

**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 which are (i) waterline facilities within existing right-of-way in the areas or limits as shown on Exhibit A-1 attached hereto; or (ii) any utilities within easements held by the City. The City shall be responsible for all design and construction costs to relocate utility lines which are located within existing right-of-way and which are outside the areas or limits shown on Exhibit A-1.

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 dedicate the ROW Tracts to the County within ten (10) days after receipt of a request for dedication 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: City of Hutto
500 W. Live Oak
Hutto, TX 78634

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)

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 southwest corner of the herein described parcel, and from which, the calculated southwest 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;

**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.

STATE OF TEXAS
7.2773 ACRES
VOL. 689, 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. 689, PG. 356
D.R.W.C.T.

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

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

PARCEL PLAT SHOWING PROPERTY OF

CITY OF HUTTO, TEXAS

WILLIAMSON COUNTY

SCALE
1" = 200'

PROJECT
FM 3349

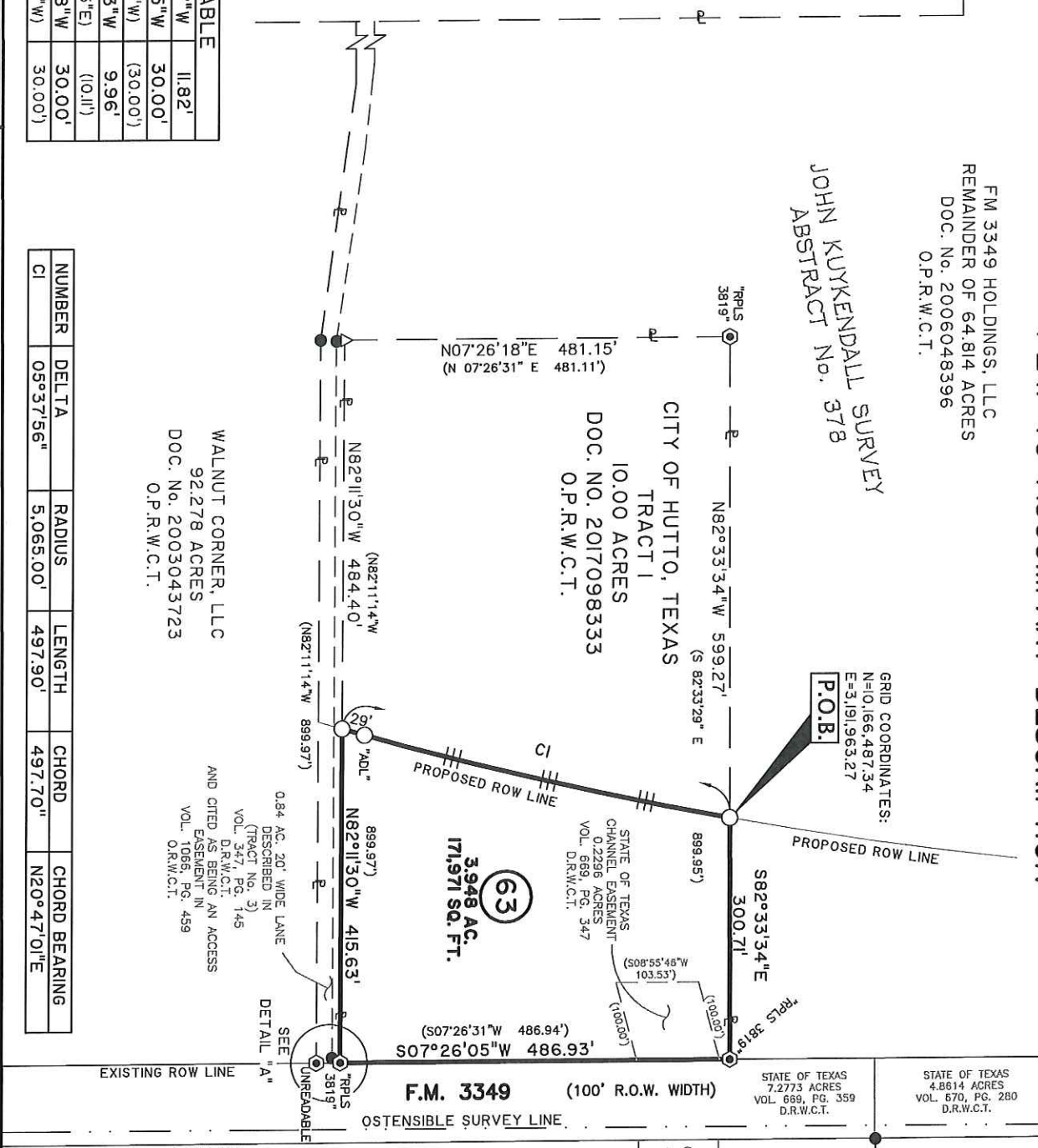
PAGE 3 OF 4

PARCEL 63

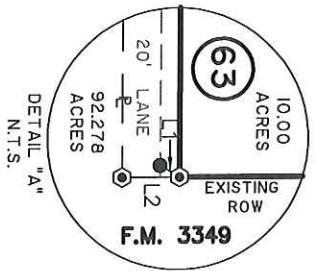
06/10/2021

WATKINS NOBLES SURVEY
ABSTRACT No. 484

S:\L\WORK-PROJECTS\1570349-DWENPASS\PARCELS\PARCEL 63-CITY OF HUTTO\PARCEL 63-CITY OF HUTTO.dwg



**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 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



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

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'
 PARCEL PLAT SHOWING PROPERTY OF
CITY OF HUTTO, TEXAS
 WILLIAMSON COUNTY

PROJECT FM 3349
PARCEL 63
 PAGE 4 OF 4

06/10/2021

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 southwest 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 southwest corner of the herein described parcel, and from which, the calculated southwest 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;

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.

63

G.E.
0.286 AC.
12,444 SQ. FT.

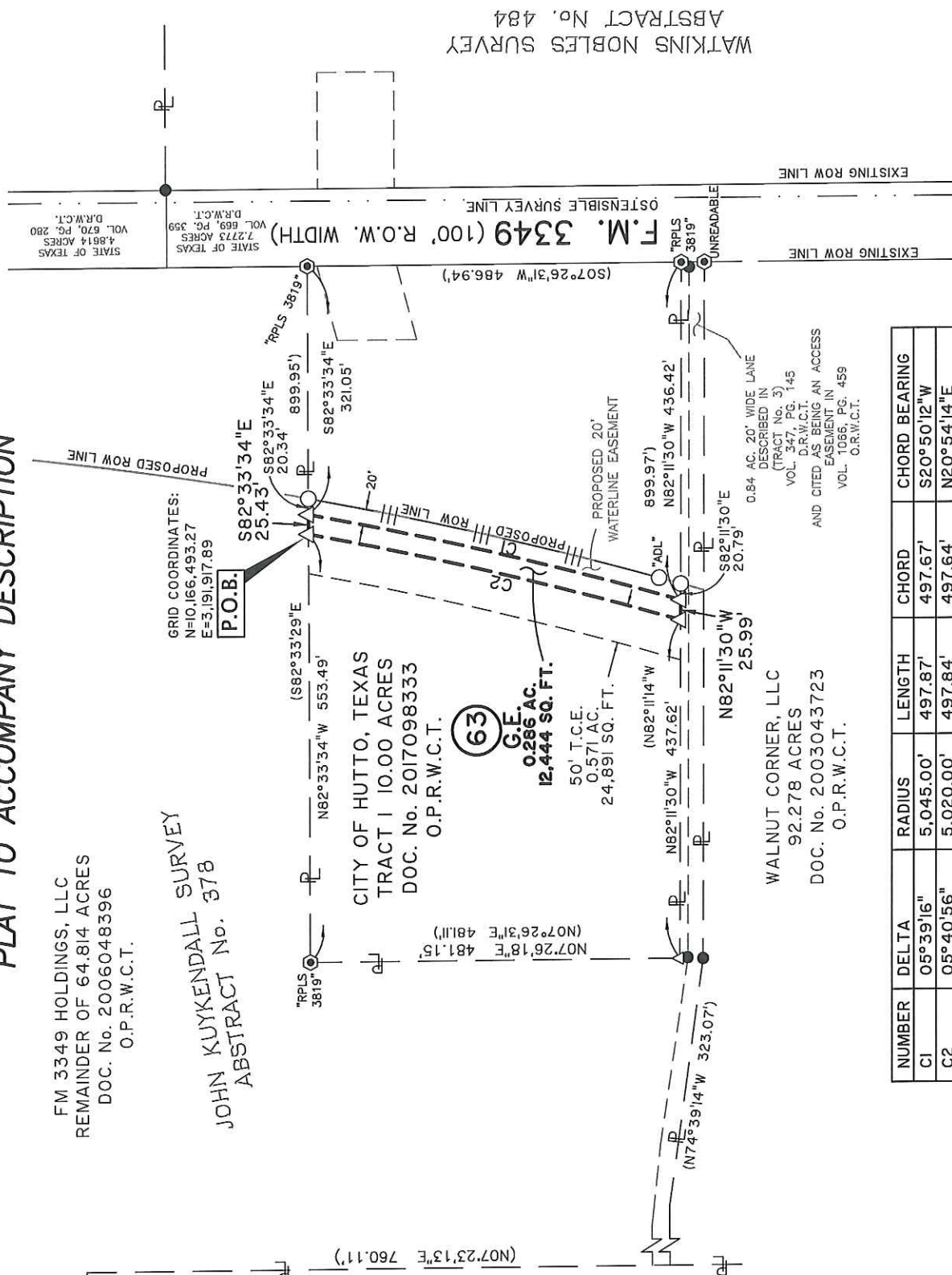
50' T.C.E.
0.571 AC.
24,891 SQ. FT.

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

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

GRID COORDINATES:
N=10,166,493.27
E=3,191,917.89

P.O.B.



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	05°39'16"	5,045.00'	497.87'	497.67'	S20°50'12"W
C2	05°40'56"	5,020.00'	497.84'	497.64'	N20°54'14"E

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

PARCEL PLAT SHOWING PROPERTY OF

CITY OF HUTTO, TEXAS

WILLIAMSON COUNTY

PROJECT
FM 3349

**PARCEL 63
G.E.**

PAGE 3 OF 4

06/29/2021

WATKINS NOBLES SURVEY
ABSTRACT No. 484

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

STATE OF TEXAS
4.8614 ACRES
VOL. 570, PG. 280
D.R.W.C.T.

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

(S07°26'31"W 486.94')

"RPLS 3819"

S82°33'34"E
25.43'

S82°33'34"E
20.34'

S82°33'34"E
899.95'

S82°33'34"E
321.05'

S82°33'34"E
899.95'

S82°33'34"E
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S82°33'34"E
899.95'

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
⊞	PROPERTY LINE
⌋	LINE BREAK
—	DENOTES COMMON OWNERSHIP
⌞	POINT OF BEGINNING
⌟	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 July 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

**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

CITY OF HUTTO, TEXAS

WILLIAMSON COUNTY

SCALE
1" = 200'

PROJECT
FM 3349

**PARCEL 63
G.E.**

PAGE 4 OF 4

06/29/2021

**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 I 10.00 ACRES
DOC. NO. 2017098333
O.P.R.W.C.T.

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

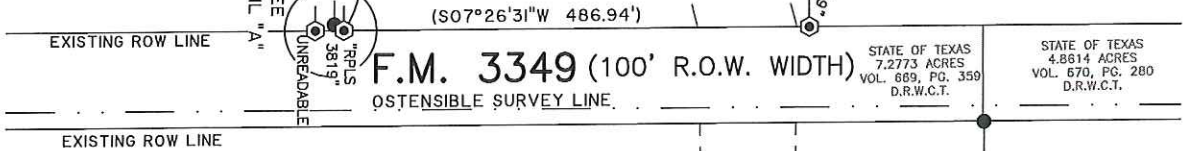
MORRIS WAYNE KRUEGER &
MICHAEL RAY KRUEGER
150.69 ACRES
VOL. 1066, PG. 457
O..R.W.C.T.

LINE	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
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
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.



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.

WATKINS NOBLES SURVEY
ABSTRACT No. 484

PARCEL PLAT SHOWING PROPERTY OF
CITY OF HUTTO, TEXAS

WILLIAMSON COUNTY

PROJECT
FM 3349

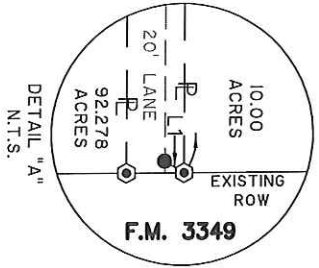
PARCEL 63
W.E.
PAGE 2 OF 3

06/10/2021

SCALE
1" = 200'

**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

**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
 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
⊙	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
— —	ACCESS DENIAL LINE

INLAND GEODETICS
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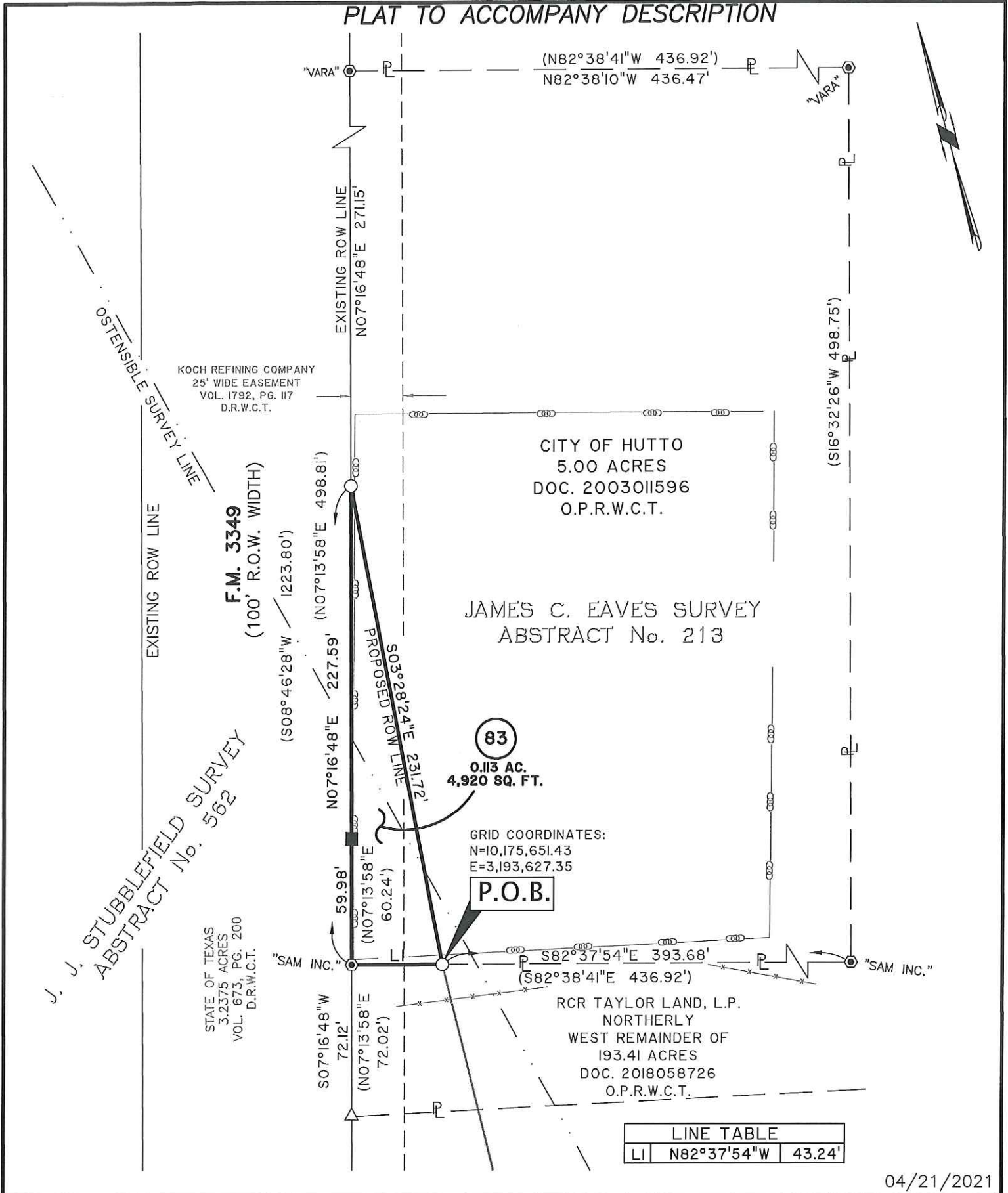
SCALE 1" = 200'
 PARCEL PLAT SHOWING PROPERTY OF
CITY OF HUTTO, TEXAS
 WILLIAMSON COUNTY

PROJECT FM 3349
PARCEL 63
 W.E.
 PAGE 3 OF 3

06/10/2021

EXHIBIT

PLAT TO ACCOMPANY DESCRIPTION



83
0.113 AC.
4,920 SQ. FT.

GRID COORDINATES:
N=10,175,651.43
E=3,193,627.35

P.O.B.

LINE TABLE	
LI	N82°37'54"W 43.24'

04/21/2021

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

PARCEL PLAT SHOWING PROPERTY OF
CITY OF HUTTO
WILLIAMSON COUNTY

SCALE
1" = 60'

PROJECT
FM 3349

PARCEL 83
PAGE 2 OF 3

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
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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		PARCEL 83
	SCALE 1" = 60'	WILLIAMSON COUNTY	PROJECT FM 3349