

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

RIGHT OF WAY DEED

Date: _____

Grantor: **WILLIAMSON COUNTY, TEXAS**

Grantor's Address: 710 S. Main Street, Suite 301
Georgetown, Williamson County, TX 78626

Grantee: **CITY OF HUTTO, TEXAS**, a home-rule municipal corporation situated in Williamson County, Texas

Grantee's Address: 500 West Live Oak Street
Hutto, Williamson County, Texas 78634

Property: 0.0058-acres of land, more or less, situated in Williamson County, Texas, being more particularly described in the attached **Exhibit A**, including all improvements thereon and all rights and appurtenances thereto in anywise belonging

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor for which no lien either express or implied is retained.

Reservations from Conveyance:

1. FEE SIMPLE DETERMINABLE CONDITIONS: Pursuant to the requirements and provisions of Texas Local Government Code Section 272.001(1), the Property shall be used for the public purpose of constructing, reconstructing, operating, maintaining and repairing a roadway and related drainage, appurtenance widening and improvements along County Road 199 (Front Street) to facilitate improved mobility and transportation of the travelling public, and alleviation of traffic congestion for Grantee's public roadway system. Together, these Fee Simple Determinable Conditions are referred to herein as "Improvements." After completion of said Improvements, the Property shall be used and maintained as a public road, related appurtenance or other legally allowable public purpose under Texas law.

Exceptions to Conveyance of Warranty: None

GRANTOR, for the Consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, and subject to the Reservations from Conveyance and the Exceptions to Conveyance of Warranty, does hereby GRANT, SELL, AND CONVEY unto GRANTEE the Property TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, so long as Grantee satisfies the Fee Simple Determinable Conditions stated herein.

GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT IT HAS THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY, INCLUDING THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE ITS PURCHASE OF THE PROPERTY. GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE PURCHASER OF ASSETS SUCH AS THE PROPERTY AND AGREES THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF ITS CONSULTANTS, AND HEREBY ASSUMES THE RISK OF ANY ADVERSE MATTERS, INCLUDING ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, THAT MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT IT IS ACQUIRING THE PROPERTY ON AN **AS-IS, WHERE-IS AND WITH ALL FAULTS** BASIS, WITHOUT REPRESENTATIONS, WARRANTIES OR COVENANTS, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, EXCEPT THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED. GRANTEE DISCLAIMS RELIANCE UPON, AND WAIVES AND RELINQUISHES ANY AND ALL RIGHTS AND PRIVILEGES ARISING OUT OF OR RELATING TO, ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, ORAL OR WRITTEN, OF ANY KIND OR NATURE, EXCEPT THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED. GRANTEE HEREBY AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL OR OTHER DAMAGES RESULTING OR ARISING FROM OR RELATING TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY.

Grantor and Grantee agree and acknowledge that this Deed constitutes the entire agreement governing this Conveyance, and that no additional covenants, restrictions, or time requirements exist other than those expressly set forth herein with respect to the Fee Simple Determinable Conditions.

GRANTOR, on behalf of Grantor and Grantor's heirs, legal representatives, executors, administrators, and assigns, does hereby covenant and agree to WARRANT AND FOREVER DEFEND the title to the Property herein granted unto GRANTEE against every person whomsoever lawfully claiming or to claim the Property or any part thereof by, though, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance of Warranty, for as long as the Fee Simple Determinable Conditions are satisfied.

EXECUTED effective the Date first above stated.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: _____
Steve Snell, County Judge

STATE OF TEXAS

§
§
§

ACKNOWLEDGMENT

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on _____, 2026, by Steve Snell, as County Judge of **WILLIAMSON COUNTY, TEXAS** on behalf of said entity.

Notary Public In and For
The State of Texas

My Commission expires: _____

GRANTEE:

CITY OF HUTTO, TEXAS
a Texas home-rule municipality

By: _____
_____, City Manager

ATTEST:

By: _____
_____, City Secretary

APPROVED AS TO FORM:

City Attorney, City of Hutto, Texas

THE STATE OF TEXAS §
 § **ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2026, by _____, City Manager of the City of Hutto, Texas, a Texas home-rule municipality, on behalf of said municipality.

Notary Public In and For
The State of Texas

My Commission expires: _____

AFTER RECORDING RETURN TO:
City Secretary
City of Hutto
500 West Live Oak Street
Hutto, Texas 78634

FIELD NOTES DESCRIPTION – RIGHT-OF-WAY ACQUISITION

DESCRIPTION OF A 0.0058 ACRE (251 SQUARE FOOT) TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 0.45 ACRE TRACT DESCRIBED IN A DEED TO WILLIAMSON COUNTY, RECORDED FEBRUARY 10, 2004, IN DOCUMENT NO. 2004010590, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 0.0058 ACRE (251 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point 194.18 feet right of County Road (C.R.) 199 Engineer's Centerline Station (E.C.S.) 109+98.73, being at an angle point on the east line of said 0.45 acre Williamson County tract and the west line of Lot 4, Block A, Burge Business Center, a subdivision of record in Document No. 2010087079, O.P.R.W.C.TX., to Masra, LLC, in Document No. 2020124207, O.P.R.W.C.TX., from which a 1/2-inch iron rod found bears North 04°46'49" West, a distance of 0.23 feet;

THENCE, North 06°43'31" West, along the common line of said 0.45 acre Williamson County tract and said Lot 4, a distance of 162.63 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM" set 41.00 feet right of C.R. 199 E.C.S. 110+52.68, having surface coordinates N=10,173,457.77, E=3,176,533.09, being on the proposed south R.O.W. line of C.R. 199, for the southeast corner and **POINT OF BEGINNING** of the tract described herein;

1) **THENCE, South 77°20'14" West**, departing the common line of said 0.45 acre Williamson County tract and said Lot 4, over and across said 0.45 acre Williamson County tract, a distance of **21.20 feet** to a 5/8-inch iron rod with a yellow plastic cap stamped "SAM" set 41.00 feet right of C.R. 199 E.C.S. 110+31.47, being on the west line of said 0.45 acre Williamson County tract and the east line of a remainder of a called 9.80 acre tract described in a deed to Lawrence F. Audette and recorded in Volume 1992, Page 196, Official Records of Williamson County, Texas (O.R.W.C.TX.), being the southwest corner of the tract described herein;

2) **THENCE, North 06°43'31" East**, departing the proposed south R.O.W. line of C.R. 199, along the common line of said 0.45 acre Williamson County tract and said 9.80 acre Audette tract, a distance of **12.57 feet** to a calculated point on the existing south R.O.W. line of C.R. 199, no record information found, being the northeast corner of said 9.80 acre Audette tract, the northwest corner of said 0.45 acre Williamson County tract and the tract described herein, from which a 1/2-inch iron rod found on the existing south R.O.W. line of C.R. 199, being the northwest corner of said 9.80 acre Audette tract, bears South 77°20'14" West, a distance of 594.06 feet;

THENCE, along the south existing R.O.W. line of C.R. 199 and the north line of said 0.45 acre Williamson County tract, the following two (2) courses:

3) **North 77°20'14" East**, a distance of **21.20 feet** to a calculated point for the northeast corner of said 0.45 acre Williamson County tract and the tract described herein, and

County: Williamson
Highway: C.R. 199
Limits: From F.M. 1660 South to C.R. 132
Individual Project Order: CP T19-2024

EXHIBIT A

September 26, 2025
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- 4) **South 06°43'31" West**, a distance of **10.60 feet** to a 1/2-inch iron rod found 39.14 feet right of C.R. 199 E.C.S. 110+53.34, for the northwest corner of said Lot 4 and the beginning of the proposed south R.O.W. line of C.R. 199, from which a 1/2-inch iron rod found on the existing south R.O.W. line of C.R. 199, for the northeast corner of said Lot 4, bears North 77°19'49" East, a distance of 139.76 feet;
- 5) **THENCE, South 06°43'31" West**, a distance of 1.97 feet to the **POINT OF BEGINNING**, containing 0.0058 acres (251 square feet) of land.

Bearing Basis:

Bearings and project coordinates are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00, Project Coordinates shown hereon are Surface values and are established by applying a combined adjustment factor of 1.00012. All measurements are in U.S. Survey Feet.

A parcel plat of even date was prepared in conjunction with this property description.

Access to and from the transportation facility in areas where access is not specifically denied hereon, may be permitted in accordance with access management manual guidelines.

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

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

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

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



Joshua Daniel Bradshaw SEPT. 26, 2025
Joshua Daniel Bradshaw Date
Registered Professional Land Surveyor
No. 7137 – State of Texas

LEGEND

- 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "SAM"
- IRON ROD FOUND (SIZE NOTED)
- ◻ IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE N.T.S.
- - - DEED LINE (COMMON OWNERSHIP)
- - - PROPERTY LINE
- - - APPROXIMATE SURVEY LINE
- - - R.O.W. DEED LINE
- - - EXISTING R.O.W. LINE
- - - PROPOSED R.O.W. LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S77° 20' 14" W	21.20'
L2	N06° 43' 31" E (N01° 29' 38" W)	12.57' (167.52')
L3	N77° 20' 14" E (N68° 49' 27" E)	21.20' (21.24')
L4	S06° 43' 31" W	10.60'
L5	S06° 43' 31" W	1.97'

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.

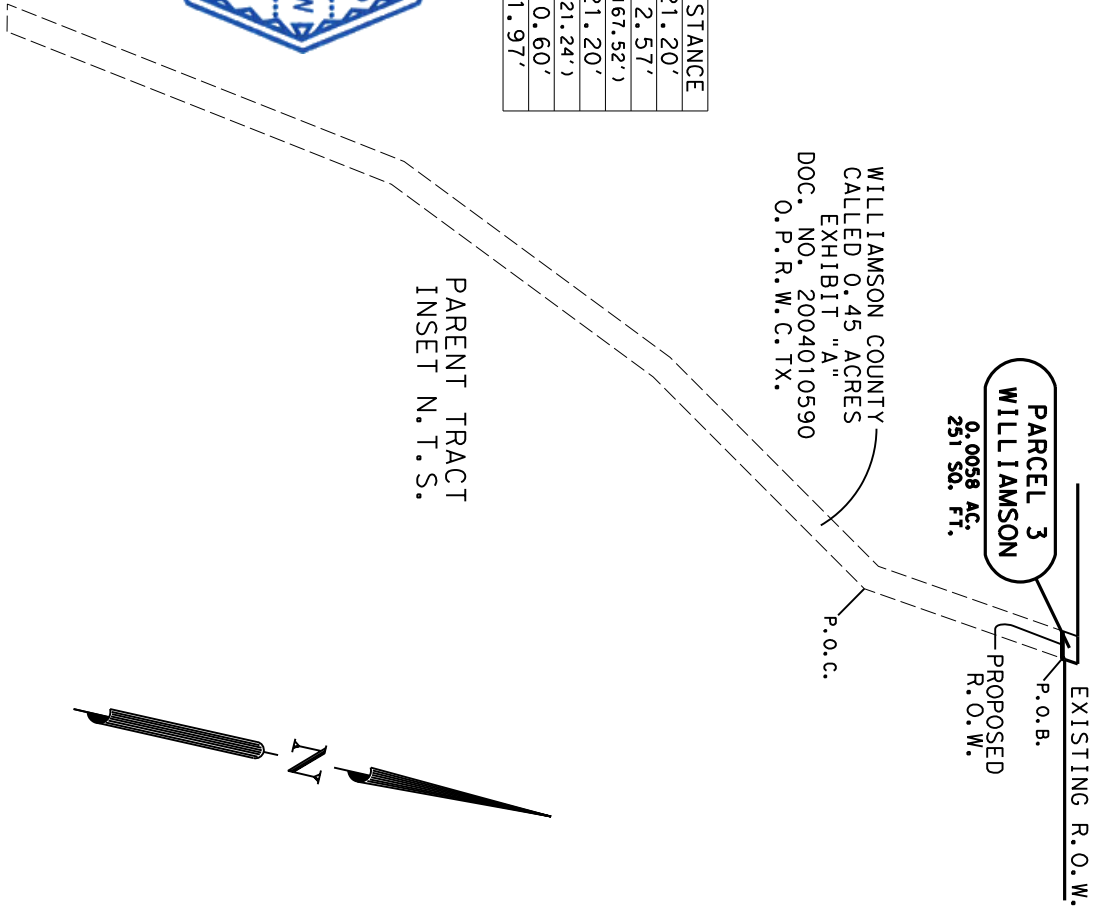
Joshua D. Bradshaw

JOSHUA DANIEL BRADSHAW
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 7137, STATE OF TEXAS

DATE SEPT. 26, 2025



PARENT TRACT
INSET N.T.S.



WILLIAMSON COUNTY
CALLED 0.45 ACRES
EXHIBIT "A"
DOC. NO. 2004010590
O.P.R.W.C.TX.

**PARCEL 3
WILLIAMSON**
0.0058 AC.
251 SQ. FT.

C.R. 199
EXISTING R.O.W.

P.O.B.
PROPOSED
R.O.W.

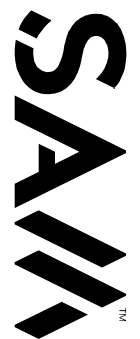
P.O.C.

NOTES:

- BEARINGS AND PROJECT COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00, PROJECT COORDINATES SHOWN HEREON ARE SURFACE VALUES AND ARE ESTABLISHED BY APPLYING A COMBINED ADJUSTMENT FACTOR OF 1.00009. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

FILE: \\sami\nc\us\PROJECTS\1023080985H\100\Survey\03Exhibit\Parcel 3\10.12.dgn

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REF. FIELD NOTE NO. 51412
3\10.12.dgn



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
WILLIAMSON COUNTY
PARCEL 3
0.0058 AC. (251 SQ. FT.)