

**SPECIAL WARRANTY DEED**

**Date:** September \_\_\_\_, 2018

**Grantor:** County of Williamson County, Texas

**Grantor's Mailing Address:** 710 Main Street, Suite 101  
Georgetown, Texas 78626

**Grantee:** City of Hutto, a municipal corporation located in Williamson County, Texas

**Grantee's Mailing Address:** 401 West Front Street  
Hutto, Texas 78634

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including all improvements thereon):** See **Exhibit A-1** attached hereto and made a part hereof.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, exchanges and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance.

SUBJECT ONLY TO THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED, THE PROPERTY IS SOLD BY GRANTOR AND ACCEPTED BY GRANTEE IN ITS PRESENT CONDITION, AS IS, WHERE IS AND WITH ALL FAULTS, AND WITH ANY AND ALL LATENT AND PATENT DEFECTS. THERE IS NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, BY

GRANTOR OR BY ANY PERSON FOR WHOM GRANTOR HAS RESPONSIBILITY THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE, IS FIT FOR A PARTICULAR PURPOSE, OR AS TO THE CONDITION, HABITABILITY, SUITABILITY, OR MERCHANTABILITY OF THE PROPERTY. GRANTEE HAS RELIED AND WILL RELY SOLELY UPON GRANTEE'S OWN INVESTIGATION OF THE PROPERTY AND NOT UPON ANY REPRESENTATION, STATEMENT OR ASSURANCE BY GRANTOR OR ANY PERSON FOR WHOM GRANTOR HAS RESPONSIBILITY. THE SALES PRICE REFLECTS THE SALE OF THE PROPERTY "AS IS" AND WITH THESE DISCLAIMERS.

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

GRANTOR:

County of Williamson County, Texas

By: [Signature]  
Name: DAN A. GATTIS  
Title: County Judge

STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON       §

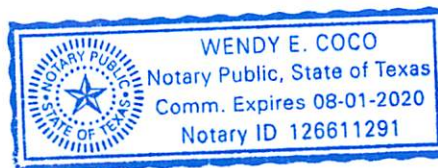
Before me, Notary Public, on this day personally appeared DANA GATTIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the County of Williamson, County, Texas, a municipal corporation located in Williamson County, Texas, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21 day of Aug., 2018.

Wendy E. Coco  
Notary Public, State of Texas  
My commission expires: 8/1/20

AFTER RECORDING RETURN TO:

Williamson County  
710 Main Street, Suite 101  
Georgetown, Texas 78626  
Attn: Williamson County Judge, Dan A. Gattis



## **EXHIBIT A-1**

### **Legal Description**

*4.4341 acre tract (193,150 sq. ft.), more or less, out of the NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, Williamson County, Texas, being all of a called 4.43 acre tract conveyed to Williamson County, Texas under Document No. 2005053331, Official Public Records of Williamson County, Texas, said tract being a portion of Lots 23 & 24, Block "A", HUTTO SQUARE COMMERCIAL LOTS, recorded in Cabinet Z, Pages 281-282, Plat Records of Williamson County, Texas, and more particularly described by metes and bounds on Exhibit "A" attached hereto; SAVE AND EXCEPT a 0.5063 acre tract (22,056 sq. ft.), more or less, out of the NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, Williamson County, Texas, and being more particularly described by metes and bounds on Exhibit "B" attached hereto (having been conveyed to the City of Hutto, a municipal corporation located in Williamson County, Texas, by Special Warranty Deed dated May 8, 2018, and recorded in Document 2018070929 of the Official Records of Williamson County, Texas).*

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.4341 ACRES (193,150 SQUARE FEET) OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 4.43 ACRE TRACT CONVEYED TO THE WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID TRACT BEING A PORTION OF LOTS 23 & 24 BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID 4.4341 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
www.4wardls.com

**BEGINNING**, at a 1/2-inch iron rod with illegible cap found in the common line of said Lots 23 and 24, and being in the west line of a called 8.62 acre tract conveyed to the City of Hutto in Document No. 2008077696 (O.P.R.W.C.T.), and being at the southeast corner of a called 2.814 acre tract conveyed to WLD Petersen Investments-Hutto, LLC, in Document No. 2015048567 (O.P.R.W.C.T.), and being the northeast corner of said Williamson County tract, and being in the east line of a called 10-foot drainage easement dedicated in said Hutto Square Commercial Lots, for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "RJ" cap found in the south line of Lot 15, Block A, Hutto Square Section 1, recorded in Cabinet W, Slides 263-267 (P.R.W.C.T.), and being the northeast corner of said WLD Petersen tract, and being the common north corner of Lots 23 and 24, Block A, of said Hutto Square Commercial Lots, and being the northwest corner of said City of Hutto tract bears, N05°40'42"E, a distance of 284.77 feet;

**THENCE**, with the common line of said Lots 23 and 24, and with the common line of said City of Hutto tract and said Williamson County tract, the following five (5) courses and distances:

- 1) **S05°40'42"W**, a distance of **280.97** feet to a disturbed 1/2-inch iron rod found for an angle point hereof,
- 2) **S08°47'04"W**, a distance of **165.24** feet to a 3/8-inch iron rod found for an angle point hereof,
- 3) **S50°12'36"W**, a distance of **51.90** feet to a 3/8-inch iron rod found for an angle point hereof,
- 4) **S85°44'08"W**, a distance of **56.46** feet to a 3/8-inch iron rod found for an angle point hereof,
- 5) **N39°26'52"W**, a distance of **122.95** feet to a 1/2-inch iron rod with illegible cap found for an angle point hereof;

**THENCE**, leaving the common line of said Lots 23 & 24, with the south line of said Williamson County tract, in part with the north line of said City of Hutto tract, in part with the north line of Lot 14, the Hutto Exchange, a subdivision recorded in Cabinet G, Slides 185-86 (P.R.W.C.T.), and in part with the south line of said Lot 23, **N83°05'40"W**, passing at a distance of 126.51 feet, a 1/2-inch iron rod with illegible cap found at the common north corner of said Lot 14 and said City of Hutto tract, and being an angle point in the west line of said Lot 23, and continuing for a total distance of **262.86** feet to a 1/2-inch iron rod with "RJ" cap found for the southwest corner hereof, said point being at a corner in the east right-of-way line of Exchange Boulevard (right-of-way varies), and being in the north line of said Lot 14, and being the southwest corner of said Williamson County tract, and being a southwest corner of said Lot 23, from which a chiseled "X" found in concrete at a corner in the east right-of-way line of said Exchange Boulevard, and being the northwest corner of said Lot 14 bears, **N83°05'40"W**, a distance of 5.40 feet;

**EXHIBIT "A," Page 2**

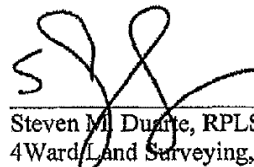
**THENCE**, with the east right-of-way line of said Exchange Boulevard, and with the west line of said Williamson County tract, and in part with the west lines of said Lots 23 & 24, the following four (4) courses and distances:

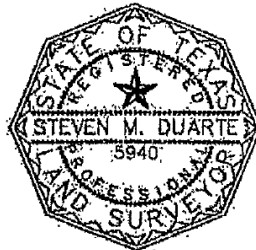
- 1) **25.84** Feet along the arc of a curve to the left, having a radius of **435.00** feet, and a chord which bears **N07°40'10"E**, a distance of **25.83** feet to a 1/2-inch iron rod with "RJ" cap found for a point of tangency hereof,
- 2) **N05°38'31"E**, a distance of **151.41** feet to a 1/2-inch iron rod with "RJ" cap found for a point of curvature hereof,
- 3) **134.63** Feet along the arc of a curve to the right, having a radius of **1,965.00** feet, and a chord which bears **N07°27'50"E**, a distance of **134.61** feet to a 1/2-inch iron rod found at a point of tangency hereof, and
- 4) **N09°32'37"E**, a distance of **97.41** feet to a 1/2-inch iron rod with illegible cap found for the northwest corner hereof, said point being at the common west corner of said WLD Petersen tract and said Williamson County tract, and being in the west line of said Lot 24;

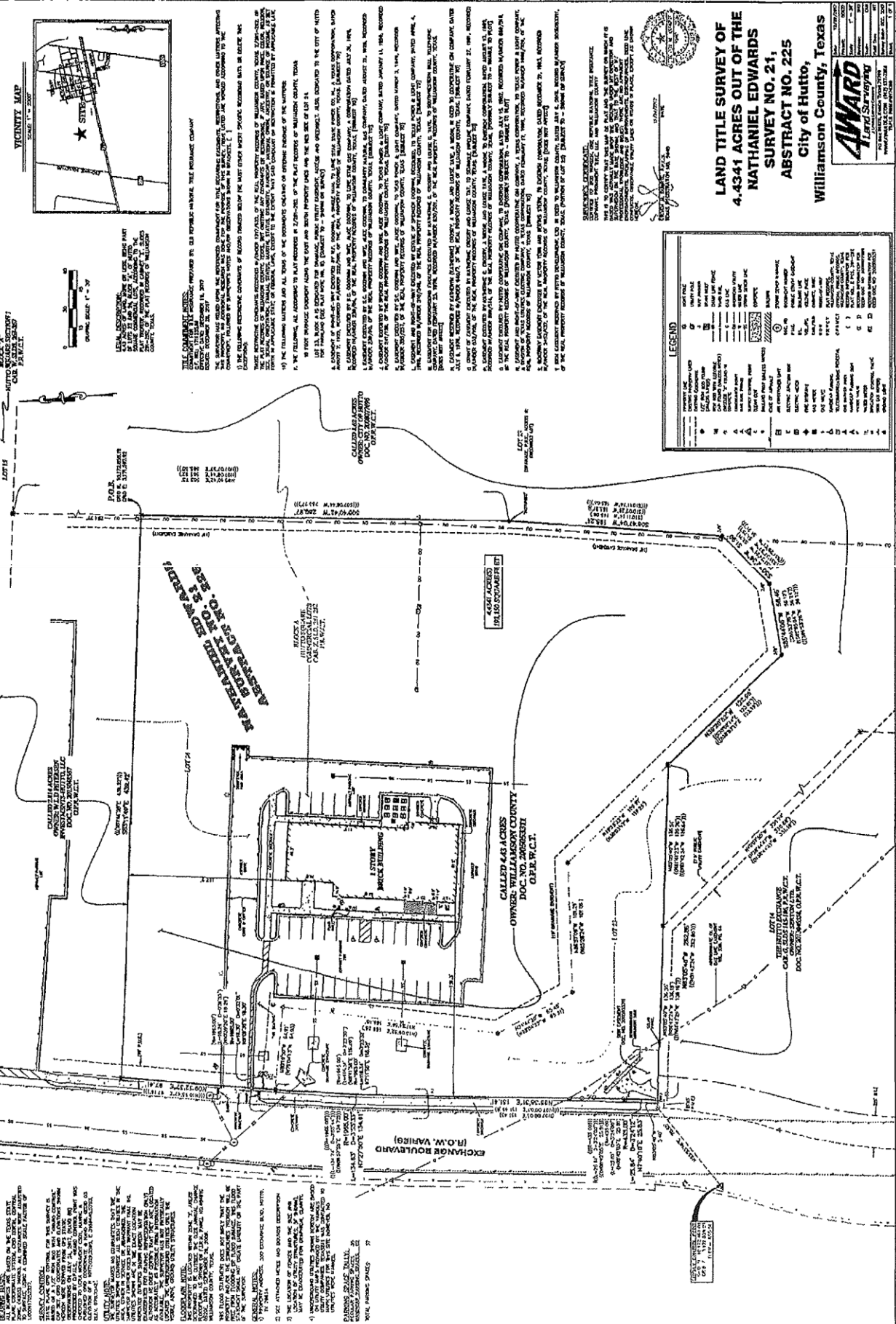
**THENCE**, leaving the east right-of-way line of said Exchange Boulevard and the west line of said Lot 24, with the common line of said WLD Petersen tract and said Williamson County tract, **S83°11'49"E**, a distance of **439.42** feet to the **POINT OF BEGINNING** and containing 4.4341 Acres (193,150 Square Feet) of land, more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000117952327. See attached sketch (reference drawing: 00627\_County tract.dwg).

  
12/29/2017  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





## EXHIBIT "B"

EXHIBIT "B"

Nathaniel Edwards Survey No. 21, Abstract No. 225

### Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.5063 ACRE (22,056 SQUARE FEET) OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID TRACT BEING A PORTION OF LOTS 23 & 24 BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID 0.5063 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

**BEGINNING**, at a 1/2-inch iron rod with illegible cap found in the common line of said Lots 23 and 24, and being in the west line of a called 8.62 acre tract conveyed to the City of Hutto in Document No. 2008077696 (O.P.R.W.C.T.), and being at the southeast corner of a called 2.814 acre tract conveyed to WLD Petersen Investments-Hutto, LLC, in Document No. 2015048567 (O.P.R.W.C.T.), and being the northeast corner of said Williamson County tract, for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "RJ" cap found in the south line of Lot 15, Block A, Hutto Square Section 1, recorded in Cabinet W, Slides 263-267 (P.R.W.C.T.), and being the northeast corner of said WLD Petersen tract, and being the common north corner of Lots 23 and 24, Block A, of said Hutto Square Commercial Lots, and being the northwest corner of said City of Hutto tract bears, N05°40'42"E, a distance of 284.77 feet;

**THENCE**, with the common line of said Lots 23 and 24, and with the common line of said City of Hutto tract and said Williamson County tract, S05°40'42"W, a distance of **50.01** feet to a calculated point for the southeast corner hereof, from which a disturbed 1/2-inch iron rod found at an angle point in the common line of said Lots 23 and 24, and being the common line of said City of Hutto tract and said Williamson County tract bears, S05°40'42"W, a distance of 230.96 feet;

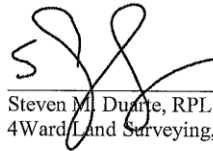
**THENCE**, leaving the common line of said Lots 23 and 24, and being the common line of said City of Hutto tract and said Williamson County tract, over and across said Lot 24 and said Williamson County tract, N83°11'49"W, a distance of **442.80** feet to a calculated point for the southwest corner hereof, said point being in the east right-of-way line of Exchange Boulevard (right-of-way varies), and being in the west line of said Lot 24 and said Williamson County tract, from which a 1/2-inch iron rod found in the curving east right-of-way line of said Exchange Boulevard, and being the west line of said Williamson County tract, and being at a common west corner of said Lots 23 and 24 bears, S09°32'37"W, a distance of 47.35 feet, and 18.30 feet along the arc of a curve to the left, having a radius of 1,965.00 feet, and a chord which bears S09°09'36"W, a distance of 18.30 feet;

**THENCE**, with the east right-of-way line of said Exchange Boulevard, and with the west line of said Williamson County tract and said Lot 24, N09°32'37"E, a distance of **50.06** feet to a 1/2-inch iron rod with illegible cap found for the northwest corner hereof, said point being at the common west corner of said WLD Petersen tract and said Williamson County tract, from which a 1/2-inch iron rod with illegible cap found at a point of curvature in the east right-of-way line of said Exchange Boulevard, and being the west line of said Lot 24 and said WLD Petersen tract bears, N09°32'37"E, a distance of 188.03 feet;

**THENCE**, leaving the east right-of-way line of said Exchange Boulevard and the west line of said Lot 24, with the common line of said WLD Petersen tract and said Williamson County tract, **S83°11'49"E**, a distance of **439.42** feet to the **POINT OF BEGINNING** and containing 0.5063 Acre (22,056 Square Feet) of land, more or less.

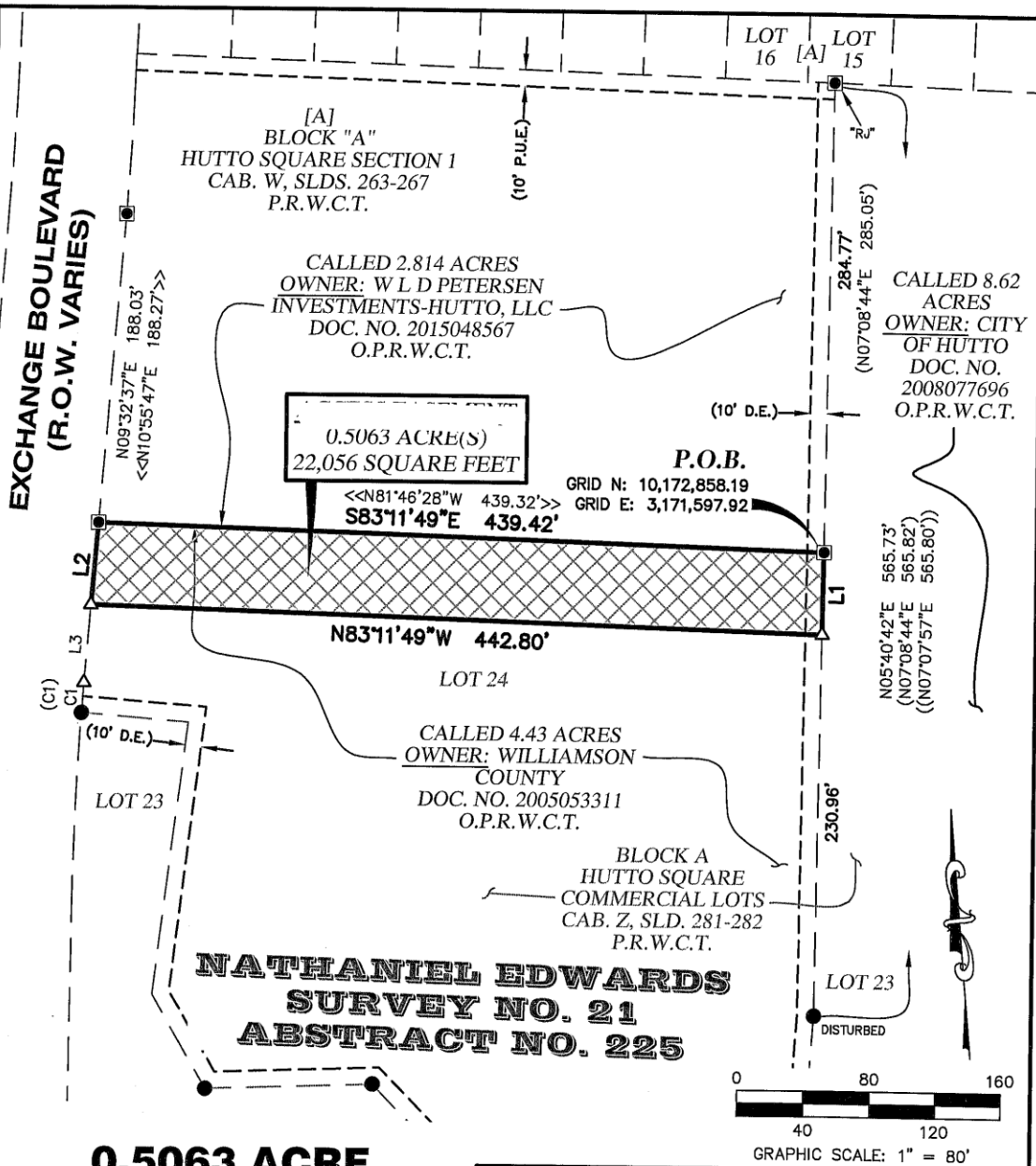
**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000117952327. See attached sketch (reference drawing: 00627\_access easement.dwg).

  
12/29/2017  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC







**4WARD**  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	12/29/2017
Project:	00627
Scale:	1" = 80'
Reviewer:	SMD
Tech:	BP
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	1 OF 2

**NOTES:**

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117952327.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S05°40'42"W	50.01'
L2	N09°32'37"E	50.06'
L3	N09°32'37"E	47.35'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	18.30'	1,965.00'	0°32'01"	S09°09'36"W	18.30'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	[18.24']	[1,965.00']	[0°31'55"]	[S10°39'50"W]	[18.24']

**LEGEND**

—	PROPOSED EASEMENT LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING EASEMENTS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
■	IRON ROD WITH ILLEGIBLE CAP FOUND (UNLESS NOTED)
△	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 2 PGS. 281-282
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2008077696
<<.....>>	RECORD INFORMATION PER DEED DOC. NO. 2015048567

12/29/2017

**0.5063 ACRE**

**City of Hutto,  
Williamson County,  
Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	12/29/2017
Project:	00627
Scale:	1" = 80'
Reviewer:	SMD
Tech:	BP
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	2 OF 2

P:\00627\Drawg\00627\_Access Easement (2017).dwg