

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.

PUBLIC UTILITY EASEMENT

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: Being all those certain tracts, pieces or parcels of land lying and being situated in the County of Williamson, State of Texas (the "Property"), being more particularly described by metes and bounds in **Exhibit A** attached hereto and made a part hereof for all purposes (the "Easement").

Consideration: One Dollar (\$1.00) and other good and valuable consideration paid to Grantor for which no lien either express or implied is retained.

Permitted Encumbrances: None

GRANT OF EASEMENT:

For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, for the benefit of the public, the EXCLUSIVE Easement and public right-of-way for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of public utilities, including water, wastewater, electrical, telecommunication, and gas lines, and appurtenant structures and related facilities (collectively, the "Facilities") on, over, under, and across the Property. The Easement shall also be used by Grantee for the purpose of providing access for the operation, repair maintenance, replacement and expansion of the Facilities.

The Easement, with its rights and privileges, shall be used only by Grantee and Grantee's successors and assigns, and any franchisees, permittees, and invitees of the same, for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, upgrading, relocating, and/or removing the Facilities. The Easement additionally includes the following rights: (1) the right to change the size of the Facilities; (2) the right to relocate the Facilities within the Property; (3) the right to remove from the Property all living materials, structures, or other obstructions located within the Easement which endanger or may interfere with the efficiency and maintenance of the Facilities, without Grantor recourse;

(4) the right to commence necessary emergency maintenance or repairs immediately and without delay; and (5) the right of public ingress and egress on, over, under, and across the Property for the exercise of the rights and privileges herein conveyed.

DURATION OF EASEMENT:

The duration of the Easement is perpetual.

CHARACTER OF EASEMENT:

1. **EASEMENT 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 roadway and related drainage and 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 Easement Determinable Conditions are referred to herein as “Improvements.” After completion of said Improvements, the Property shall be used and maintained as a public road or appurtenances or other legally allowable public purpose under Texas law.
2. Grantor and Grantor’s heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Easement to Grantee and Grantee’s successors and assigns against every person lawfully claiming or to claim all or any part thereof by, through or under Grantor, but not otherwise, for as long as the Easement Determinable Conditions are satisfied; and if the Easement Determinable Condition is not satisfied or shall otherwise cease to be used for the intended public purpose for a period of at least two years, the Property shall **AUTOMATICALLY REVERT** to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being Grantor’s intent to convey a easement determinable estate to Grantee.
3. The Easement, and the rights and privileges granted by this Easement, are **EXCLUSIVE** to Grantee and Grantee’s successors and assigns, for the benefit of the public, and Grantor covenants that Grantor shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for public utility purposes, without the express written consent of Grantee, which consent shall not be unreasonably withheld. The Easement and the rights herein granted shall pass to Grantee’s successors and assigns, subject to the terms hereof.
4. This Easement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Easement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.
5. The terms of this Easement shall be binding upon Grantor, and Grantor’s heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the public; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed on the dates set forth herein.

GRANTOR:

WILLIAMSON COUNTY TEXAS

By: _____

Steve Snell, County Judge

STATE OF TEXAS §

§

COUNTY OF _____ §

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, State of Texas

GRANTEE:

City of Hutto, Texas,
a Texas home-rule municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 20____,
by _____, _____ of City of Hutto, Texas, a Texas home-rule
municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

APPROVED AS TO FORM:

_____, City Attorney

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

FIELD NOTES DESCRIPTION – PROPOSED EASEMENT 3E

DESCRIPTION OF A 0.0174 ACRE (759 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 0.0174 ACRE (759 SQUARE FOOT) EASEMENT 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 122.57 feet to a calculated point 78.79 feet right of C.R. 199 E.C.S. 110+39.39, having surface coordinates N=10,173,417.99, E=3,176,528.42, for the **POINT OF BEGINNING** and southeast corner of the easement described herein;

THENCE, South 88°27'46" 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 **20.20 feet** to a calculated point 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.), for the southwest corner of the easement described herein;

THENCE, North 06°43'31" East, along the common line of said 0.45 acre Williamson County tract and said 9.80 acre Audette tract, a distance of **35.92 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 proposed south R.O.W. line of C.R. 199, for the northwest corner of the easement described herein;

THENCE, North 77°20'14" East, departing the common line of said 0.45 acre Williamson County tract and said 9.80 acre Audette tract, along the proposed south R.O.W. line of C.R. 199, a distance of **21.19 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, on the common line of said 0.45 acre Williamson County tract and said Lot 4, for the northeast corner of the easement described herein, from which a 1/2-inch iron rod found bears North 06°43'31" East, a distance of 1.97 feet;

THIS SPACE INTENTIONALLY LEFT BLANK

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

EXHIBIT B

September 26, 2025
Page 2 of 4

THENCE, South 06°43'31" West, 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 Lot 4, a distance of **40.06 feet** to the **POINT OF BEGINNING**, containing 0.0174 acres (759 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

ENGINEER'S CENTERLINE
 CURVE DATA
 PI Sta 107+42.65
 N = 10.173, 429.81
 E = 3176.221, 61
 Δ = 0°48'45" (LT)
 D = 10°48'38"
 L = 34.96'
 T = 17.49'
 R = 530.00'
 PC Sta 107+25.17
 PT Sta 107+60.13

C.R. 199
 (NO RECORD INFORMATION FOUND)

WILLIAM GATLIN SURVEY
 ABSTRACT NO. 271

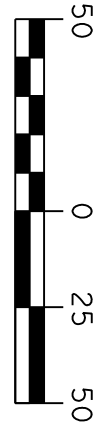
LAWRENCE F. AUDETTE
 REMAINDER OF A CALLED 9.80 ACRES
 RECORDED MARCH 7, 1991
 VOL. 1992, PG. 196
 O.P.R.W.C. TX.

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

WILLIAMSON COUNTY
 1.43 ACRE
 DRAINAGE EASEMENT
 EXHIBIT B
 DOC. NO. 2004010590
 O.P.R.W.C. TX.

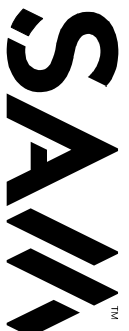
LINE NO.	BEARING	DISTANCE
L1	S88° 27' 46" W	20.20'
L2	N06° 43' 31" E	35.92'
(L2)	(N01° 29' 38" W)	(167.52')
L3	N77° 20' 14" E	21.19'
L4	S06° 43' 31" W	40.06'

LINE TABLE



GRAPHIC SCALE
 SCALE: 1" = 50'
 WILLIAMSON COUNTY, TEXAS

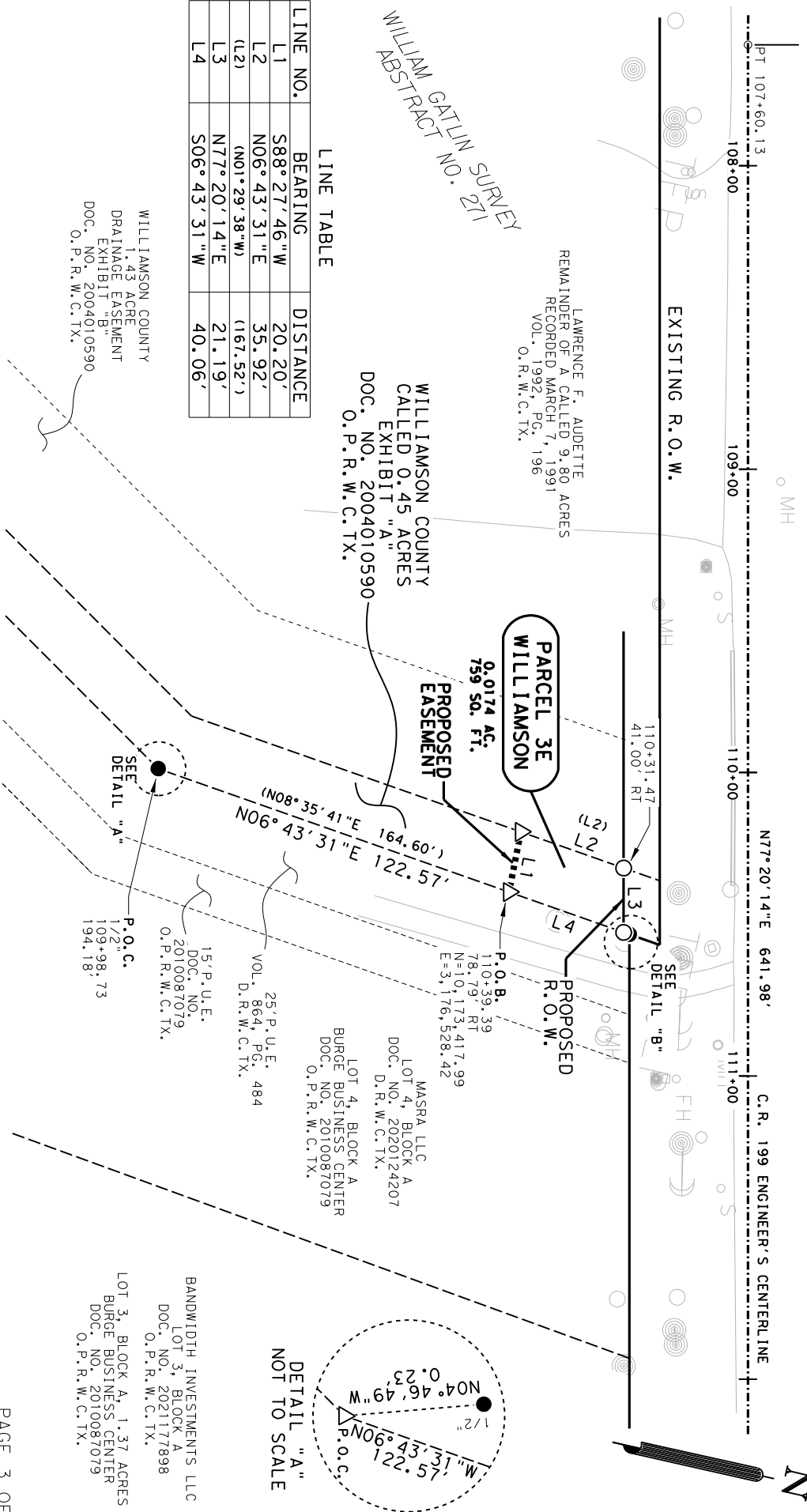
FILE: \\sami\cvs\PROJECTS\1023080985H\100\Survey\03Exhibit\Parcel 3E\Parcel 3E_10_12.dgn



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 3E
 0.0174 AC. (759 SQ. FT.)

PAGE 3 OF 4
 REF. FIELD NOTE NO. 51553
 3E\Parcel 3E_10_12.dgn



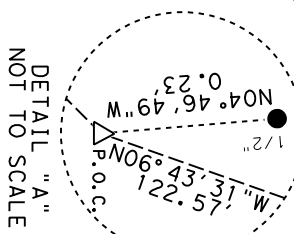
MASRA LLC
 LOT 4, BLOCK A
 DOC. NO. 2020124207
 D.R.W.C. TX.

LOT 4, BLOCK A
 BURGE BUSINESS CENTER
 DOC. NO. 2010087079
 O.P.R.W.C. TX.

25' P.U.E.
 VOL. 864, PG. 484
 D.R.W.C. TX.

15' P.U.E.
 DOC. NO. 2010087079
 O.P.R.W.C. TX.

P.O.C.
 1/2", 98.73
 194.18'



DETAIL "A"
 NOT TO SCALE

BANDWIDTH INVESTMENTS LLC
 LOT 3, BLOCK A
 DOC. NO. 2021177898
 O.P.R.W.C. TX.

LOT 3, BLOCK A, 1.37 ACRES
 BURGE BUSINESS CENTER
 DOC. NO. 2010087079
 O.P.R.W.C. TX.

