

**DONATION GENERAL WARRANTY DEED**  
The Place Subdivision (Unrecorded) Right of Way

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** July 2, 2025

**Grantor:** JAN A. HUTCHINSON and RYAN SAATHOFF

**Grantor's Mailing Address (including county):**

651 Skyview Drive  
Cedar Park, Texas 78613  
Williamson County

**Grantee:** WILLIAMSON COUNTY, TEXAS

**Grantee's Mailing Address (including county):**

710 Main Street, Suite 101  
Attention: County Auditor  
Georgetown, Texas 78626  
Williamson County

**CONSIDERATION:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**PROPERTY (including any improvements):**

All of that certain 0.1635 acre (7,121 square foot) tract of land located in the Samuel Damon Survey, Abstract No. 170, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein **(Parcel 2)**.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil, gas or other mineral leases, mineral severances, and other instruments, other than liens and conveyances, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any encroachments or overlapping of improvements; and taxes following the date of this Deed, the payment of which Grantee assumes.

By acceptance of this Deed, Grantee acknowledges that Grantor may have landscape or other improvements existing on the Property as of the date of this Deed, and Grantee shall to the extent reasonably possible not disturb those improvements, but Grantee shall also not otherwise have any obligation or responsibility to rebuild, replace, repair, reconstruct or otherwise maintain any such existing improvements.

Grantee acknowledges that donation of the Property to the Grantee by Grantor may cause individual Lots within The Place Subdivision (Unrecorded) to fall below two acres. Grantee further acknowledges the donation of the Property was requested and initiated by the Grantee for the public purpose of right-of-way acquisition and public roadway use and that any lot within The Place Subdivision that was at least two acres prior to the donation of the Property shall be deemed in compliance of any two acre minimum requirement in any ordinances, restrictions, or other requirements promulgated by the Grantee at the time of this action.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, donates, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular solely the portion of the Property which lies and is situated adjacent to any remaining property of Grantor and larger parcel out of which the Property was conveyed, 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.

When the context requires, singular nouns and pronouns include the plural.

*[signature pages follow]*

GRANTOR:

  
Jan A. Hutchinson

**ACKNOWLEDGEMENT**

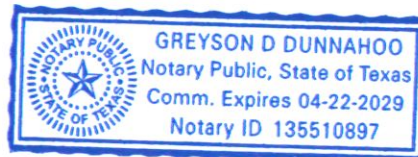
STATE OF TEXAS

§  
§  
§

COUNTY OF Williamson

The instrument was acknowledged before me on July 2<sup>nd</sup>, 2025 by Jan A. Hutchinson, in the capacity and for the purposes and consideration recited herein.

  
Notary Public, State of Texas



GRANTOR:



Ryan Saathoff

**ACKNOWLEDGEMENT**

STATE OF TEXAS

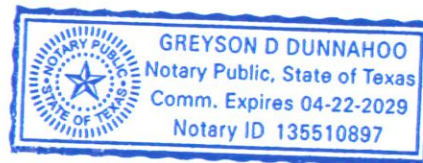
§  
§  
§

COUNTY OF Williamson

The instrument was acknowledged before me on July 2<sup>nd</sup>, 2025 by Ryan Saathoff, in the capacity and for the purposes and consideration recited herein.



Notary Public, State of Texas



WILLIAMSON COUNTY, TEXAS

## ACKNOWLEDGEMENT

## EXHIBIT "A"

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 2

Page 1 of 5  
June 20, 2025

### PROPERTY DESCRIPTION FOR PARCEL 2

DESCRIPTION OF A 0.1635 ACRE (7,121 SQ. FT.) PARCEL OF LAND LOCATED IN THE SAMUEL DAMON SURVEY, SECTION NO. 11, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.909 ACRE TRACT OF LAND, DESCRIBED AS A PORTION LOT 10, THE PLACE, AN UNRECORDED SUBDIVISION, IN A DEED TO JAN A. HUTCHINSON, RECORDED APRIL 16, 1997 IN DOCUMENT NO. 1997016441, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.); SAID 0.1635 ACRE (7,121 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found on the existing centerline of Starwood Drive, a 40-foot wide roadway easement, recorded in Volume No. 672, Page 96, Deed Records of Williamson County, Texas (D.R.W.C.TX.), for a north corner of said 2.909 acre tract;

**THENCE**, South 87°05'06" West, with the existing centerline of said Starwood Drive, a distance of 71.40 feet to a calculated point on the existing centerline of Skyview Drive, a 40-foot wide roadway easement, recorded in Volume No. 672, Page 96, D.R.W.C.TX., for the northwest corner of said 2.909 acre tract, same being the northeast corner of a called 2.606 acre tract of land described as a portion of Lot 7, The Place, in a deed to Timothy S. Tarbell and Patricia Tarbell in Document No. 2015064665, Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), from which a mag nail with shiner stamped "EXACTA" found bears South 87°05'06" West, a distance of 3.28 feet;

**THENCE**, South 11°44'57" East, departing the existing centerline of Starwood Drive, with the existing centerline of said Skyview Drive, same being the east line of said 2.606 acre tract and the west line of said 2.909 acre tract, a distance of 205.80 feet to a magnail with washer stamped "SAM LLC" set\*\* (Surface Coordinates: N=10,164,540.29, E=3,093,312.25), for the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

- 1) **THENCE, North 78°15'03" East**, departing the existing centerline of Skyview Drive and east line of said 2.606 acre tract, with the proposed east right-of-way line of said Skyview Drive, over and across said 2.909 acre tract, a distance of **20.00 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set\*\* on the existing east right-of-way line of said Skyview Drive, for the northeast corner of the parcel described herein;
- 2) **THENCE, South 11°44'57" East**, with the existing east right-of-way line of said Skyview Drive, same being the proposed east right-of-way line of said Skyview Drive, a distance of **212.38 feet** to 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set\*\* for an ell corner of the parcel described herein;

**THENCE**, departing the existing east right-of-way line of said Skyview Drive, with the proposed east right-of-way line of said Skyview Drive, over and across said 2.909 acre tract, the following three (3) courses and distances numbered 3-5:

- 3) **North 78°15'03" East**, a distance of **10.00 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set\*\*;
- 4) **South 11°44'56" East**, a distance of **29.13 feet** to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set, and

**EXHIBIT "A"**

County: Williamson  
Roadway: Skyview Drive  
Limits: From Stardust Drive to Starwood Drive  
Parcel No.: 2

Page 2 of 5  
June 20, 2025

- 5) **South 30°56'23" East**, a distance of **60.01 feet** to a calculated point in the approximate centerline of Spanish Oak Creek as it runs under the existing Skyview Drive bridge, same being the south line of said 2.909 acre tract and the north line of a called 1.00 acre tract of land described as Tract 2 in a deed to Richard A. Guerrero and Spouse, Barbara A. Howard, recorded in Document No. 1996063355, O.R.W.C.TX., for the southeast corner of the parcel described herein,

**THENCE**, departing the proposed east right-of-way line of Skyview Drive, with the approximate centerline of Spanish Oak Creek, same being the common line of said 2.909 acre tract and said 1.00 acre tract, the following two (2) courses and distances numbered 6-7:

- 6) **South 55°31'41" West**, a distance of **10.02 feet** to a calculated point, and
- 7) **South 50°16'14" West**, a distance of **20.24 feet** to a calculated point on the existing centerline of said Skyview Drive, for the southeast corner of said 2.606 acre tract, the northwest corner of said 1.00 acre tract, and the southwest corner of said 2.909 acre tract and the parcel described herein;

**THENCE**, departing the approximate centerline of said Spanish Oak Creek, same being the common line of said 2.909 acre tract and said 1.00 acre tract, with the existing centerline of said Skyview Drive, same being the common line of said 2.909 acre tract and said 2.606 acre tract, the following two (2) courses and distances numbered 6-7:

- 8) **North 30°56'23" West**, a distance of **68.79 feet** to a mag nail with shiner stamped "EXACTA 10193731" found, and

**THIS SPACE INTENTIONALLY LEFT BLANK**





SAMUEL DAMON SURVEY  
ABSTRACT NO. 170

STARWOOD DRIVE  
40' WIDE ROADWAY EASEMENT  
VOL. 672, PAGE 96  
D.R.W.C.TX.

JAN A. HUTCHINSON  
CALLED 2.909 AC.  
RECORDED APRIL 16, 1997  
DOC. NO. 1997016441  
O.R.W.C.TX.

PORTION OF LOT 10  
THE PLACE  
(UNRECORDED SUBDIVISION)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N78°15'03"E	10.00'
L2	S11°44'56"E	29.13'
L3	S30°56'23"E	60.01'
L4	S55°31'41"W	10.02'
(L4)	(S57°46'38"W)	(48.69')
L5	S50°16'14"W	20.24'
L6	N30°56'23"W	68.79'
(L6)	(N33°30'00"W)	(69.43')

RICHARD A. GUERRERO AND  
SPOUSE, BARBARA A. HOWARD  
CALLED 1.00 AC.  
DOC. NO. 1996063355  
O.R.W.C.TX.

PORTION OF LOT 28  
THE PLACE  
(UNRECORDED SUBDIVISION)

(0.1635 AC.)

SKYVIEW DRIVE  
40' WIDE ROADWAY EASEMENT  
VOL. 672, PAGE 96  
D.R.W.C.TX.

0.1425 AC. LIES  
WITHIN AN  
EXISTING ROADWAY  
EASEMENT

2

APPROXIMATE  
CENTERLINE OF  
SPANISH OAK  
CREEK

WITH SHINER  
"EXACTA"  
10193731"  
FOUND

TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
CALLED 2.606 AC.  
DOC. NO. 2015064665  
O.P.R.W.C.TX.

PORTION OF LOT 7  
THE PLACE  
(UNRECORDED SUBDIVISION)

50 0 25 50



GRAPHIC SCALE  
SCALE: 1" = 50'

WILLIAMSON COUNTY, TEXAS

**SAM**

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

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
JAN A. HUTCHINSON  
PARCEL 2  
0.1635 AC. (7,121 SQ. FT.)

FILE: \\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 2\Skyvie  
PAGE 4 OF 5  
REF. FIELD NOTE NO. 51141  
EXISTING 2.909 AC. ACQUIRE 0.1635 AC. REMAINING 2.7455 AC. LEFT

# LEGEND

- 5/8" IRON ROD SET WITH AN ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY"
- ⊕ MAG NAIL SET (UNLESS NOTED)
- ⊗ COTTON SPINDLE SET
- ▣ TXDOT TYPE I CONCRETE MONUMENT FOUND
- ▣ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ✕ "X" SCRIBED IN CONCRETE FOUND
- FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ⊔ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE

OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS

O.P.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

D.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

R.P.R.W.C.TX. REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS

--- DISTANCE NOT TO SCALE

--- DEED LINE (COMMON OWNERSHIP)

--- PROPERTY LINE

--- ABSTRACT/SURVEY LINE

--- EASEMENT LINE

--- EXISTING RIGHT-OF-WAY

--- PARCEL LIMITS

## NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM. CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
  - AREA CALCULATED BY SAM, LLC.
- UNABLE TO SET AT THE TIME OF SURVEY. SPECIFIED MONUMENT MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR.

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

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

6/20/25  
DATE

PARENT TRACT  
NOT TO SCALE

JAN A. HUTCHINSON  
CALLED 2.909 AC.  
RECORDED APRIL 16, 1997  
DOC. NO. 1997016441  
O.R.W.C.TX.

PORTION OF LOT 10  
THE PLACE  
(UNRECORDED SUBDIVISION)

P.O.C.  
P.O.B.  
PROPOSED  
R.O.W.  
(0.1635 AC.)

APPROXIMATE  
CENTERLINE OF  
SPANISH OAK  
CREEK

SKYVIEW DRIVE

JAN A. HUTCHINSON  
CALLED 2.909 AC.  
RECORDED APRIL 16, 1997  
DOC. NO. 1997016441  
O.R.W.C.TX.

PORTION OF LOT 10  
THE PLACE  
(UNRECORDED SUBDIVISION)

(N10°00'30"W  
452.76')  
S11°44'57"E  
205.80'  
TIMOTHY S. TARBELL AND  
PATRICIA TARBELL  
CALLED 2.606 AC.  
DOC. NO. 2015064665  
O.P.R.W.C.TX.

PORTION OF LOT 7  
THE PLACE  
(UNRECORDED SUBDIVISION)

DETAIL "A"  
NOT TO SCALE



FILE: \\saminc\AUS\PROJECTS\1023084659A\100\Survey\03Exhibits\Skyview Drive\Parcel 2\Parcel 2\_Skyvie  
PAGE 5 OF 5  
REF. FIELD NOTE NO. 51141  
EXISTING 2.909 AC. ACQUIRE 0.1635 AC. REMAINING 2.7455 AC. LEFT

**SAM**

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Fax: (512) 326-3029  
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RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
JAN A. HUTCHINSON  
PARCEL 2  
0.1635 AC. (7,121 SQ. FT.)