____ day of _____, 2021.

[signature pages follow]

GRANTOR:

HUTTO ECONOMIC DEVELOPMENT CORPORATION, TYPE B
a/k/a Hutto Economic Development Corporation Type B
d/b/a Hutto Community Development Corporation

By: _____

Printed Name: _____

Title: _____

Acknowledgment

STATE OF TEXAS

COUNTY OF _____

This instrument is acknowledged before me on the ____ day of _____, 2021,
by _____, in the capacity and for the purposes and consideration recited
herein.

Notary Public, State of Texas
Printed Name: _____
My Commission Expires: _____

EXHIBIT **A**
PROPERTY DESCRIPTION FOR PARCEL 75-W.E.

DESCRIPTION OF A 0.871 ACRE (37,919 SQUARE FOOT), WATERLINE EASEMENT SITUATED IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 224.42 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B RECORDED IN DOCUMENT NO. 2018036400 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.871 ACRE (37,919 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" set in the proposed westerly Right-of-Way (ROW) line of F. M. 3349 (variable width ROW), being in the northerly boundary line of said 224.42 acre tract, same being in the southerly boundary line of that called 35.00 acre tract of land described in Special Warranty Deed to said Hutto Economic Development Corporation Type B recorded in Document No. 2018035181 of the Official Public Records of Williamson County, Texas, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, a 1/2" iron rod with plastic cap stamped "SAM INC" found in the existing westerly ROW line of said F. M. 3349 (100' ROW width), being the northeasterly corner of said 224.42 acre tract, being the southeasterly corner of said 35.00 acre tract, bears S 82°45'13" E, at a distance of 142.95 feet, pass a 1½" O.D. pipe found, and continuing for a total distance of 148.05 feet;

- 1) **THENCE**, departing said 35.00 acre tract, with said proposed westerly ROW line, through the interior of said 224.42 acre tract, **S 07°39'47" W**, passing at a distance of 1,234.00 feet an iron rod with aluminum cap stamped "ADL" for the beginning of an Access Denial Line, a distance of 1,792.00 feet pass an iron rod with aluminum cap stamped "ADL" for the end of the Access Denial Line and continuing for a total distance of **1,896.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set in the southerly boundary line of said 224.42 acre tract, same being the northerly boundary line of that called 5.65 acre tract of land described in Special Warranty Deed to Larry John Matl recorded in Volume 1276, Page 612 of the Official Records of Williamson County, Texas, and depicted on Larry John Matl, Tract 1, a subdivision of record in Cabinet G, Slide 329-330 of the Plat Records of Williamson County, Texas, for the southeasterly corner of the herein described parcel, and from which, a 1/2" iron rod with plastic cap stamped "SAM INC" found in said existing westerly ROW line bears S 82°43'15" E, at a distance of 154.09 feet;
- 2) **THENCE**, departing said proposed westerly ROW line, with said southerly boundary line of the 224.42 acre tract, same being the northerly boundary line of said 5.65 acre tract, **N 82°43'15" W**, for a distance of **20.00** feet to the calculated southwesterly corner of the herein described parcel, and from which, a 1/2" iron rod found, being the northwesterly corner of said 5.65 acre tract in the southerly boundary line of said 224.42 acre tract bears N 82°43'15" W, at a distance of 1,107.18 feet;
- 3) **THENCE**, departing said 5.65 acre tract, through the interior of said 224.42 acre tract, with the westerly line of the herein described parcel, **N 07°39'47" E**, for a distance of **1,895.99** feet to a calculated point in the northerly boundary line of said 224.42 acre tract, same being in said southerly boundary line of the 35.00 acre tract, for the northwesterly corner of the herein described parcel, and from which, the southwesterly corner of said 35.00 acre tract, being in the northerly boundary line of said 224.42 acre tract bears N 82°45'13" W, at a distance of 1,553.26 feet;

County: Williamson
Parcel: 75-W.E.
Project: FM 3349

April 5, 2021
Page 2 of 4

- 4) **THENCE**, with said common boundary line, **S 82°45'13" E**, for a distance of **20.00** feet to the **POINT OF BEGINNING**, containing 0.871 acre, (37,919 square feet) of land, more or less.

Control of Access Clause:

Access will be prohibited across the 558.00 foot 'access denial line' to the highway facility from the remainder of the property lying adjacent to FM 3349.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

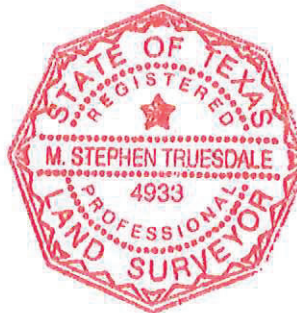
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

8 APR 2021

M Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

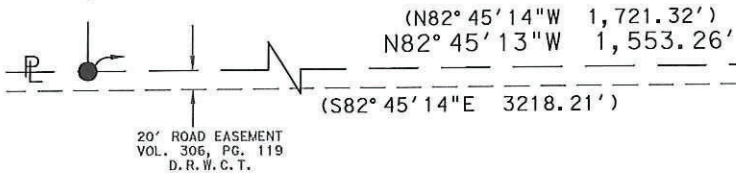
Date



PLAT TO ACCOMPANY DESCRIPTION

REV: 03/30/2021

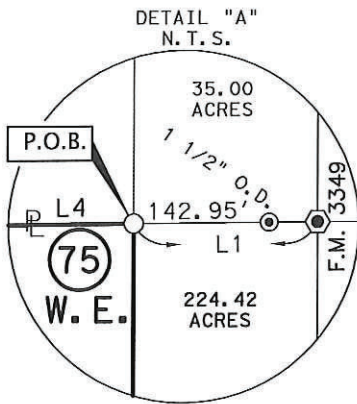
HUTTO ECONOMIC
DEVELOPMENT CORPORATION
TYPE B
35.00 ACRES
DOC. No. 2018035181
O. P. R. W. C. T.



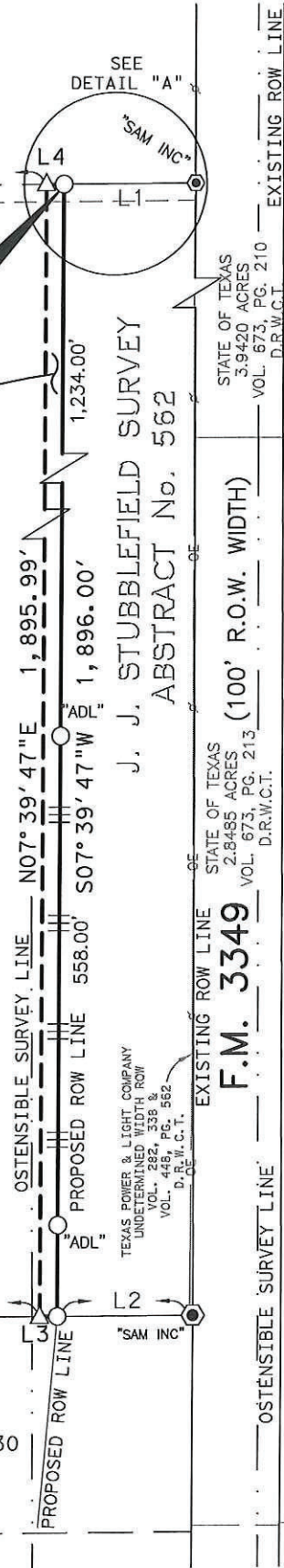
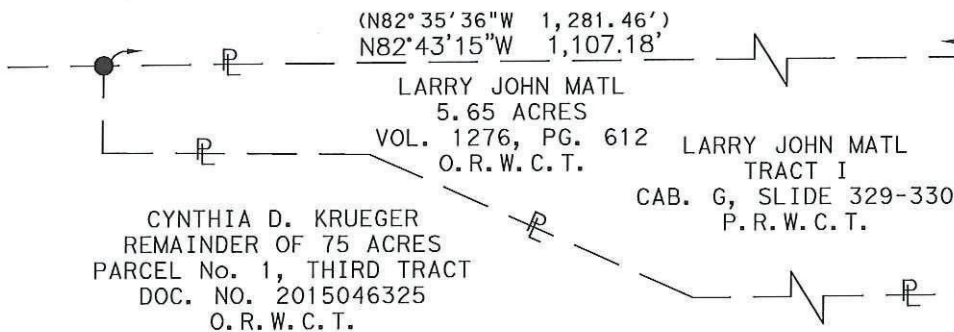
LINE TABLE		
L1	S82° 45' 13"E	148.05'
L2	S82° 43' 15"E	154.09'
L3	N82° 43' 15"W	20.00'
L4	S82° 45' 13"E	20.00'

THOMAS B. LEE SURVEY
ABSTRACT No. 740

HUTTO ECONOMIC
DEVELOPMENT CORPORATION
TYPE B
224.42 ACRES
DOC. No. 2018036400
O. P. R. W. C. T.



P.O.B.
75
W. E.
0.871 AC.
37,919 SQ. FT.



INLAND U
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
HUTTO ECONOMIC DEVELOPMENT CORPORATION
TYPE B
WILLIAMSON COUNTY

PROJECT
FM 3349

PARCEL 75
W.E.

PAGE 3 OF 4

PLAT TO ACCOMPANY DESCRIPTION

REV: 03/30/2021

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET UNLESS NOTED OTHERWISE	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC CAP FOUND - AS NOTED	P.O.R.	POINT OF REFERENCE
●	1/2" IRON ROD FOUND	()	RECORD INFORMATION
■	TxDOT TYPE 1 CONCRETE MONUMENT FOUND	P.R.W.C.T.	PLAT RECORDS
△	CALCULATED POINT	WILLIAMSON COUNTY, TEXAS	
⌚	PROPERTY LINE	D.R.W.C.T.	DEED RECORDS
—	LINE BREAK	WILLIAMSON COUNTY, TEXAS	
—	DENOTES COMMON OWNERSHIP	O.R.W.C.T.	OFFICIAL RECORDS
— —	ACCESS DENIAL LINE	WILLIAMSON COUNTY, TEXAS	
		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
		WILLIAMSON COUNTY, TEXAS	

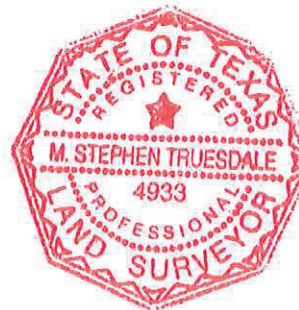
THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE FILE NO. 200076579, ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE NOVEMBER 19, 2020, ISSUE DATE DECEMBER 03, 2020.

- 10A. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 282, PG. 338 — DOES NOT AFFECT.
- B. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 295, PG. 289 — DOES NOT AFFECT.
- C. ROAD EASEMENT VOLUME 306, PG. 119 — AFFECTS AS SHOWN.
- D. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 448, PG. 562 — DOES NOT AFFECT.
- H. ORDINANCE: DOCUMENT NO. 2019095043 — AFFECTS & SUBJECT TO.

1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 8 APR 2021
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



<p>INLAND GEODETICS PROFESSIONAL LAND SURVEYORS 1504 CHISHOLM TRAIL RD. STE. 103 ROUND ROCK, TX. 78681 PH. (512) 238-1200, FAX (512) 238-1251 FIRM REGISTRATION NO. 100591-00</p>	<p>PARCEL PLAT SHOWING PROPERTY OF HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B</p>		<p>PARCEL 75 W.E. PAGE 4 OF 4</p>
	<p>SCALE 1" = 200'</p>	<p>WILLIAMSON COUNTY</p>	

B
EXHIBIT
PROPERTY DESCRIPTION FOR PARCEL 80 PART 1-W.E.

DESCRIPTION OF A 0.960 ACRE (41,813 SQUARE FOOT), WATERLINE EASEMENT SITUATED IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 89.57 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B RECORDED IN DOCUMENT NO. 2018034308 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.960 ACRE (41,813 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10,175,195.23, E=3,193,203.62 TxSPC Zone 4203) set in the proposed westerly Right-of-Way (ROW) line of F. M. 3349 (variable width ROW), being in the easterly boundary line of said 89.57 acre tract, same being in the southerly boundary line of that called Lot 1 (1.699 acres) depicted on Final Plat of the Gene Rydell Estate, a subdivision of record in Cabinet EE, Pg. 384 of the Plat Records of Williamson County, Texas and cited in Special Warranty Deed to Elisabeth Henning recorded in Document No. 2017064299 of the Official Public Records of Williamson County, Texas, also being the northeasterly corner of a proposed 75 foot Drainage Easement, for the **POINT OF BEGINNING** of the herein described parcel, and from which, a 1/2" iron rod with plastic cap stamped "RPLS 1433" found in the existing westerly ROW line of said F.M. 3349 (100' width ROW), being an ell corner in said easterly boundary line of the 89.57 acre tract, same being the southeasterly corner of said Lot 1 bears S 83°13'20" E, at a distance of 218.43 feet;

THENCE, departing said Lot 1, with said proposed westerly ROW line, same being the easterly line of said proposed 75 foot wide drainage easement and of this parcel, through the interior of said 89.57 acre tract, the following six (6) courses:

- 1) **S 02°33'55" E**, for a distance of **47.74** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for a point of curvature to the right;
- 2) Along said curve to the right having a delta angle of **07°39'52"**, a radius of **2,470.00** feet, an arc length of **330.41** feet and a chord which bears **S 01°16'01" W**, for a distance of **330.16** feet to a point of non-tangency;
- 3) **S 06°22'52" W**, for a distance of **282.03** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for an angle point;
- 4) **S 07°39'47" W**, for a distance of **453.08** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for an angle point;
- 5) **S 16°05'12" E**, passing at a distance of 23.63 feet an iron rod with aluminum cap stamped "ADL" for the beginning of an Access Denial Line and continuing with said Access Denial Line for a total distance of **54.63** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for an angle point;
- 6) **S 07°39'47" W**, continuing with said Access Denial Line for a distance of **507.36** feet to an iron rod with aluminum cap stamped "ROW 4933" set at the end of said Access Denial Line, in the southerly boundary line of said 89.57 acre tract, same being in the northerly boundary line of that called 35.00 acre tract of land described in Special Warranty Deed to said Hutto Economic Development Corporation Type B recorded in Document No. 2018035181 of the Official Public Records of Williamson County, Texas, also being the southeasterly corner of said proposed drainage easement, for the southeasterly corner of the herein described parcel, and from which, a 1/2" iron rod found in said existing westerly ROW line, being the southeasterly corner of said 89.57 acre tract, same being the northeasterly corner of said 35.00 acre tract bears S 82°46'49" E, at a distance of 146.94 feet;
- 7) **THENCE**, departing said proposed westerly ROW line, with the common boundary line of said 89.57 acre tract and said 35.00 acre tract, **N 82°46'49" W**, for a distance of **20.00** feet to the calculated southwesterly corner of the herein described parcel, and from which, a 1/2" iron rod found, being the southwesterly corner of said 89.57 acre tract and the northwesterly corner of said 35.00 acre tract, bears N 82°46'49" W, at a distance of 1,554.83 feet;

THENCE, departing said 35.00 acre tract, with the westerly line of the herein described parcel, through the interior of said 89.57 acre tract, the following nine (9) courses:

- 8) **N 07°39'47" E**, for a distance of **503.31** feet to a calculated angle point;
- 9) **N 16°05'12" W**, for a distance of **54.63** feet to a calculated angle point;

- 10) **N 07°39'47" E**, for a distance of **457.06** feet to a calculated angle point;
- 11) **N 06°22'52" E**, for a distance of **281.58** feet to a calculated point of curvature of a non-tangent curve to the left;
- 12) Along said non-tangent curve to the left having a delta angle of **07°39'33"**, a radius of **2,450.00** feet, an arc length of **327.51** feet and a chord which bears **N 01°15'51" E**, for a distance of **327.27** feet to a calculated point of tangency;
- 13) **N 02°33'55" W**, for a distance of **30.76** feet to a calculated angle point;
- 14) **N 83°13'20" W**, for a distance of **219.82** feet to a calculated ell corner;
- 15) **N 07°27'39" E**, for a distance of **217.55** feet to the calculated northwesterly corner of the herein described parcel;
- 16) **S 82°32'21" E**, for a distance of **20.00** feet to a calculated point in the easterly boundary line of said 89.57 acre tract, same being in the westerly boundary line of that called 13.18 acre tract of land described in Warranty Deed to Jonah Water Special Utility District recorded in Document No. 2002103516 of the Official Public Records of Williamson County, Texas, for the northeasterly corner of the herein described parcel;
- 17) **THENCE**, with said common boundary line, **S 07°27'39" W**, for a distance of **20.00** feet to a 1/2" iron rod with plastic cap stamped "RPLS 3879" found, being the southwesterly corner of said 13.18 acre tract, same being the northwesterly corner of said Lot 1;

THENCE, departing said 13.18 acre tract, with the common line of said 89.57 acre tract and said Lot 1, the following two (2) courses:

- 18) **S 07°27'39" W**, for a distance of **177.31** feet to a 1/2" iron rod with plastic cap stamped "RPLS 1433" found, being the southwesterly corner of said Lot 1, for an ell corner;
- 19) **S 83°13'20" E**, for a distance of **216.56** feet to the **POINT OF BEGINNING**, containing 0.960 acre, (41,813 square feet) of land, more or less.

Control of Access Clause:

Access will be prohibited across the 538.36 foot 'Access Denial Line' to the highway facility from the remainder of the property lying adjacent to FM 3349.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
M Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

11 MAY 2021
Date

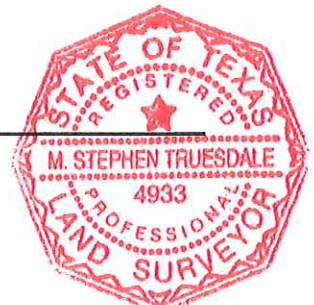


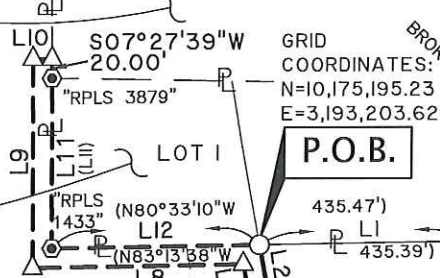
EXHIBIT B

PLAT TO ACCOMPANY DESCRIPTION

JONAH WATER SPECIAL UTILITY
DISTRICT 13.18 AC.
DOC. No. 2002103516
O.P.R.W.C.T.

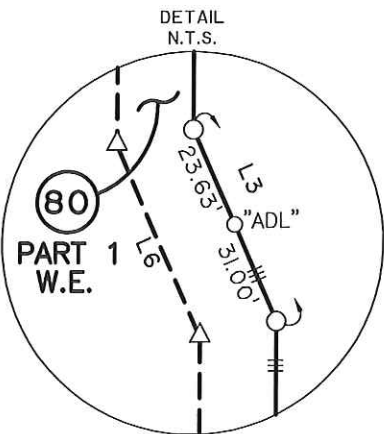
FINAL PLAT
OF THE GENE RYDELL
ESTATE
(1.699 AC.)
CABINET EE, SLIDE 384
P.R.W.C.T.

ELISABETH HENNING
LOT I, GENE RYDELL ESTATE
DOC. 2017064299
O.P.R.W.C.T.



STATE OF TEXAS
3.2375 ACRES
VOL. 673, PG. 200
D.R.W.C.T.

STATE OF TEXAS
3.8806 ACRES
VOL. 673, PG. 207
D.R.W.C.T.



HUTTO ECONOMIC
DEVELOPMENT
CORPORATION TYPE B
89.57 ACRES
DOC. 2018034308
O.P.R.W.C.T.

**PART 1
W.E.
0.960 AC.
41,813 SQ. FT.**

PROPOSED 75'
WIDE DRAINAGE
LINE EASEMENT

TxP&L EASE.
VOL. 448,
PG. 561
D.R.W.C.T.

EXISTING ROW LINE

EXISTING ROW LINE

J. J. STUBBLEFIELD SURVEY
ABSTRACT No. 562

HUTTO ECONOMIC
DEVELOPMENT
CORPORATION
TYPE B
35.00 ACRES
DOC. No. 2018035181
O.P.R.W.C.T.

NO.	DIRECTION	DISTANCE
L1	S83°13'20"E	218.43'
L2	S02°33'55"E	47.74'
L3	S16°05'12"E	54.63'
L4	N82°46'49"W	20.00'
L5	N07°39'47"E	503.31'
L6	N16°05'12"W	54.63'
L7	N02°33'55"W	30.76'
L8	N83°13'20"W	219.82'
L9	N07°27'39"E	217.55'
L10	S82°32'21"E	20.00'
L11	S07°27'39"W	177.31'
(L11)	(S07°32'00"W)	(177.32')
L12	S83°13'20"E	216.56'

(S82°46'31"E 1,722.03')
N82°46'49"W 1,721.77'
1,554.83'

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	7°39'52"	2,470.00'	330.41'	330.16'	S01°16'01"W
C2	7°39'33"	2,450.00'	327.51'	327.27'	N01°15'51"E

F.M. 3349 (100' R.O.W. WIDTH)

OSTENSIBLE SURVEY LINE

REV: 05/06/2021



PARCEL PLAT SHOWING PROPERTIES OF
HUTTO ECONOMIC DEVELOPMENT CORPORATION
TYPE B

SCALE
1" = 200'

COUNTY
WILLIAMSON

PROJECT
F.M. 3349

**PARCEL 80
PART 1
W.E.**

PAGE 3 OF 4

EXHIBIT B
PLAT TO ACCOMPANY DESCRIPTION
LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC CAP FOUND - AS NOTED	P.O.R.	POINT OF REFERENCE
●	1/2" IRON ROD FOUND	()	RECORD INFORMATION
■	TxDOT TYPE I CONCRETE MONUMENT FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
↗	LINE BREAK	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
↘	DENOTES COMMON OWNERSHIP	— —	ACCESS DENIAL LINE

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE FILE NO. 200075820, ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE APRIL 29, 2020, ISSUE DATE MAY 11, 2020.

- 10b. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 288, PG. 35 - FROM ITS DESCRIPTION, CANNOT BE LOCATED.
- c. JONAH WATER SUPPLY CORP. EASEMENT VOLUME 599, PG. 611 - FROM ITS DESCRIPTION, CANNOT BE LOCATED.
- d. JONAH WATER SUPPLY CORP. EASEMENT VOLUME 1447, PG. 200 - FROM ITS DESCRIPTION, CANNOT BE LOCATED.
- f. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 448, PG. 561 - TRACT I DOES NOT AFFECT AS SHOWN.
- h. ORDINANCE: DOCUMENT NO. 2019095043 - TRACT I & II AFFECTS & SUBJECT TO.

I) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

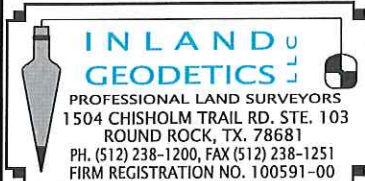
M. Stephen Truesdale 11 MAY 2021
M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



REV: 05/06/2021

PARCEL PLAT SHOWING PROPERTIES OF
HUTTO ECONOMIC DEVELOPMENT CORPORATION
TYPE B

PARCEL 80
PART 1
W.E.



SCALE
1" = 200'

COUNTY
WILLIAMSON

PROJECT
F.M. 3349

PAGE 4 OF 4

EXHIBIT **C**
PROPERTY DESCRIPTION FOR PARCEL 79 W.E.

DESCRIPTION OF A 0.407 ACRE (17,717 SQUARE FOOT), WATERLINE EASEMENT SITUATED IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 35.00 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B RECORDED IN DOCUMENT NO. 2018035181 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.407 ACRE (17,717 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10,173,533.03, E=3,193,054.20 TxSPC Zone 4203) set in the proposed westerly Right-of-Way (ROW) line of F.M. 3349 (variable width ROW), being in the northerly boundary line of said 35.00 acre tract, same being in the southerly boundary line of that called 89.57 acre tract of land described in Special Warranty Deed to said Hutto Economic Development Corporation Type B recorded in Document No. 2018034308 of the Official Public Records of Williamson County, Texas, being the beginning of an Access Denial Line, same being the northeasterly corner of a proposed 75 foot wide drainage easement, for the northeasterly corner and the **POINT OF BEGINNING** of the herein described parcel, and from which, a 1/2" iron rod found in the existing westerly ROW line of F.M. 3349 (100' ROW width), being the southeasterly corner of said 89.57 acre and the northeasterly corner of said 35.00 acre tract, bears S 82°46'49" E, at a distance of 146.94 feet;

- 1) **THENCE**, departing said 89.57 acre tract, with said proposed westerly ROW line, same being said Access Denial Line and the easterly line of said proposed drainage easement, through the interior of said 35.00 acre tract, **S 07°39'47" W**, passing at a distance of 428.86 feet an iron rod with aluminum cap stamped "ADL" set for the for the end of said Access Denial Line and continuing for a total distance of **885.86** feet to an iron rod with aluminum cap stamped "ROW 4933" set, being in the southerly boundary line of said 35.00 acre tract, same being in the northerly boundary line of that called 224.42 acre tract of land described in Special Warranty Deed to said Hutto Economic Development Corporation Type B recorded in Document No. 2018036400 of the Official Public Records of Williamson County, Texas, also being the southeasterly corner of said drainage easement, for the southeasterly corner of the herein described parcel, and from which, an iron rod with plastic cap stamped "SAM INC" found in said existing westerly ROW line, being the southeasterly corner of said 35.00 acre tract, same being the northeasterly corner of said 224.42 acre tract, bears with the common line of said 35.00 acre tract, and said 224.42 acre tract, S 82°45'13" E, at a distance of 142.95 feet, pass a 1 1/2" O.D. pipe found, and continuing for a total distance of 148.05 feet;
- 2) **THENCE**, departing said proposed westerly ROW line, with said common boundary line, **N 82°45'13" W**, for a distance of **20.00** feet to the calculated southwesterly corner of the herein described parcel, and from which, a 1/2" iron rod found, being the southwesterly corner of said 35.00 acre tract, being in the north boundary line of said 224.42 acre tract, bears N 82°45'13" W, at a distance of 1,553.26 feet;

- 3) **THENCE**, departing said 224.42 acre tract, with the westerly line of the herein described parcel, through the interior of said 35.00 acre tract, **N 07°39'47" E**, for a distance of **885.85** feet to a calculated point in said northerly boundary of the 35.00 acre tract, same being said southerly boundary line of the 89.57 acre tract, for the northwesterly corner of the herein described parcel, and from which, a 1/2" iron rod found being the northwesterly corner of said 35.00 acre tract, same being the southwesterly corner of said 89.57 acre tract, bears **N 82°46'49" W**, at a distance of 1,554.83 feet;
- 4) **THENCE**, with said common boundary line, **S 82°46'49" E**, for a distance of **20.00** feet to the **POINT OF BEGINNING**, containing 0.407 acre, (17,717 square feet) of land, more or less.

Control of Access Clause:

Access will be prohibited across the 428.86 foot 'Access Denial Line' to the highway facility from the remainder of the property lying adjacent to FM 3349.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
M Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

5 MAY 2021

Date



PLAT TO ACCOMPANY DESCRIPTION

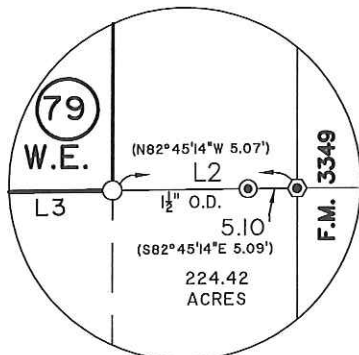
REV: 05/04/2021

HUTTO ECONOMIC
DEVELOPMENT CORPORATION TYPE B
89.57 ACRES
DOC. 2018034308
O.P.R.W.C.T.

J. J. STUBBLEFIELD SURVEY
ABSTRACT No. 562

(N82°46'31"W 1,722.03')
N82°46'49"W 1,721.77'
1,554.83'

OSTENSIBLE SURVEY LINE



DETAIL
N.T.S.

HUTTO ECONOMIC
DEVELOPMENT CORPORATION
TYPE B
35.00 ACRES
DOC. No. 2018035181
O.P.R.W.C.T.

P.O.B.

GRID
COORDINATES:
N=10,173,533.03
E=3,193,054.20

79
W.E.
0.407 AC.
17,717 SQ. FT.

PROPOSED 75'
WIDE DRAINAGE LINE
EASEMENT

(N82°45'14"W 1,721.32')
N82°45'13"W 1,721.31'
1,553.26'

LINE TABLE

LI	S82°46'49"E	146.94'
L2	S82°45'13"E	148.05'
L3	N82°45'13"W	20.00'
L4	S82°46'49"E	20.00'

THOMAS B. LEE SURVEY
ABSTRACT No. 740

HUTTO ECONOMIC
DEVELOPMENT CORPORATION
TYPE B
224.42 ACRES
DOC. No. 2018036400
O.P.R.W.C.T.

OSTENSIBLE SURVEY LINE

PROPOSED ROW LINE

PROPOSED ROW LINE

EXISTING ROW LINE

OSTENSIBLE SURVEY LINE

EXISTING ROW LINE

STATE OF TEXAS
3.8806 ACRES
VOL. 673, PG. 207
D.R.W.C.T.

STATE OF TEXAS
3.9420 ACRES
VOL. 673, PG. 210
D.R.W.C.T.

F.M. 3349
(100' R.O.W. WIDTH)

SEE
DETAIL

PARCEL 79
W.E.

PAGE 3 OF 4



PARCEL PLAT SHOWING PROPERTIES OF
HUTTO ECONOMIC DEVELOPMENT CORPORATION
TYPE B

SCALE
1" = 200'

COUNTY
WILLIAMSON

PROJECT
F.M. 3349

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC CAP FOUND - AS NOTED	P.O.R.	POINT OF REFERENCE
●	1/2" IRON ROD FOUND	()	RECORD INFORMATION
■	TxDOT TYPE I CONCRETE MONUMENT FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
— / —	LINE BREAK	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
— —	DENOTES COMMON OWNERSHIP	— —	ACCESS DENIAL LINE

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE FILE NO. 200075818, ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE APRIL 27, 2020, ISSUE DATE MAY 07, 2020.

- 10c. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 288, PG. 35 — FROM ITS DESCRIPTION, CANNOT BE LOCATED.
- d. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 448, PG. 561 — DOES NOT AFFECT, AS SHOWN.
- e. JONAH WATER SUPPLY CORP. EASEMENT VOLUME 599, PG. 611 — FROM ITS DESCRIPTION, CANNOT BE LOCATED.
- g. ORDINANCE: DOCUMENT NO. 2019095043 — AFFECTS & SUBJECT TO.

I) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION. --

M. Stephen Truesdale 5 MAY 2021

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL PLAT SHOWING PROPERTIES OF
HUTTO ECONOMIC DEVELOPMENT CORPORATION
TYPE B

SCALE
1" = 200'

COUNTY
WILLIAMSON

PROJECT
F.M. 3349

PARCEL 79
W.E.

PAGE 4 OF 4

EXHIBIT "B" FORM OF DRAINAGE EASEMENT
FOLLOWS

DRAINAGE EASEMENT

Southeast Loop Corridor

Date: _____, 2021

Grantor: Hutto Economic Development Corporation, Type B a/k/a Hutto Economic Development Corporation
Type B d/b/a Hutto Community Development Corporation

Grantor's Mailing Address (Including County): 500 W. Live Oak St., Hutto, TX 78634

Grantee: Williamson County, Texas

Grantee's Mailing Address (Including County): 710 Main Street, Suite 101, Georgetown, TX 78626

Lienholder: n/a

Lienholder's Mailing Address (Including County): n/a

Easement Property ("Property"):

1. Parcel 75-D.E. The first parcel, identified by Williamson County, Texas as "Parcel: 75-D.E.", is a 3.264 drainage easement out of a 224.42 acre tract, located in Williamson County, Texas, said Parcel being more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes.
2. Parcel 80 Pt 1-DE. The fifth parcel, identified by Williamson County, Texas as "Parcel: 80-Pt 1-W.E.", is a 2.884 acre drainage easement out of a 89.57 acre tract, located in Williamson County, Texas, said Parcel being more fully described in Exhibit "B" attached hereto and made a part hereof for all purposes. .
3. Parcel 79-D.E. The fifth parcel, identified by Williamson County, Texas as "Parcel 79-D.E.", is a 1.525 acre drainage easement out of a 89.57 acre tract, located in Williamson County, Texas, said Parcel being more fully described in Exhibit "C" attached hereto and made a part hereof for all purposes.

Easement Purpose: For drainage improvements in accordance with plans prepared by the Grantee's engineer. The easement will be used to construct, operate, maintain, replace, upgrade, and repair improvements to convey surface water from the Grantor's property and from other properties and Grantee's roadway improvements that are included in the scope of this drainage project. The easement holder shall have the right to excavate and remove soil, to place that excavated soil in low areas adjacent to the Easement Property, to create easement channels, to install culverts and other drainage facilities, and to do all things that are reasonably necessary to complete the drainage project.

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and valid instruments, other than encumbrances and conveyances, that affect the Easement Property.

Grantee, by acceptance of this easement acknowledges and agrees that Grantor hereby expressly reserves unto itself, its successors and assigns, the right to relocate, modify or reduce the Easement Property described herein and alter any improvements or facilities located in, across or upon the easement area, at Grantor's sole cost and expense, in whole or in part, based on Grantor's future land plans related to Grantor's additional property located adjacent to the Easement Property, additionally provided that such relocation, reduction and/ or alteration shall not cause any use or development of the adjacent property to be out of compliance with any regulation of any governmental entity having jurisdiction over the Property, and shall not cause the diversion, encroachment, impoundment or increase in the amount of surface water on or across the Property in excess of the drainage conditions existing prior to such relocation, reduction or alteration. Grantee, its designated agent, successors or assigns shall have the right to review and approve any such relocation, reduction or expansion, which approval shall not be unreasonably withheld, conditioned or delayed, and any such relocation or expansion shall further be conditioned upon the final consent and approval of any governing jurisdiction or regulatory body (if other than Grantee) required by any applicable development rules for such changes. Grantor and Grantee agree to use commercially reasonable efforts, acting in good faith, to co-operate regarding any such re-location or expansion. Upon approval, Grantor may execute and file in the appropriate public records a replacement easement for any such reduction, alteration and/ or relocation of the Easement Property, provided such reduction, alteration or relocation of the Property is in conformance with the terms of this paragraph and such replacement easement is conveyed to the Grantee, its successors or assigns by replacement easement recorded in the appropriate public records. Concurrent with or after the recording of such replacement easement, the Grantee, its successors or assigns shall execute any document presented by the Grantor reasonably necessary or convenient for the release or re-conveyance to Grantor of any portion of the Easement Property not included in the replacement easement.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, and CONVEYS to Grantee an easement over, upon and across the Easement Property for the Easement Purpose, and portions thereof, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's administrators, successors, or assigns forever, with the privilege at any and all times to enter said premises or any part thereof for the purpose of construction, operation, maintenance, replacement, upgrade, and repair of said drainage channel and facilities and for making connections therewith. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the easement to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty. The following terms and conditions shall apply to the easement:

1. Character of Easement. This is a drainage easement created for the benefit of the public to promote the health, safety, and general welfare of the public.

2. Duration of Easement. The easement shall be perpetual.

3. Exclusiveness of Easement. The easement is non-exclusive, and Grantor reserves for Grantor and Grantor's heirs, successors and assigns the right to convey the same or other rights and/or easements to others, so long as such further conveyance is subject to this grant and does not interfere with or otherwise impair the purposes of this grant for stormwater conveyance, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

4. Secondary Easement. In addition, the holder of the easement shall have the right to use so much of the surface of the property adjacent to the Easement Property as may be reasonably necessary to install and maintain the easement for the Easement Purposes.

5. Maintenance. Improvement and maintenance of the Easement Property shall be at the sole expense of the holder of the easement. Such holder has the right to eliminate any encroachments into the Easement Property. The Easement Property shall be maintained in a neat and clean condition. In connection with any such drainage and related facilities and/or the construction thereof, the holder of the easement shall have the right to remove and/or relocate any fences located within the Easement Property or along or near the boundary lines thereof as may be reasonably necessary in order to construct said drainage and related facilities or in order for said drainage to continue onto other lands or easements owned by the holder of the easement and adjacent to the Easement Property.

6. Rights Reserved. Grantor reserves for Grantor and Grantor's heirs, successors and assigns the right to continue to use and enjoy the surface of the Easement Property for all purposes which do not interfere with or interrupt the use or enjoyment of the easement.

7. Attorney's Fees. Any party to this Agreement who is the prevailing party in any legal proceeding against any other party brought under or in connection with this Agreement or the subject matter hereof, shall be additionally entitled to recover court costs and reasonable attorney fees, and all other litigation expenses, including deposition costs, travel and expert witness fees from the non-prevailing party.

8. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, representatives, successors and assigns where permitted by this Agreement.

9. Choice of Law. This Agreement shall be subject to and governed by the laws of the State of Texas, excluding any conflicts-of-law rule or principle that might refer the construction or interpretation of this Agreement to the laws of another state. Each party hereby submits to the jurisdiction of the state and federal courts in the State of Texas and to venue in the county or counties in which the Easement Property is situated.

10. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts shall be construed together and shall constitute one and the same instrument.

11. Effect of Waiver or Consent. No waiver or consent, express or implied, by any party to or of any breach or default by any party in the performance by such party of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default in the performance by such party of the same or any other obligations of such party hereunder. Failure on the part of a party to complain of any act of any party or to declare any party in default, irrespective of how long such failure continues, shall not constitute a waiver by such party of its rights hereunder until the applicable statute of limitation period has run.

12. Further Assurances. In connection with this Agreement as well as all transactions contemplated by this Agreement, each signatory party hereto agrees to execute and deliver such additional documents and instruments and to perform such additional acts as may be necessary or appropriate to effectuate, carry out and perform all of the terms, provisions and conditions of this Agreement and all such transactions.

13. Integration. This Agreement contains the complete agreement between the parties and cannot be varied except by the written agreement of the parties. The parties agree that there are no oral agreements, understandings, representations, or warranties which are not expressly set forth herein.

14. Legal Construction. In case any one or more of the provisions contained in this Agreement shall for any reason be invalid, illegal or unenforceable in any respect, to the extent such invalidity or unenforceability does not destroy the basis of the bargain among the parties, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. Whenever required by the context, as used in this Agreement, the singular number shall include the plural and the neuter shall include the masculine or feminine gender, and vice versa. The Article and Section headings appearing in this Agreement are for convenience of reference only and are not intended, to any extent or for any purpose, to limit or define the text of any Article or Section. This Agreement shall not be construed more or less favorably between the parties by reason of authorship or origin of language.

15. Notices. Any notice or communication required or permitted hereunder shall be deemed to be delivered, whether actually received or not, when deposited in the United States mail, postage fully prepaid, registered or certified mail, and addressed to the intended recipient at the address shown herein, and if not so shown, then at the last known address according to the records of the party delivering the notice. Notice given in any other manner shall be effective only if and when received by the addressee. Any address for notice may be changed by written notice delivered as provided herein.

16. Recitals. Any recitals in this Agreement are represented by the parties hereto to be accurate and constitute a part of the substantive agreement.

17. Time. Unless otherwise specified, all references to “days” shall mean and refer to calendar days. Business days shall exclude all Saturdays, Sundays, and Texas legal banking holidays. In the event the date for performance of any obligation hereunder shall fall on a Saturday, Sunday, or Texas legal banking holiday, then that obligation shall be performable on the next following regular business day.

18. Equitable Rights of Enforcement. In the event of any interference or threatened interference with the easement, such easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting such interference and commanding compliance hereof, which restraining orders and injunctions shall be obtainable upon proof of the existence of such interference or threatened interference, and without the necessity of proof of inadequacy of legal remedies or irreparable harm, and shall be obtainable only by the parties hereto or those benefited hereby; provided, however, nothing herein shall be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.

[signature pages follow]

GRANTOR:

Hutto Economic Development Corporation, Type B a/k/a
Hutto Economic Development Corporation Type B d/b/a
Hutto Community Development Corporation

By: _____

Name: _____

Its: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF WILLIAMSON

S

This instrument was acknowledged before me on this _____ day of _____, 2021,
by _____, the _____ of the Hutto Economic Development
Corporation, Type B a/k/a Hutto Economic Development Corporation Type B d/b/a Hutto Community
Development Corporation.

Notary Public, State of Texas

ACCEPTED:

Williamson County, Texas

By: _____
Bill Gravell, Jr.
County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

*

COUNTY OF WILLIAMSON

*

*

This instrument was acknowledged before me on this _____ day of _____, 2021, by Bill Gravell, Jr., County Judge, in the capacity and for the purposes and consideration recited herein.

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

EXHIBIT **A**
PROPERTY DESCRIPTION FOR PARCEL 75-D.E.

DESCRIPTION OF A 3.264 ACRE (142,195 SQUARE FOOT), DRAINAGE EASEMENT SITUATED IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 AND THE THOMAS B. LEE SURVEY ABSTRACT NO. 740 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 224.42 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B RECORDED IN DOCUMENT NO. 2018036400 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.264 ACRE (142,195 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" set in the proposed westerly Right-of-Way (ROW) line of F. M. 3349 (variable width ROW), being in the northerly boundary line of said 224.42 acre tract, same being the southerly boundary line of that called 35.00 acre tract of land described in Special Warranty Deed to said Hutto Economic Development Corporation Type B recorded in Document No. 2018035181 of the Official Public Records of Williamson County, Texas, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, a 1/2" iron rod with plastic cap stamped "SAM INC" found in the existing westerly ROW line of said F. M. 3349 (100' ROW width), being the northeasterly corner of said 224.42 acre tract and the southeasterly corner of said 35.00 acre tract, bears S 82°45'13" E, at a distance of 142.95, pass a 1 1/2" O.D. pipe found, and continuing for a total distance of 148.05 feet;

- 1) **THENCE**, departing said 35.00 acre tract, through the interior of said 224.42 acre tract, with said proposed westerly ROW line, **S 07°39'47" W**, passing at a distance of 1,234.00 feet an iron rod with aluminum cap stamped "ADL" for the beginning of an Access Denial Line, at a distance of 1,792.00 feet pass an iron rod with aluminum cap stamped "ADL" for the end of the Access Denial Line and continuing for a total for a distance of **1,896.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set in the southerly boundary line of said 224.42 acre tract, same being the northerly boundary line of that called 5.65 acre tract of land described in Special Warranty Deed to Larry John Matl recorded in Volume 1276, Page 612 of the Official Records of Williamson County, Texas, and depicted on Larry John Matl, Tract 1, a subdivision of record in Cabinet G, Slide 329-330 of the Plat Records of Williamson County, Texas, for the southeasterly corner of the herein described parcel, and from which, a 1/2" iron rod with plastic cap stamped "SAM INC" found in said existing westerly ROW line bears S 82°43'15" E, at a distance of 154.09 feet;
- 2) **THENCE**, departing said proposed westerly ROW line, with said southerly boundary line of the 224.42 acre tract, same being the northerly boundary line of said 5.65 acre tract, **N 82°43'15" W**, at a distance of **75.00** feet to the calculated southwesterly corner of the herein described parcel, and from which, a 1/2" iron rod found in the southerly boundary line of said 224.42 acre tract, being the northwesterly corner of said 5.65 acre tract bears N 82°43'15" W, at a distance of 1,052.18 feet;
- 3) **THENCE**, departing said 5.65 acre tract, through the interior of said 224.42 acre tract, with the westerly line of the herein described parcel, **N 07°39'47" E**, for a distance of **1,895.96** feet to a calculated point in the northerly boundary line of said 224.42 acre tract, same being said southerly boundary line of the 35.00 acre tract, for the northwesterly corner of the herein described parcel, and from which a 1/2" iron rod found in the northerly boundary line of said 224.42 acre tract, being the southwesterly corner of said 35.00 acre tract bears N 82°45'13" W, at a distance of 1,498.26 feet;

County: Williamson
Parcel: 75-D.E.
Project: FM 3349

April 5, 2021
Page 2 of 4

- 4) **THENCE**, with said common boundary line, **S 82°45'13" E**, for a distance of **75.00** feet to the **POINT OF BEGINNING**, containing 3.264 acre, (142,195 square feet) of land, more or less.

Control of Access Clause:

Access will be prohibited across the 558.00 foot 'Access Denial Line' to the highway facility from the remainder of the property lying adjacent to FM 3349.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
M Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

8 APR 2021

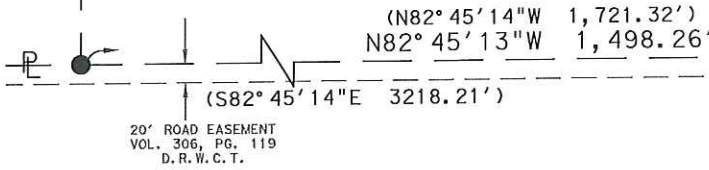
Date



PLAT TO ACCOMPANY DESCRIPTION

REV: 03/30/2021

HUTTO ECONOMIC
DEVELOPMENT CORPORATION
TYPE B
35.00 ACRES
DOC. No. 2018035181
O.P.R.W.C.T.



LINE TABLE		
L1	S82° 45' 13"E	148.05'
L2	S82° 43' 15"E	154.09'
L3	N82° 43' 15"W	75.00'
L4	S82° 45' 13"E	75.00'

P.O.B.

75
D.E.
3.264 AC.
142,195 SQ. FT.

SEE
DETAIL "A"

J. J. STUBBLEFIELD SURVEY
ABSTRACT No. 562

STATE OF TEXAS
3.9420 ACRES
VOL. 673, PG. 210
D.R.W.C.T.

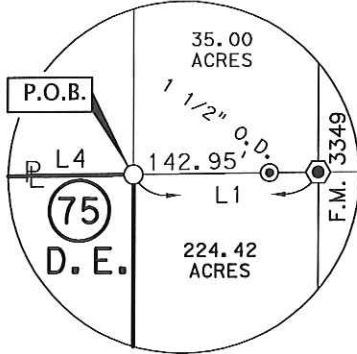
(100' R.O.W. WIDTH)

STATE OF TEXAS
2.8485 ACRES
VOL. 673, PG. 213
D.R.W.C.T.

F.M. 3349

EXISTING ROW LINE

DETAIL "A"
N.T.S.



HUTTO ECONOMIC
DEVELOPMENT CORPORATION
TYPE B
224.42 ACRES
DOC. No. 2018036400
O.P.R.W.C.T.

THOMAS B. LEE SURVEY
ABSTRACT No. 740

1,234.00'
1,895.96'
1,896.00'

OSTENSIBLE SURVEY LINE

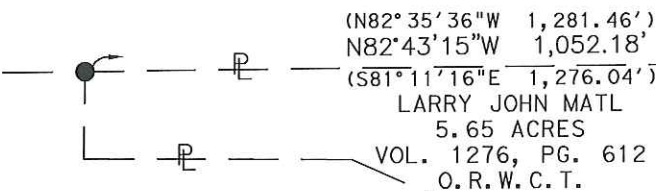
PROPOSED ROW LINE

TEXAS POWER & LIGHT COMPANY
UNDETERMINED WIDTH ROW
VOL. 482, PG. 358 &
VOL. 483, PG. 562
D.R.W.C.T.

EXISTING ROW LINE

F.M. 3349

EXISTING ROW LINE



LARRY JOHN MATL
5.65 ACRES
VOL. 1276, PG. 612
O.R.W.C.T.

LARRY JOHN MATL
TRACT I
CAB. G, SLIDE 329-330.
P.R.W.C.T.

CYNTHIA D. KRUEGER
REMAINDER OF 75 ACRES
PARCEL No. 1, THIRD TRACT
DOC. NO. 2015046325
O.R.W.C.T.



PARCEL PLAT SHOWING PROPERTY OF
HUTTO ECONOMIC DEVELOPMENT CORPORATION
TYPE B

SCALE
1" = 200'

WILLIAMSON COUNTY

PROJECT
FM 3349

PARCEL 75
D.E.

PAGE 3 OF 4

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC CAP FOUND - AS NOTED	P.O.R.	POINT OF REFERENCE
●	1/2" IRON ROD FOUND	()	RECORD INFORMATION
■	TxDOT TYPE 1 CONCRETE MONUMENT FOUND	P.R.W.C.T.	PLAT RECORDS
△	CALCULATED POINT	WILLIAMSON COUNTY, TEXAS	
⌚	PROPERTY LINE	D.R.W.C.T.	DEED RECORDS
—	LINE BREAK	WILLIAMSON COUNTY, TEXAS	
↔	DENOTES COMMON OWNERSHIP	O.R.W.C.T.	OFFICIAL RECORDS
— —	ACCESS DENIAL LINE	WILLIAMSON COUNTY, TEXAS	
		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
		WILLIAMSON COUNTY, TEXAS	

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE FILE NO. 200076579, ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE NOVEMBER 19, 2020, ISSUE DATE DECEMBER 03, 2020.

- 10A. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 282, PG. 338 — DOES NOT AFFECT AS SHOWN.
- B. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 295, PG. 289 — DOES NOT AFFECT.
- C. ROAD EASEMENT VOLUME 306, PG. 119 — AFFECTS AS SHOWN.
- D. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 448, PG. 562 — DOES NOT AFFECT AS SHOWN.
- H. ORDINANCE: DOCUMENT NO. 2019095043 — AFFECTS & SUBJECT TO.

1) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale *2 APR 2021*

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL PLAT SHOWING PROPERTY OF
HUTTO ECONOMIC DEVELOPMENT CORPORATION
TYPE B

SCALE
1" = 200'

WILLIAMSON COUNTY

PROJECT
FM 3349

PARCEL 75
D.E.

PAGE 4 OF 4

B
EXHIBIT
PROPERTY DESCRIPTION FOR PARCEL 80 PART 1-D.E.

DESCRIPTION OF A 2.884 ACRE (125,622 SQUARE FOOT), DRAINAGE EASEMENT IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 89.57 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B RECORDED IN DOCUMENT NO. 2018034308 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2.884 ACRE (125,622 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10,175,195.23, E=3,193,203.62 TxSPC Zone 4203) set in the proposed westerly Right-of-Way (ROW) line of F. M. 3349 (variable width ROW), being in the easterly boundary line of said 89.57 acre tract, same being in the southerly boundary line of that called Lot 1 (1.699 acres) depicted on Final Plat of the Gene Rydell Estate, a subdivision of record in Cabinet EE, Pg. 384 of the Plat Records of Williamson County, Texas and cited in Special Warranty Deed to Elisabeth Henning recorded in Document No. 2017064299 of the Official Public Records of Williamson County, Texas, also being the northeasterly corner of a proposed 20 foot wide waterline easement, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, a 1/2" iron rod with plastic cap stamped "RPLS 1433" found in the existing westerly ROW line of said F.M. 3349 (100' width ROW), being an ell corner in said easterly boundary line of the 89.57 acre tract, same being the southeasterly corner of said Lot 1 bears S 83°13'20" E, at a distance of 218.43 feet;

THENCE, departing said Lot 1, with said proposed westerly ROW line, same being the easterly line of said proposed 20 foot wide waterline easement and the herein described parcel, through the interior of said 89.57 acre tract, the following six (6) courses:

- 1) **S 02°33'55" E**, for a distance of **47.74** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for the point of curvature;
- 2) Along said curve to the right having a delta angle of **07°39'52"**, a radius of **2,470.00** feet, an arc length of **330.41** feet and a chord which bears **S 01°16'01" W**, for a distance of **330.16** feet to a point of non-tangency;
- 3) **S 06°22'52" W**, for a distance of **282.03** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for an angle point;
- 4) **S 07°39'47" W**, for a distance of **453.08** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for an angle point;
- 5) **S 16°05'12" E**, passing at a distance of 23.63 feet an iron rod with aluminum cap stamped "ADL" for the beginning of an Access Denial Line and continuing with said Access Denial Line for a total for a distance of **54.63** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for an angle point;
- 6) **S 07°39'47" W**, continuing with said Access Denial Line, for a distance of **507.36** feet to an iron rod with aluminum cap stamped "ROW 4933" set at the end of said Access Denial Line, in the southerly boundary line of said 89.57 acre tract, same being in the northerly boundary line of that called 35.00 acre tract of land described in Special Warranty Deed to said Hutto Economic Development Corporation Type B recorded in Document No. 2018035181 of the Official Public Records of Williamson County, Texas, also being the southeasterly corner of said proposed waterline easement, for the southeasterly corner of the herein described parcel, and from which, a 1/2" iron rod found in said existing westerly ROW line, being the southeasterly corner of said 89.57 acre tract, same being the northeasterly corner of said 35.00 acre tract bears **S 82°46'49" E**, at a distance of 146.94 feet;
- 7) **THENCE**, departing said proposed westerly ROW line, with the common boundary line of said 89.57 acre tract and said 35.00 acre tract, **N 82°46'49" W**, at a distance of 20.00 feet, pass the southwesterly corner of said proposed waterline easement, and continuing for a total distance of **75.00** feet to the calculated southwesterly corner of the herein described parcel, and from which, a 1/2" iron rod found, being the southwesterly corner of said 89.57 acre tract and the northwesterly corner of said 35.00 acre tract, bears **N 82°46'49" W**, at a distance of 1,499.83 feet;

THENCE, departing said 35.00 acre tract, with the westerly line of the herein described parcel, through the interior of said 89.57 acre tract, the following six (6) courses:

- 8) **N 07°39'47" E**, for a distance of **492.17** feet to a calculated angle point;
- 9) **N 16°05'12" W**, for a distance of **54.63** feet to a calculated angle point;

- 10) **N 07°39'47" E**, for a distance of **468.01** feet to a calculated angle point;
- 11) **N 06°22'52" E**, for a distance of **280.35** feet to a calculated point of curvature of a non-tangent curve;
- 12) Along said non-tangent curve to the left having a delta angle of **07°38'40"**, a radius of **2,395.00** feet, an arc length of **319.54** feet and a chord which bears **N 01°15'25" E**, for a distance of **319.30** feet to a calculated point of tangency;
- 13) **N 02°33'55" W**, for a distance of **60.08** feet to a calculated point in said easterly boundary line of the 89.57 acre tract, same being in said southerly boundary line of Lot 1, for the northwesterly corner of the herein described parcel, and from which, a 1/2" iron rod with plastic cap stamped "RPLS 1433" found, being the southwesterly corner of said Lot 1, bears, with the common boundary line of said 89.57 acre tract and said Lot 1, **N 83°13'20" W**, at a distance of 140.55 feet;
- 14) **THENCE**, with said common boundary line, **S 83°13'20" E**, for a distance of **76.01** feet to the **POINT OF BEGINNING**, containing 2.884 acre, (125,622 square feet) of land, more or less.

Control of Access Clause:

Access will be prohibited across the 538.36 foot 'Access Denial Line' to the highway facility from the remainder of the property lying adjacent to FM 3349.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

11 MAY 2021

M Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681



PLAT TO ACCOMPANY DESCRIPTION

JONAH WATER SPECIAL UTILITY
DISTRICT 13.18 AC.
DOC. 2002103516
O.P.R.W.C.T.

FINAL PLAT
OF THE GENE RYDELL ESTATE
(1.699 AC.)
CABINET EE, SLIDE 384
P.R.W.C.T.

ELISABETH HENNING
LOT I, GENE RYDELL ESTATE
DOC. 2017064299
O.P.R.W.C.T.

GRID
COORDINATES:
N=10,175,195.23
E=3,193,203.62

P.O.B.

BROKEN
STATE OF TEXAS
3.2375 ACRES
VOL. 673, PG. 200
D.R.W.C.T.

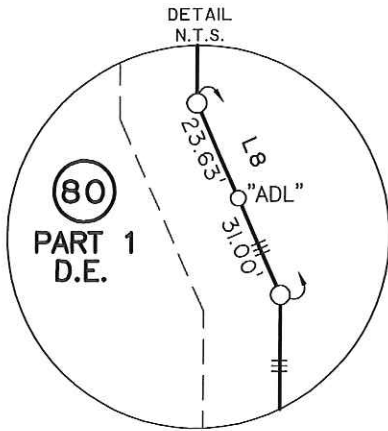
STATE OF TEXAS
3.8806 ACRES
VOL. 673, PG. 207
D.R.W.C.T.

EXISTING ROW LINE

F.M. 3349 (100' R.O.W. WIDTH)

OSTENSIBLE SURVEY LINE

05/06/2021



HUTTO ECONOMIC
DEVELOPMENT CORPORATION
TYPE B
89.57 ACRES
DOC. 2018034308
O.P.R.W.C.T.

80
PART 1
D.E.
2.864 AC.
125,622 SQ. FT.

J. J. STUBBLEFIELD SURVEY
ABSTRACT No. 562

HUTTO ECONOMIC
DEVELOPMENT
CORPORATION
TYPE B
35.00 ACRES
DOC. 2018035181
O.P.R.W.C.T.

LINE TABLE		
L1	S82°46'49"E	146.94'
L2	N82°46'49"W	75.00'
L3	N16°05'12"W	54.63'
L4	N02°33'55"W	60.08'
L5	S83°13'20"E	76.01'
L6	S83°13'20"E	218.43'
L7	S02°33'55"E	47.74'
L8	S16°05'12"E	54.63'

(S82°46'31"E 1,722.03')
N82°46'49"W 1,721.77'
1,499.83'

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	7°39'52"	2,470.00'	330.41'	330.16'	S01°16'01"W
C2	7°38'40"	2,395.00'	319.54'	319.30'	N01°15'25"E

**INLAND U
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTIES OF
**HUTTO ECONOMIC DEVELOPMENT CORPORATION
TYPE B**

SCALE
1" = 200'

COUNTY
WILLIAMSON

PROJECT
F.M. 3349

**PARCEL 80
PART 1
D.E.**

PAGE 3 OF 4

PLAT TO ACCOMPANY DESCRIPTION

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC CAP FOUND - AS NOTED	P.O.R.	POINT OF REFERENCE
●	1/2" IRON ROD FOUND	()	RECORD INFORMATION
■	TxDOT TYPE I CONCRETE MONUMENT FOUND	P.R.W.C.T.	PLAT RECORDS
△	CALCULATED POINT	WILLIAMSON COUNTY, TEXAS	
ℙ	PROPERTY LINE	D.R.W.C.T.	DEED RECORDS
—	LINE BREAK	WILLIAMSON COUNTY, TEXAS	
—	DENOTES COMMON OWNERSHIP	O.R.W.C.T.	OFFICIAL RECORDS
		WILLIAMSON COUNTY, TEXAS	
		O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
		WILLIAMSON COUNTY, TEXAS	
		— —	ACCESS DENIAL LINE

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE FILE NO. 200075820, ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE APRIL 29, 2020, ISSUE DATE MAY 11, 2020.

- 10b. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 288, PG. 35 - FROM ITS DESCRIPTION, CANNOT BE LOCATED.
- c. JONAH WATER SUPPLY CORP. EASEMENT VOLUME 599, PG. 611 - FROM ITS DESCRIPTION, CANNOT BE LOCATED.
- d. JONAH WATER SUPPLY CORP. EASEMENT VOLUME 1447, PG. 200 - FROM ITS DESCRIPTION, CANNOT BE LOCATED.
- f. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 448, PG. 561 - TRACT I DOES NOT AFFECT AS SHOWN.
- h. ORDINANCE: DOCUMENT NO. 2019095043 - TRACT I & II AFFECTS & SUBJECT TO.

I) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 11 MAY 2021

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



05/06/2021

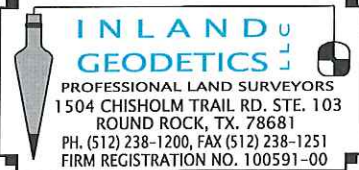
 <p>INLAND U GEODETICS PROFESSIONAL LAND SURVEYORS 1504 CHISHOLM TRAIL RD. STE. 103 ROUND ROCK, TX. 78681 PH. (512) 238-1200, FAX (512) 238-1251 FIRM REGISTRATION NO. 100591-00</p>	<p>PARCEL PLAT SHOWING PROPERTIES OF HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B</p>		<p>PARCEL 80 PART 1 D.E.</p>
	<p>SCALE 1" = 200'</p>	<p>COUNTY WILLIAMSON</p>	<p>PROJECT F.M. 3349</p>
			<p>PAGE 4 OF 4</p>

EXHIBIT **C**
PROPERTY DESCRIPTION FOR PARCEL 79-D.E.

DESCRIPTION OF A 1.525 ACRE (66,437 SQUARE FOOT), DRAINAGE EASEMENT SITUATED IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 AND THE THOMAS B. LEE SURVEY ABSTRACT NO. 740, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 35.00 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO HUTTO ECONOMIC DEVELOPMENT CORPORATION TYPE B RECORDED IN DOCUMENT NO. 2018035181 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.525 ACRE (66,437 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with aluminum cap stamped "ROW 4933" (Grid Coordinates determined as N=10,173,533.03, E=3,193,054.20 TxSPC Zone 4203) set in the proposed westerly Right-of-Way (ROW) line of F. M. 3349 (variable width ROW), being in the northerly boundary line of said 35.00 acre tract, same being in the southerly boundary line of that called 89.57 acre tract of land described in Special Warranty Deed to said Hutto Economic Development Corporation Type B recorded in Document No. 2018034308 of the Official Public Records of Williamson County, Texas, being the beginning of an Access Denial Line, also being the northeasterly corner of a proposed 20 foot wide waterline easement, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, a 1/2" iron rod found in the existing westerly ROW line of F.M. 3349 (100' ROW width), being the southeasterly corner of said 89.57 acre tract and the northeasterly corner of said 35.00 acre tract bears S 82°46'49" E, at a distance of 146.94 feet;

- 1) **THENCE**, departing said 89.57 acre tract, with said proposed westerly ROW line and said Access Denial Line, same being the easterly line of said proposed waterline easement, through the interior of said 35.00 acre tract, **S 07°39'47" W**, passing at a distance of 428.86 feet an iron rod with aluminum cap stamped "ADL" set for the end of said Access Denial Line and continuing for a total distance of **885.86** feet to an iron rod with aluminum cap stamped "ROW 4933" set, being in the southerly boundary line of said 35.00 acre tract, same being the northerly boundary line of that called 224.42 acre tract of land described in Special Warranty Deed to said Hutto Economic Development Corporation Type B recorded in Document No. 2018036400 of the Official Public Records of Williamson County, Texas, also being the southeasterly corner of said proposed waterline easement, for the southeasterly corner of the herein described parcel, and from which, an iron rod with plastic cap stamped "SAM INC" found in said existing westerly ROW line, being the southeasterly corner of said 35.00 acre tract, same being the northeasterly corner of said 224.42 acre tract bears with the common line of said 35.00 acre tract, and said 224.42 acre tract, **S 82°45'13" E**, at a distance of 142.95 feet, pass a 1 1/2" O.D. pipe found, and continuing for a total distance of 148.05 feet;
- 2) **THENCE**, departing said proposed westerly ROW line, with said common boundary line, **N 82°45'13" W**, at a distance of 20.00 feet, pass the southwest corner of said proposed waterline easement, and continuing for a total distance of **75.00** feet to the calculated southwest corner of the herein described parcel, and from which, a 1/2" iron rod found, being the southwest corner of said 35.00 acre tract, in the northerly boundary line of said 224.42 acre tract bears **N 82°45'13" W**, for a distance of 1,498.26 feet;

County: Williamson
Parcel: 79-D.E.
Project: FM 3349

Rev. May 4, 2021
Page 2 of 4

- 3) **THENCE**, departing said 224.42 acre tract, with the westerly line of the herein described parcel, through the interior of said 35.00 acre tract, **N 07°39'47" E**, for a distance of **885.83** feet to a calculated point in said northerly boundary of the 35.00 acre tract, same being said southerly boundary line of the 89.57 acre tract, for the northwesterly corner of the herein described parcel, and from which, the northwesterly corner of said 35.00 acre tract, being the southwesterly corner of said 89.57 acre tracts bears **N 82°46'49" W**, at a distance of 1,499.83 feet;
- 4) **THENCE**, with said common boundary line, **S 82°46'49" E**, for a distance of **75.00** feet to the **POINT OF BEGINNING**, containing 1.525 acre, (66,437 square feet) of land, more or less.

Control of Access Clause:

Access will be prohibited across the 428.86 foot 'Access Denial Line' to the highway facility from the remainder of the property lying adjacent to FM 3349.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
M Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

5 MAY 2021
Date



PLAT TO ACCOMPANY DESCRIPTION

REV: 05/04/2021

HUTTO ECONOMIC DEVELOPMENT CORPORATION
TYPE B
89.57 ACRES
DOC. 2018034308
O.P.R.W.C.T.

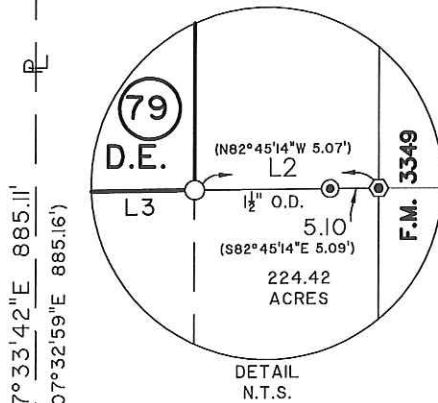
J. J. STUBBLEFIELD SURVEY
ABSTRACT No. 562

GRID
COORDINATES:
N=10,173,533.03
E=3,193,054.20

P.O.B.

(N82°46'31"W 1,722.03')
N82°46'49"W 1,721.77'
1,499.83'
(S82°46'31"E 1,722.03')

OSTENSIBLE SURVEY LINE



79
D.E.
1.525 AC.
66,437 SQ. FT.

HUTTO ECONOMIC
DEVELOPMENT CORPORATION
TYPE B
35.00 ACRES
DOC. No. 2018035181
O.P.R.W.C.T.

(N82°45'14"W 1,721.32')
N82°45'13"W 1,721.31'
1,498.26'

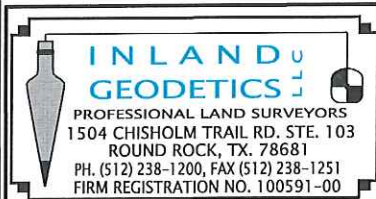
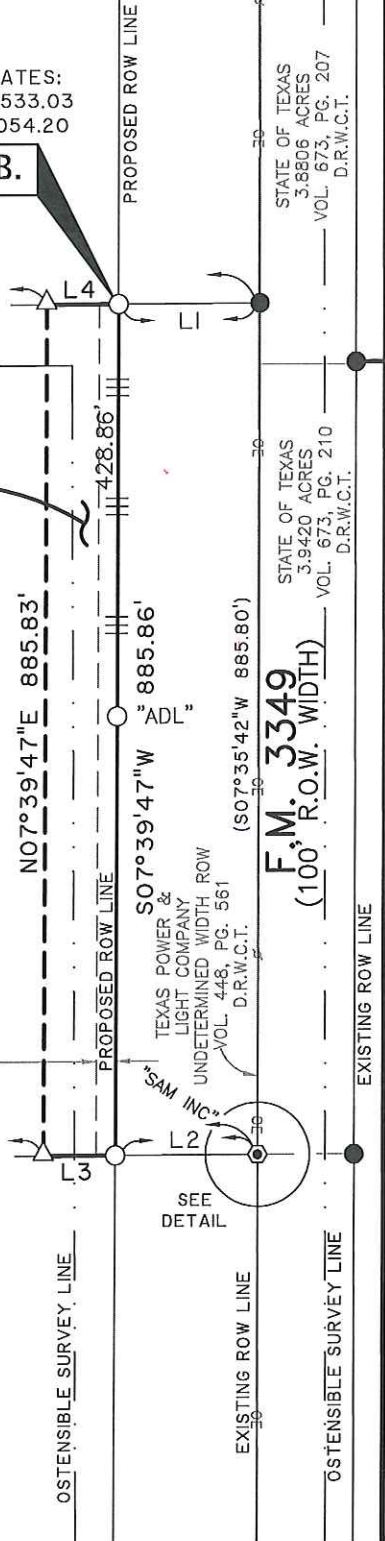
LINE TABLE

LINE	BEARING	DISTANCE
L1	S82°46'49"E	146.94'
L2	S82°45'13"E	148.05'
L3	N82°45'13"W	75.00'
L4	S82°46'49"E	75.00'

THOMAS B. LEE SURVEY
ABSTRACT No. 740

HUTTO ECONOMIC DEVELOPMENT CORPORATION
TYPE B
224.42 ACRES
DOC. No. 2018036400
O.P.R.W.C.T.

PROPOSED 20'
WIDE WATER LINE
EASEMENT



PARCEL PLAT SHOWING PROPERTIES OF
HUTTO ECONOMIC DEVELOPMENT CORPORATION
TYPE B

SCALE
1" = 200'

COUNTY
WILLIAMSON

PROJECT
F.M. 3349

PARCEL 79
D.E.

PAGE 3 OF 4

PLAT TO ACCOMPANY DESCRIPTION

REV: 05/04/2021

LEGEND

○	IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET	P.O.B.	POINT OF BEGINNING
⊙	IRON ROD WITH PLASTIC CAP FOUND - AS NOTED	P.O.R.	POINT OF REFERENCE
●	1/2" IRON ROD FOUND	()	RECORD INFORMATION
■	TxDOT TYPE I CONCRETE MONUMENT FOUND	P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
ℙ	PROPERTY LINE	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
— / —	LINE BREAK	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
— —	DENOTES COMMON OWNERSHIP	— —	ACCESS DENIAL LINE

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE FILE NO. 200075818, ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE APRIL 27, 2020, ISSUE DATE MAY 07, 2020.

- 10c. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 288, PG. 35 — FROM ITS DESCRIPTION, CANNOT BE LOCATED.
- d. TEXAS POWER & LIGHT COMPANY EASEMENT VOLUME 448, PG. 561 — DOES NOT AFFECT, AS SHOWN.
- e. JONAH WATER SUPPLY CORP. EASEMENT VOLUME 599, PG. 611 — FROM ITS DESCRIPTION, CANNOT BE LOCATED.
- g. ORDINANCE: DOCUMENT NO. 2019095043 — AFFECTS & SUBJECT TO.

I) ALL BEARINGS SHOWN HEREON ARE BASED ON GRID BEARING. ALL DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 5 MAY 2021

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL PLAT SHOWING PROPERTIES OF
HUTTO ECONOMIC DEVELOPMENT CORPORATION
TYPE B

SCALE
1" = 200'

COUNTY
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PROJECT
F.M. 3349

PARCEL 79
D.E.

PAGE 4 OF 4