

**INTERLOCAL AGREEMENT
REGARDING THE CITY/COUNTY PARTICIPATION IN THE DESIGN AND
CONSTRUCTION COSTS RELATED TO SEGMENT 3 OF THE SOUTHEAST LOOP
(FM 3349) CONSTRUCTION PROJECT**

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

THIS INTERLOCAL AGREEMENT (“**Agreement**”) is entered into between the City of Hutto, Texas, a Texas municipal corporation (the “**City**”) and Williamson County, a political subdivision of the State of Texas (the “**County**”). In this Agreement, the City and the County are sometimes individually referred to as “**a Party**” and collectively referred to as “**the Parties**”.

WHEREAS, V.T.C.A., Government Code, Chapter 791, the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefit of the parties;

WHEREAS, the County is and has been in the process of designing Segment 3 of the Southeast Loop along existing FM 3349 from CR 404 to CR 395, the approximate location being shown on Exhibit “A”, attached hereto, (the “**County Project**”); and

WHEREAS, the City desires to cooperate with the County to facilitate the construction of the County Project; and

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises and agreements of the Parties contained in this Agreement, the Parties agree as follows:

**I.
PURPOSE**

1.01 General. The purpose of this Agreement is to provide consent for the County’s design and construction of the County Project. The County Project includes the planning of a future controlled-access facility from SH 130 to US 79 and the design and construction of the first phase of Segment 3, a two lane divided roadway along FM 3349 from CR 404 to CR 395.

**II.
CONSTRUCTION OF COUNTY PROJECT**

2.01 County Obligations. The County shall be responsible for all costs associated with the preliminary and final design, construction bidding and management, right-of-way acquisitions, utility relocations, and all other costs related to the construction of the County Project.

2.02 Construction Plans. The County will submit the plans and specifications related to the County Project to the City.

2.03 Inspection. The City may inspect all aspects of the County Project that are within the City Limits during construction. Upon receipt of notification from the City that the City's inspectors determine the construction by the County is not in accordance with the approved project plans, the County shall cease construction until the deficiency can be identified and a corrective plan of construction implemented with the agreement of the City.

2.04 Permits. The County shall be responsible for obtaining permits, if any, required for the construction of the Project.

2.05 Insurance, Bonds and Warranties. The County shall require the contractor for the Project to name the City as an additional insured on any policies related to the County Project for those sections of the County Project that lie within the City Limits. The County shall require the contractor to provide performance bonds, and maintenance bonds in favor of the City for the County Project in amounts satisfactory to the City. The County shall transfer any warranties for the County Project within the city limits to the City upon final completion and acceptance of the Project.

III.

CITY OBLIGATIONS

3.01 Permission to Construct. The City agrees to allow the County to construct the County Project within the City's boundaries, including the acquisition of right-of-way, through condemnation or otherwise. The City further agrees to accept maintenance of the County Project within the City limits.

3.02 Utility Conflicts. City and County agree to cooperate regarding the location of water and/or wastewater utilities that conflict with the new right-of-way. The City acknowledges that the County shall be responsible for all design and construction costs to relocate utility lines whether said lines are within existing right-of-way or within easements held by the City.

3.03 City Right-of-Way. The City owns two tracts abutting the proposed right-of-way for the County Project. The two tracts (ROW Tracts, Parcels 63 and 83) are described by metes and bounds in Exhibits "B" and "C". The City agrees to grant the County a license and right-of-entry on, over, and under such portions of the ROW Tracts to allow the County to relocate the existing fence on Parcel 63 and Parcel 83, within ten (10) days after receipt of a request from the County. Additionally, from Parcel 63, the City shall be responsible for dedicating a 25' utility easement to Koch Pipeline Services-Flint Hills Resources, a 50' temporary construction easement to Koch Pipeline Services-Flint Hills Resources and a 20' utility easement to Jonah SUD. The City agrees to allow the County Project to relocate the existing fence on Parcel 63 and Parcel 83 to the proposed right-of-way line.

IV. GENERAL PROVISIONS

5.01 Authority. This Agreement is made in part under the authority conferred in Chapter 791, *Texas Government Code*

5.02 Term. This Agreement shall commence upon execution of this Agreement and shall end upon the completion of the County Project.

5.03 Severability. The provisions of this Agreement are severable and, if any provision of this Agreement is held to be invalid for any reason by a court or agency of competent jurisdiction, the remainder of this Agreement will not be affected and this Agreement will be construed as if the invalid portion had never been contained herein.

5.04 Default and Remedies. In the event that the City defaults under this Agreement, and such default is not cured within thirty (30) days after the County provides written notice to cure, County may, in addition to any other remedy at law or in equity, immediately terminate this Agreement or seek specific performance of this Agreement. In the event that the County defaults under this Agreement, and such default is not cured, City may, in addition to any other remedy at law or in equity, immediately terminate this Agreement or seek specific performance of this Agreement.

5.05 Cooperation. The Parties agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement.

5.06 Entire Agreement. This Agreement contains the entire agreement of the Parties regarding the subject matter hereof and supersedes all prior or contemporaneous understandings or representations, whether oral or written, regarding the subject matter and only relates to the Segment 3 of the County Project shown in the plans attached hereto as Exhibit "A."

5.07 Amendments. Any amendment of this Agreement must be in writing and will be effective if signed by the authorized representatives of the Parties.

5.08 Applicable Law; Venue. This Agreement will be construed in accordance with Texas law. Venue for any action arising hereunder will be in Williamson County, Texas.

5.09 Notices. Any notices given under this Agreement will be effective if (i) forwarded to a Party by hand-delivery; (ii) transmitted to a Party by confirmed telecopy; or (iii) deposited with the U.S. Postal Service, postage prepaid, certified, to the address of the Party indicated below:

CITY:

Attn: City Manager

COUNTY:

710 S. Main Street, Georgetown, Texas 78626

Attn: William Gravell, Jr.

Telephone: (512) 943-1550

Facsimile: (512) 943-1662

5.10 Counterparts; Effect of Partial Execution. This Agreement may be executed simultaneously in multiple counterparts, each of which will be deemed an original, but all of which will constitute the same instrument.

5.11 Authority. Each Party represents and warrants that it has the full right, power and authority to execute this Agreement.

5.12 Effective Date. This Agreement is executed to be effective on the date the last Party signs this Agreement.

5.13 No Joint Venture. The County Project is a sole project of the County and is not a joint venture or other partnership with the City.

(SIGNATURES ON FOLLOWING PAGE)

CITY OF HUTTO, TEXAS

By: _____

Name: _____

Its: _____

ATTEST:

By: _____

_____, _____ City Secretary

APPROVED AS TO FORM:

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF WILLIAMSON §

§

THIS INSTRUMENT was acknowledged before me on this ____ day of _____, 2021, by _____ as City Manager of the City of Hutto, a Texas home-rule city, on behalf of said city.

Notary Public, State of Texas

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr., County Judge

ATTEST:

By: _____
Nancy Rister, County Clerk

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT was acknowledged before me on this ____ day of _____, 2021, by Bill Gravell, Jr., County Judge of Williamson County, Texas, on behalf of said County.

Notary Public, State of Texas

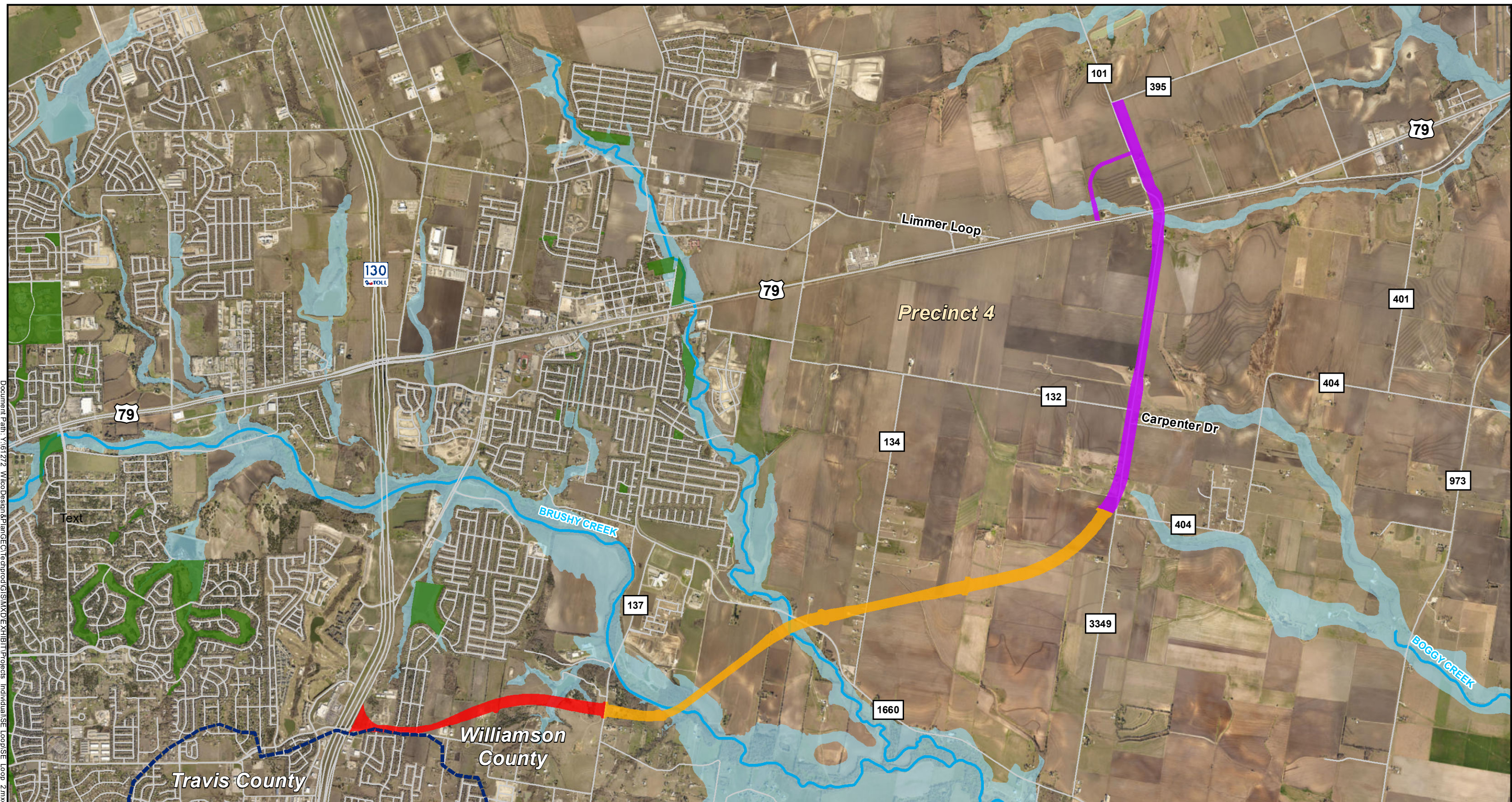


EXHIBIT B1
PROPERTY DESCRIPTION FOR PARCEL 63

DESCRIPTION OF A 3.948 ACRE (171,971 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY OF HUTTO, TEXAS RECORDED IN DOCUMENT NO. 2017098333 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.948 ACRE (171,971 SQUARE FOOT) TRACT 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=10,166,487.34 E=3,191,963.27 TxSPC Zone 4203) set, being in the northerly boundary line of said 10.00 acre tract, same being the easterly boundary line of that called remainder of the 64.814 acre tract of land described in Warranty Deed to FM 3349 Holdings, LLC recorded in Document No. 2006048396 of the Official Public Records of Williamson County, Texas in the proposed westerly Right-of-Way (ROW) line of F.M. 3349 (variable width ROW), for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, an iron rod with plastic cap stamped "RPLS 3819" found, being the northwesterly corner of said 10.00 acre tract, same being an ell corner in said easterly boundary line of the remainder of the 64.814 acre tract bears with said common boundary line, N 82°33'34" W, at a distance of 599.27 feet;

- 1) **THENCE**, departing said proposed westerly ROW line, with said common boundary line, **S 82°33'34" E**, for a distance of **300.71** feet to an iron rod with plastic cap stamped "RPLS 3819" found in the existing westerly ROW line of F.M. 3349 (100' ROW width), being in the westerly line of that called 7.2773 acre ROW tract described in Deed to the State of Texas recorded in Volume 669, Page 359 of the Deed Records of Williamson County, Texas, same being an ell corner in said easterly boundary line of the remainder of the 64.814 acre tract, also being the northeasterly corner of said 10.00 acre tract, for the northeasterly corner of the herein described parcel;
- 2) **THENCE**, with said existing westerly ROW line and the westerly line of said 7.2773 acre ROW tract, same being the easterly boundary line of said 10.00 acre tract, **S 07°26'05" W**, for a distance of **486.93** feet to an iron rod with plastic cap stamped "RPLS 3819" found, being the southeasterly corner of said 10.00 acre tract, same being an ell corner in said easterly boundary line of the remainder of the 64.814 acre tract, for the southeasterly corner of the herein described parcel, and from which, an iron rod found in the northerly line of that called 0.84 acre tract of land (20 foot wide lane) described in Volume 347, Page 145 (Tract No. 3) and cited as being an access easement in Volume 1066, Pg. 459, both of the Deed Records of Williamson County, Texas bears S 38°13'07" W, at a distance of 11.82 feet and also from which, an iron rod found with plastic cap (unreadable) found, being the southeasterly corner of said remainder of the 64.814 acre tract and said 0.84 acre lane, same being the northeasterly corner of that called 92.278 acre tract of land described in Special Trust Distribution Warranty Deed to Walnut Corner, LLC recorded in Document No. 2003043723 of the Official Public Records of Williamson County, Texas in said existing westerly ROW line bears S 07°26'05" W, at a distance of 30.00 feet;
- 3) **THENCE**, departing said existing westerly ROW line, with the common boundary line of said 10.00 acre tract and said remainder of the 64.814 acre tract, **N 82°11'30" W**, for a distance of **415.63** feet to an iron rod with aluminum cap stamped "ROW 4933" set in said proposed westerly ROW line of said F.M. 3349, for the southwesterly corner of the herein described parcel, and from which, the calculated southwesterly corner of said 10.00 acre tract, same being an ell corner in said easterly boundary line of the remainder of the 64.814 acre tract bears N 82°11'30" W, at a distance of 484.40 feet;

- 4) **THENCE**, with said proposed westerly ROW line, through the interior of said 10.00 acre tract, along a curve to the left, having a delta angle of **05°37'56"**, a radius of **5,065.00** feet, passing at an arc length of 29.00 feet an iron rod with aluminum cap stamped "ADL" set for the beginning of an Access Denial Line, and continuing with said ADL for a total arc length of **497.90** feet and a chord which bears **N 20°47'01" E**, for a distance of **497.70** feet to the end of said Access Denial Line and the **POINT OF BEGINNING**, containing 3.948 acre, (171,971 square feet) of land, more or less.

Control of Access Clause:

Access will be prohibited across the 468.90 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



EXHIBIT PLAT TO ACCOMPANY DESCRIPTION

FM 3349 HOLDINGS, LLC
REMAINDER OF 64.814 ACRES
DOC. No. 2006048396
O.P.R.W.C.T.

JOHN KUYKENDALL SURVEY
ABSTRACT No. 378

GRID COORDINATES:
N=10,166,487.34
E=3,191,963.27

P.O.B.

PROPOSED ROW LINE

STATE OF TEXAS
7.2773 ACRES
VOL. 669, PG. 359
D.R.W.C.T.

STATE OF TEXAS
4.8614 ACRES
VOL. 670, PG. 280
D.R.W.C.T.

STATE OF TEXAS
CHANNEL EASEMENT
0.3444 ACRES
VOL. 669, PG. 356
D.R.W.C.T.

WATKINS NOBLES SURVEY
ABSTRACT No. 484

MORRIS WAYNE KRUEGER &
MICHAEL RAY KRUEGER
150.69 ACRES
VOL. 1066, PG. 457
O..R.W.C.T.

CITY OF HUTTO, TEXAS
TRACT 1
10.00 ACRES
DOC. NO. 2017098333
O.P.R.W.C.T.

STATE OF TEXAS
CHANNEL EASEMENT
0.2296 ACRES
VOL. 669, PG. 347
D.R.W.C.T.

63
3,948 AC.
171,971 SQ. FT.

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

0.84 AC. 20' WIDE LANE
DESCRIBED IN
(TRACT NO. 3)
VOL. 347, PG. 145
D.R.W.C.T.
AND CITED AS BEING AN ACCESS
EASEMENT IN
VOL. 1066, PG. 459
O.P.R.W.C.T.

SEE
DETAIL "A"

UNREADABLE

EXISTING ROW LINE

EXISTING ROW LINE

EXISTING ROW LINE

EXISTING ROW LINE

EXISTING ROW LINE

EXISTING ROW LINE

EXISTING ROW LINE

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EXISTING ROW LINE

EXISTING ROW LINE

EXISTING ROW LINE

EXISTING ROW LINE

EXISTING ROW LINE

EXISTING ROW LINE

LINE	BEARING	LENGTH
L1	S38°13'07"W	11.82'
L2	S07°26'05"W	30.00'
(L2)	(S07°26'31"W)	(30.00')
L3	S00°47'33"W	9.96'
(L3)	(S00°48'45"E)	(10.11')
L4	S07°43'08"W	30.00'
(L4)	(S07°26'31"W)	(30.00')

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
CI	05°37'56"	5,065.00'	497.90'	497.70"	N20°47'0"E

WALNUT CORNER, LLC
92.278 ACRES
DOC. NO. 2003043723
O.P.R.W.C.T.

CITY OF HUTTO, TEXAS

PARCEL PLAT SHOWING PROPERTY OF

PARCEL 63

06/10/2021

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



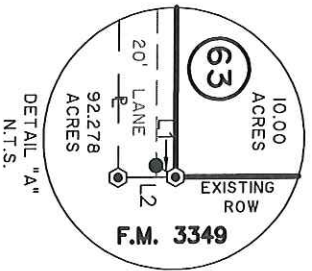
SCALE
1" = 200'

WILLIAMSON COUNTY

PROJECT
FM 3349

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EXHIBIT PLAT TO ACCOMPANY DESCRIPTION



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.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

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 *23 June 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



LEGEND

- IRON ROD WITH ALUMINUM CAP STAMPED "ROW 4933" SET UNLESS NOTED OTHERWISE
- IRON ROD WITH PLASTIC CAP FOUND - AS NOTED
- 1/2" IRON ROD FOUND
- TxDOT TYPE I CONCRETE MONUMENT FOUND
- ▲ CALCULATED POINT
- ℙ PROPERTY LINE
- LINE BREAK
- ↔ DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- () RECORD INFORMATION
- P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- 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

PARCEL PLAT SHOWING PROPERTY OF

CITY OF HUTTO, TEXAS

WILLIAMSON COUNTY

SCALE
1" = 200'

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PARCEL 63

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06/10/2021



County: Williamson
Parcel: 63 – G.E.
Project: FM 3349

June 29, 2021
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EXHIBIT B2
PROPERTY DESCRIPTION FOR PARCEL 63 - G.E.

DESCRIPTION OF A 0.286 ACRE (12,444 SQUARE FOOT), PARCEL OF LAND SITUATED IN THE JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY OF HUTTO, TEXAS RECORDED IN DOCUMENT NO. 2017098333 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.286 ACRE (12,444 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated corner (Grid Coordinates determined as N=10,166,493.27 E=3,191,917.89 TxSPC Zone 4203) set, being in the northerly boundary line of said 10.00 acre tract, same being the easterly boundary line of that called remainder of the 64.814 acre tract of land described in Warranty Deed to FM 3349 Holdings, LLC recorded in Document No. 2006048396 of the Official Public Records of Williamson County, Texas, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, an iron rod with plastic cap stamped "RPLS 3819, being the northwesterly corner of said 10.00 acre tract, same being an ell corner in said easterly boundary line of the remainder of the 64.814 acre tract bears N 82°33'34" E, at a distance of 553.49 feet;

- 1) **THENCE**, with said common boundary line, **S 82°33'34" E**, for a distance of **25.43** feet to a calculated point, being the northwesterly corner of a proposed 20 foot wide waterline easement, for the northeasterly corner of the herein described parcel, and from which, an iron rod with plastic cap stamped "ROW 4933" set in the proposed westerly Right-of-Way (ROW) line of F.M. 3349 (variable width ROW), being the northeasterly corner of said proposed 20 foot wide waterline easement, bears with said common boundary line, S 82°33'34" E, at a distance of 20.34 feet;
- 2) **THENCE**, departing said 64.814 acre tract, through the interior of said 10.00 acre tract, with the westerly line of said proposed 20 foot wide waterline easement, along a curve to the right, having a delta angle of **05°39'16"**, a radius of **5,045.00** feet, an arc length of **497.87** feet and a chord which bears **S 20°50'12" W**, for a distance of **497.67** feet to a calculated point in the southerly boundary line of said 10.00 acre tract, same being in said easterly boundary line of the remainder of the 64.814 acre tract, being the southwesterly corner of said proposed 20 foot wide waterline easement, for the southeasterly corner of the herein described parcel, and from which, an iron rod with plastic cap stamped "ROW 4933" set in said proposed westerly ROW line of F.M. 3349, being the southeasterly corner of said proposed 20 foot wide waterline easement, bears with said common boundary line, S 82°11'30" E, at a distance of 20.79 feet;
- 3) **THENCE**, departing said proposed waterline easement, with the common boundary line of said 10.00 acre tract and said remainder of the 64.814 acre tract, **N 82°11'30" W**, for a distance of **25.99** feet to a calculated point, for the southwesterly corner of the herein described parcel, and from which, the calculated southwesterly corner of said 10.00 acre tract, same being an ell corner in said easterly boundary line of the remainder of the 64.814 acre tract bears N 82°11'30" W, at a distance of 437.62 feet;

County: Williamson
Parcel: 63 – G.E.
Project: FM 3349

June 29, 2021
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- 4) **THENCE**, departing said 64.814 acre tract, through the interior of said 10.00 acre tract, along a curve to the left, having a delta angle of **05°40'56"**, a radius of **5,020.00** feet, an arc length of **497.84** feet and a chord which bears **N 20°54'14" E**, for a distance of **497.64** feet to the **POINT OF BEGINNING**, containing 0.286 acre, (12,444 square feet) of land, more or less.

NOTE: There is also a 50 foot wide Temporary Construction Easement (T.C.E.) parallel and westerly of Call 4 of the above description, as depicted on the accompanying Parcel Plat.

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

9 July 2021

Date

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



EXHIBIT
PLAT TO ACCOMPANY DESCRIPTION

LEGEND

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

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.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A
TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF
RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

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 9 June 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 PROPERTY OF

CITY OF HUTTO, TEXAS

PARCEL 63
G.E.

WILLIAMSON COUNTY

PROJECT
FM 3349

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06/29/2021

SCALE
1" = 200'

EXHIBIT B3
PROPERTY DESCRIPTION FOR PARCEL 63-W.E.

DESCRIPTION OF A 0.229 ACRE (9,959 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO THE CITY OF HUTTO, TEXAS RECORDED IN DOCUMENT NO. 2017098333 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.229 ACRE (9,959 SQUARE FOOT) TRACT 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=10,166,487.34 E=3,191,963.27 TSPC Zone 4203) set, in the northerly boundary line of said 10.00 acre tract, being the easterly boundary line of that called remainder of the 64.814 acre tract of land described in Warranty Deed to FM 3349 Holdings, LLC recorded in Document No. 2006048396 of the Official Public Records of Williamson County, Texas, same being the proposed westerly Right-of-Way (ROW) line of F.M. 3349 (variable width ROW), and the beginning of an Access Denial Line "ADL", for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, an iron rod with plastic cap stamped "RPLS 3819" found, in the existing westerly ROW line of F.M. 3349 (100' ROW width), being the northeasterly corner of said 10.00 acre tract same being an ell corner in said easterly boundary line of the remainder of the 64.814 acre tract bears, with said common boundary line, S 82°33'34" E, at a distance of 300.71 feet;

- 1) **THENCE**, departing said remainder of the 64.814 acre tract, with said proposed westerly ROW line and said ADL, through the interior of said 10.00 acre tract, along a curve to the right, having a delta angle of 05°37'56", a radius of 5,065.00 feet, passing at an arc length of 468.90 feet an iron rod with aluminum cap stamped "ADL" set for the end of said Access Denial Line, and continuing for a total arc length of 497.90 feet and a chord which bears S 20°47'01" W, for a distance of 497.70 feet to an iron rod with aluminum cap stamped "ROW 4933" set in the southerly boundary line of said 10.00 acre tract, for the southeasterly corner of the herein described parcel, and from which, an iron rod with plastic cap stamped "RPLS 3819" found, being the southeasterly corner of said 10.00 acre tract in said existing westerly ROW line of F.M. 3349, same being an ell corner in said easterly boundary line of the remainder of the 64.814 acre tract, bears S 82°11'30" E, at a distance of 415.63 feet;
- 2) **THENCE**, departing said proposed westerly ROW line, with the common boundary line of said 10.00 acre tract and said remainder of the 64.814 acre tract, N 82°11'30" W, for a distance of 20.79 feet to the calculated southwesterly corner of the herein described parcel;
- 3) **THENCE**, departing said remainder of the 64.814 acre tract, through the interior of said 10.00 acre tract, along a curve to the left, having a delta angle of 05°39'16", a radius of 5,045.00 feet, an arc length of 497.87 feet and a chord which bears N 20°50'12" E, for a distance of 497.67 feet to the calculated point in the northerly boundary line of said 10.00 acre tract, same being in said easterly boundary line of the remainder of the 64.814 acre tract, for the northwesterly corner of the herein described parcel, and from which, an iron rod with plastic cap stamped "RPLS 3819" found, being the northwesterly corner of said 10.00 acre tract, same being an ell corner in said easterly boundary line of the remainder of the 64.814 acre tract, bears N 82°33'34" W, at a distance of 578.92 feet;
- 4) **THENCE**, with said common boundary line, S 82°33'34" E, for a distance of 20.34 feet to the **POINT OF BEGINNING**, containing 0.229 acre, (9,959 square feet) of land, more or less.

Control of Access Clause:

Access will be prohibited across the 468.90 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

Date

S:/_ HDR-PROJECTS/FM 3349 OVERPASS/PARCELS/PARCEL 63 - CITY OF HUTTO-JONAH WATER EASE.doc

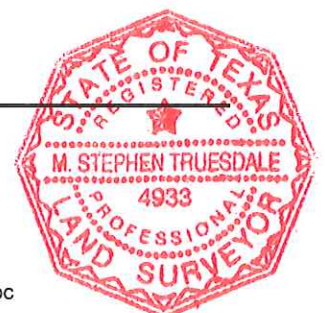


EXHIBIT PLAT TO ACCOMPANY DESCRIPTION

FM 3349 HOLDINGS, LLC
REMAINDER OF 64.814 ACRES
DOC. No. 2006048396
O.P.R.W.C.T.

JOHN KUYKENDALL SURVEY
ABSTRACT No. 378

CITY OF HUTTO, TEXAS
TRACT 1 10.00 ACRES
DOC. NO. 2017098333
O.P.R.W.C.T.

W.E.
0.229 AC.
9,959 SQ. FT.

MORRIS WAYNE KRUEGER &
MICHAEL RAY KRUEGER
150.69 ACRES
VOL. 1066, PG. 457
O..R.W.C.T.

LINE TABLE	
L1	S38°13'07"W 11.82'
L2	S07°26'05"W 30.00'
L2	(S07°26'31"W) (30.00')
L3	S00°47'33"W 9.96'
L3	(S00°48'45"E) (10.11')
L4	S07°43'08"W 30.00'
L4	(S07°26'31"W) (30.00')

NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	05°37'56"	5,065.00'	497.90'	497.70'	S20°47'01"W
C2	05°39'16"	5,045.00'	497.87'	497.67'	N20°50'12"E

WALNUT CORNER, LLC
92.278 ACRES
DOC. No. 2003043723
O.P.R.W.C.T.

0.84 AC. 20' WIDE LANE
DESCRIBED IN
(TRACT No. 3)
VOL. 347, PG. 145
D.R.W.C.T.
AND CITED AS BEING AN ACCESS
EASEMENT IN
VOL. 1066, PG. 459
O.R.W.C.T.

EXISTING ROW LINE
EXISTING ROW LINE

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

WATKINS NOBLES SURVEY
ABSTRACT No. 484

GRID COORDINATES:
N=10,166,487.34
E=3,191,963.27
P.O.B.

STATE OF TEXAS
7.2773 ACRES
VOL. 669, PG. 359
D.R.W.C.T.

STATE OF TEXAS
4.8614 ACRES
VOL. 670, PG. 280
D.R.W.C.T.

CITY OF HUTTO, TEXAS

PARCEL PLAT SHOWING PROPERTY OF

PARCEL 63
W.E.

06/10/2021

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

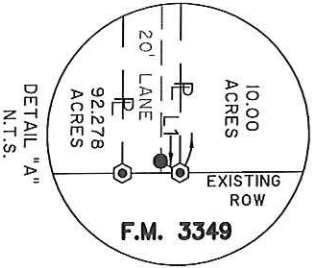
SCALE
1" = 200'

WILLIAMSON COUNTY

PROJECT
FM 3349

PAGE 2 OF 3

EXHIBIT PLAT TO ACCOMPANY DESCRIPTION



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.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

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
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 78661



LEGEND

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

PARCEL PLAT SHOWING PROPERTY OF
CITY OF HUTTO, TEXAS

WILLAMSON COUNTY

PROJECT
FM 3349

PARCEL 63
W.E.

SCALE
1" = 200'

PAGE 3 OF 3

06/10/2021

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78661
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

EXHIBIT C
PROPERTY DESCRIPTION FOR PARCEL 83

DESCRIPTION OF A 0.113 ACRE (4,920 SQUARE FOOT), TRACT OF LAND SITUATED IN THE J. J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562 AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO THE CITY OF HUTTO RECORDED IN DOCUMENT NO. 2003011596 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.113 ACRE (4,920 SQUARE FOOT) TRACT 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=10,175,651.43, E=3,193,627.35 TxSPC Zone 4203) set, in the proposed easterly Right-of-Way (ROW) line of F.M. 3349 (variable width ROW), being in the westerly boundary line of the northerly west remainder of that called 193.41 acre tract of land described in Special Warranty Deed to RCR Taylor Land L.P. recorded in Document No. 2018058726 of the Official Public Records of Williamson County, Texas, for the southeasterly corner and **POINT OF BEGINNING** of the herein described tract, and from which, an iron rod with plastic cap stamped "SAM INC." found, being the southeasterly corner of said 5.00 acre tract, same being an ell corner in the westerly boundary line of said northerly west remainder tract bears S 82°37'54" E, at a distance of 393.68 feet;

- 1) **THENCE**, departing said proposed easterly ROW line, with the common boundary line of said northerly west remainder tract and said 5.00 acre tract, N 82°37'54" W, for a distance of 43.24 feet to an iron rod with plastic cap stamped "SAM INC." found in the existing easterly ROW line of F.M. 3349 (100' ROW width), being in the easterly line of that called 3.2375 acre ROW tract described in Deed to the State of Texas recorded in Volume 673, Page 200 of the Deed Records of Williamson County, Texas, same being an ell corner in the westerly boundary line of said northerly west remainder tract, also being the southwesterly corner of said 5.00 acre tract, for the southwesterly corner of the herein described tract;
- 2) **THENCE**, with said existing easterly ROW line, being the easterly line of said 3.2375 acre tract, same being the westerly boundary line of said 5.00 acre tract, N 07°16'48" E, at a distance of 59.98 feet, pass a TxDOT Type 1 concrete monument found, and continuing for a total distance of 227.59 feet to an iron rod with aluminum cap stamped "ROW 4933" set at the intersection of said existing easterly ROW line and said proposed easterly ROW line, for the northerly corner of the herein described tract, and from which, an iron rod with plastic cap stamped "VARA" found bears N 07°16'48" E, at a distance of 271.15 feet, being the northwesterly corner of said 5.00 acre tract;
- 3) **THENCE**, departing said existing easterly ROW line, with said proposed easterly ROW line, S 03°28'24" E, for a distance of 231.72 feet to the **POINT OF BEGINNING**, containing 0.113 acre, (4,920 square feet) of land, more or less.

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

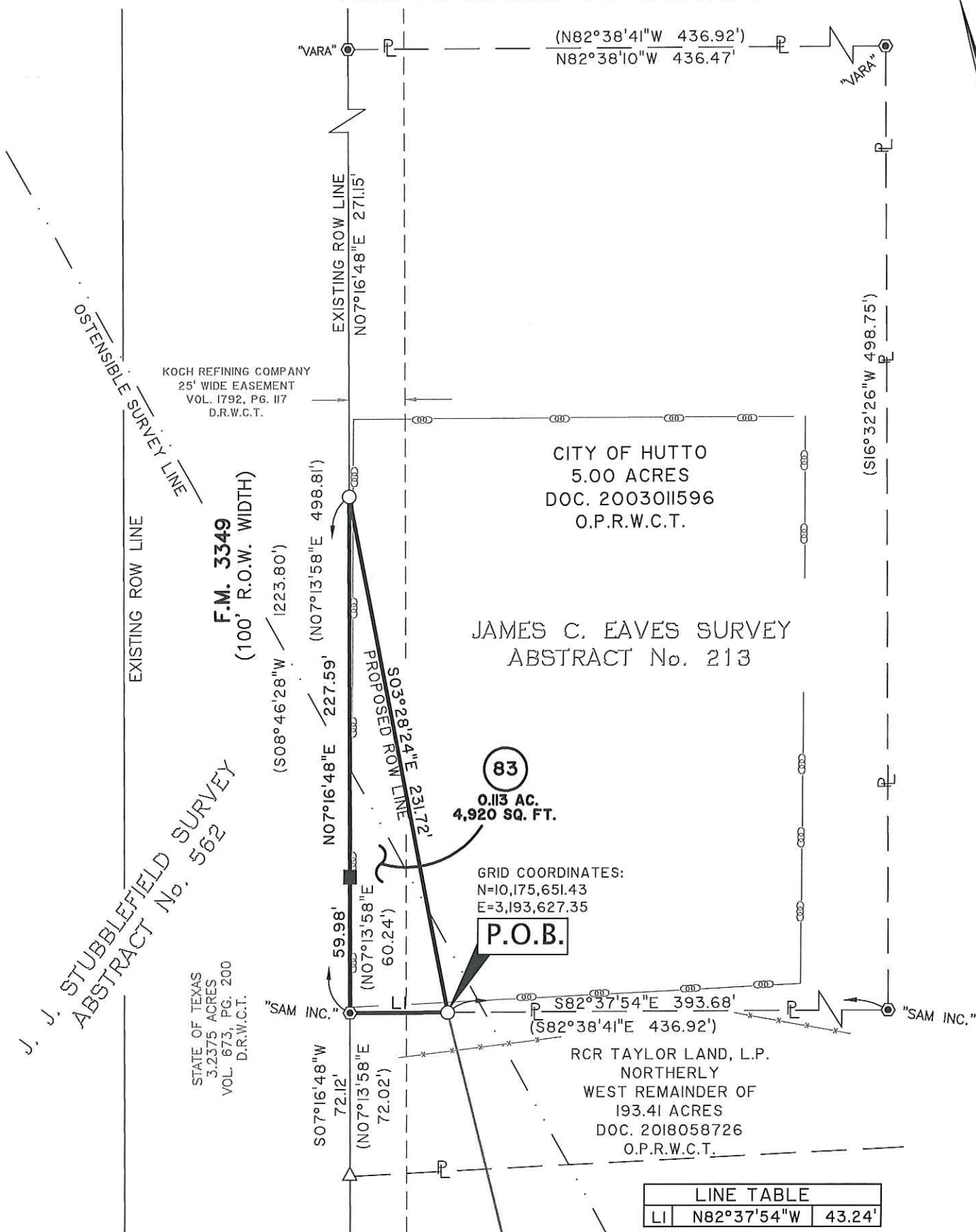
5 MAY 2021

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, TX 78681

Date



EXHIBIT
PLAT TO ACCOMPANY DESCRIPTION



04/21/2021



PARCEL PLAT SHOWING PROPERTY OF

CITY OF HUTTO

SCALE
1" = 60'

WILLIAMSON COUNTY

PROJECT
FM 3349

PARCEL 83

PAGE 2 OF 3

EXHIBIT
PLAT TO ACCOMPANY DESCRIPTION

LEGEND

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

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.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. 2022340-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MAY 8, 2020, ISSUE DATE MAY 18, 2020.

IOA. CHANNEL OR DRAINAGE EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 673, PAGE 204, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

B. PIPELINE EASEMENT TO KOCH REFINING COMPANY RECORDED IN VOLUME 1792, PAGE 117, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.

C. OVERHEAD AND/OR UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATIONS LINES EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY RECORDED IN DOCUMENT NO. 2004004117, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

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



04/21/2021



PARCEL PLAT SHOWING PROPERTY OF
CITY OF HUTTO

SCALE
1" = 60'

WILLIAMSON COUNTY

PROJECT
FM 3349

PARCEL 83

PAGE 3 OF 3