

**Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number. { Tex. Prop. Code § 11.008(c). }**

**SPECIAL WARRANTY DEED**

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

**THE HUTTO ECONOMIC DEVELOPMENT CORPORATION**, (“Grantor”), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has GRANTED, SOLD, DONATED and CONVEYED and does GRANT, SELL, DONATE AND CONVEY to **WILLIAMSON COUNTY, TEXAS** (“Grantee”), the real property in WILLIAMSON COUNTY, Texas, fully described in Exhibit A, together with (1) all buildings, structures, fixtures, and improvements located on, in, or under the real property, and (2) all of Grantor’s right, title, and interest in and to the appurtenances to the real property, including but not limited to all right, title, and interest of Grantor in and to all roads, rights-of-way, alleys, drainage facilities, easements, and utility facilities on, in, over, under, through, or adjoining the real property; ; all strips and gores between the described real property and abutting properties; and all utility, access, and development rights (collectively, “Property”).

This conveyance is made SUBJECT, HOWEVER, to the following reservation: It is expressly agreed under this conveyance that the Grantor, or it’s assigns hereby retains a reversionary interest in the property:

1. The Grantor reserves any and all rights of ingress and egress, as well as use of the assigned utility locations in the right of way to service the adjacent properties of the Grantor for the purposes of critical infrastructure in and under the Property described in Exhibit “A”.
2. The parties agree, in the event the Commissioners Court of Williamson County does not approve and enter into a construction contract for a project that will encumber the property for a public purpose within ten (10) years of the date of this donation, title to the property shall immediately revert to Grantor; and that Grantee’s consent is in accordance with TX CONST Art. 1, § 17

This Special Warranty Deed and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property (collectively, “Permitted Exceptions”).

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring,

developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Southeast Loop/Corridor A1.

TO HAVE AND TO HOLD the Property herein described and herein conveyed together with all and singular rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its administrators, successors and assigns to WARRANT and FOREVER DEFEND all and singular the said Property herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming the same or any part thereof, BY, THROUGH, OR UNDER GRANTOR, BUT NOT OTHERWISE.

GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S SPECIAL WARRANTY OF TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

Grantee, by its acceptance of this Special Warranty Deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2020 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

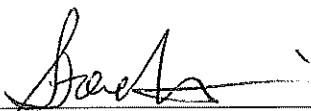
Grantee's address is: Williamson County  
c/o County Judge Bill Gravell, Jr.  
710 Main Street, Suite 101  
Georgetown, Texas 78626

EXECUTED as of Aug 24, 2020.

**GRANTOR:**

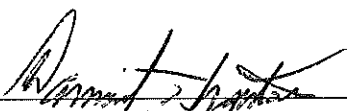
**HUTTO ECONOMIC DEVELOPMENT CORPORATION**

Executed by and approved for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Board of Directors of the corporation.

By:   
Steve. Harris, Chairman

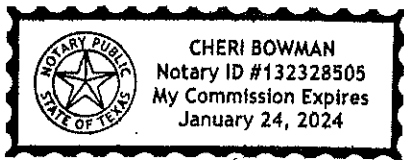
Date: Aug 24, 2020

**ATTEST:**

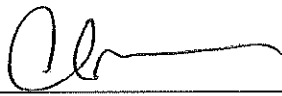
  
Dan Thornton, Secretary

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

This instrument was subscribed and sworn before me on August 24, 2020, by Steven Harris, Dan Thornton of the Hutto Economic Development Corporation, on behalf of said corporation.



(seal)

  
Notary Public Signature

GRANTEE:

WILLIAMSON COUNTY, TEXAS

By: Bill Gravell, Jr.  
Judge Bill Gravell, Jr., County Judge

Date: 9/1/2020

THE STATE OF TEXAS

§  
§  
§

COUNTY OF WILLIAMSON

This instrument was subscribed and sworn before me on  
September 1, 2020, by Bill Gravell, County Judge of  
Williamson County, Texas, on behalf of said political subdivision.

Andrea L. Schiele

NOTARY PUBLIC, STATE OF TEXAS

Andrea L. Schiele

PRINTED NAME

[seal]



## **EXHIBIT "A"**

### **Tract One:**

**BEING A 6.576 ACRE TRACT OF LAND LOCATED IN THE J.J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562, SAID 6.576 ACRE TRACT BEING A PORTION OF THAT CERTAIN 224.42 ACRE TRACT RECORDED IN DOCUMENT NO. 2018036400, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 0.851 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "B", ATTACHED HERETO.**

### **Tract Two:**

**BEING A 3.00 ACRE TRACT OF LAND LOCATED IN THE J.J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562, SAID 6.576 ACRE TRACT BEING A PORTION OF THAT CERTAIN 35.00 ACRE TRACT RECORDED IN DOCUMENT NO. 2018035181, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 0.851 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "C", ATTACHED HERETO.**

### **Tract Three:**

**BEING A 6.394 ACRE TRACT OF LAND LOCATED IN THE J.J. STUBBLEFIELD SURVEY, ABSTRACT NO. 562, SAID 6.394 ACRE TRACT BEING A PORTION OF THAT CERTAIN 89.57 ACRE TRACT RECORDED IN DOCUMENT NO. 2018034308, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 0.851 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "D", ATTACHED HERETO.**