

SLOPE AND LATERAL SUPPORT EASEMENT

Southeast Loop – Segment 1

THE STATE OF TEXAS

§

§ **KNOW ALL BY THESE PRESENTS:**

COUNTY OF WILLIAMSON

§

That **HUTTO 117 INVESTORS, LP**, its successors and assigns (“Grantor”), for and in consideration of the sum of Ten and no/100th DOLLARS (\$10.00) and other good and valuable consideration paid by **WILLIAMSON COUNTY, TEXAS** (“Grantee”), receipt of which is hereby acknowledged, does hereby Grant, Sell, and Convey unto Grantee a permanent easement and right-of-way to construct, install, operate, maintain, inspect, reconstruct, enlarge, relocate, rebuild, repair, and remove materials for slope and lateral support of the adjacent roadway facility and related appurtenances and improvements, in, on, under, and across the following real property (“Property”), to wit:

See Exhibit “A” attached hereto and incorporated herein for all purposes, being a parcel of land containing approximately 0.135 acre (5,883 square feet); said area described in further detail by metes and bounds in Exhibit “A” attached hereto and incorporated herein (**Parcel 23E**).

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Williamson County, Texas.

The Easement, rights, and privileges granted herein are non-exclusive, however, Grantor covenants that it will not convey any future easement or conflicting rights within the area covered by this grant, without the express written consent of Grantee, which consent shall not be unreasonably withheld. Prior to granting its consent for other easements Grantee may require reasonable safeguards to protect the integrity of the adjacent road system improvements.

Grantor shall be specifically prohibited from removing any earth, fill, or other materials from the Property, whether existing or installed by Grantee, and Grantor shall not otherwise impact, alter, or take any action to affect or reduce the lateral support of the adjacent roadway facilities and related appurtenances and improvements, without Grantee’s prior written consent. However, Grantor may add any additional earth, fill or other materials upon the Property as necessary to develop or otherwise improve the remaining property of Grantor in accordance with applicable regulations. Grantor reserves the right to construct driveways and/or roadways over the Property so long as said driveways and/or roadways are in accordance with all applicable regulations for which the Property is subject to.

To the extent allowed by law, Grantee shall defend and indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights granted herein or by any wrongful or negligent act or omission of Grantee’s agents or employees in the course of their employment.

The Easement, rights, privileges, and obligations granted in this Easement shall be appurtenant to and shall run with Grantor's property, and shall be binding upon and inure to the benefit of the parties to this Easement, their successors, assigns, mortgagees, tenants, guests, employees, representatives, servants, and invitees, subject to all matters of record or in existence affecting the Property.

TO HAVE AND TO HOLD the rights and interests described unto Grantee and its successors and assigns, forever, and Grantor does hereby bind himself, his heirs, successors and assigns, and legal representatives, to warrant and forever defend, all and singular, the above-described Easement and rights and interests unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 19th day of October, 2021.

GRANTOR:

HUTTO 117 INVESTORS, LP,
a Texas limited partnership

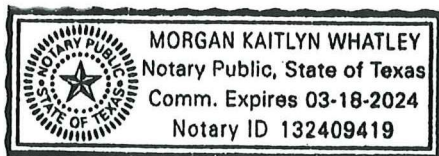
By: Hutto 117 GP, LLC,
a Texas limited liability company,
its general partner

By: [Signature]
James R. Harris, Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on this the 19 day of October, 2021, by James R. Harris, Manager of Hutto 117 GP, LLC, a Texas limited liability company, the general partner of Hutto 117 Investors, LP, a Texas limited partnership, on behalf of said limited liability company and said limited partnership.



[Signature]
Notary Public, State of Texas

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: 
Bill Gravell, County Judge

EXHIBIT "A"

County: Williamson
Easement: 23E
Tax ID: R20680
Highway: Corridor A1
Limits: From: S.H. 130
To: C.R. 404

Page 1 of 4
October 19, 2021

PROPERTY DESCRIPTION FOR EASEMENT 23E

DESCRIPTION OF A 0.135 ACRE (5,883 SQ. FT.) EASEMENT LOCATED IN THE J. KELSEY SURVEY, ABSTRACT 377, WILLIAMSON COUNTY, BEING A PORTION OF A CALLED 118.971 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HUTTO 117 INVESTORS, LP, A TEXAS LIMITED PARTNERSHIP, RECORDED AUGUST 26, 2019 IN DOCUMENT NO. 2019079796, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.135 ACRE (5,883 SQ. FT.) EASEMENT, 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 with a plastic cap stamped "BUSBY 4967" found 518.79 feet right of Corridor A1 Engineer's Centerline Station (E.C.S.) 134+06.46 on the existing north right-of-way line of C.R. 138, a variable width right-of-way, recorded in Document No. 2009062923, O.P.R.W.C.TX., for the southeast corner of the remainder of a called 73.35 acre tract of land, described in a deed to Central Assembly of God, recorded in Document No. 2007040774, O.P.R.W.C.TX., same being the southwest corner of a called 1.377 acre tract of land, described in a deed to Manville Water Supply Corporation, recorded in Document No. 2006109103, O.P.R.W.C.TX.;

THENCE N 07°28'36" E, with the common line of said 1.377 acre tract and said remainder of a called 73.35 acre tract, a distance of 416.03 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 151.90 feet right of Corridor A1 E.C.S 136+02.62 on the proposed south right-of-way line of Corridor A1;

THENCE departing the common line of said 1.377 acre tract and said remainder of a called 73.35 acre tract, with the proposed south right-of-way line of said Corridor A1, over and across called 118.971 acre tract, the following three (3) courses and distances:

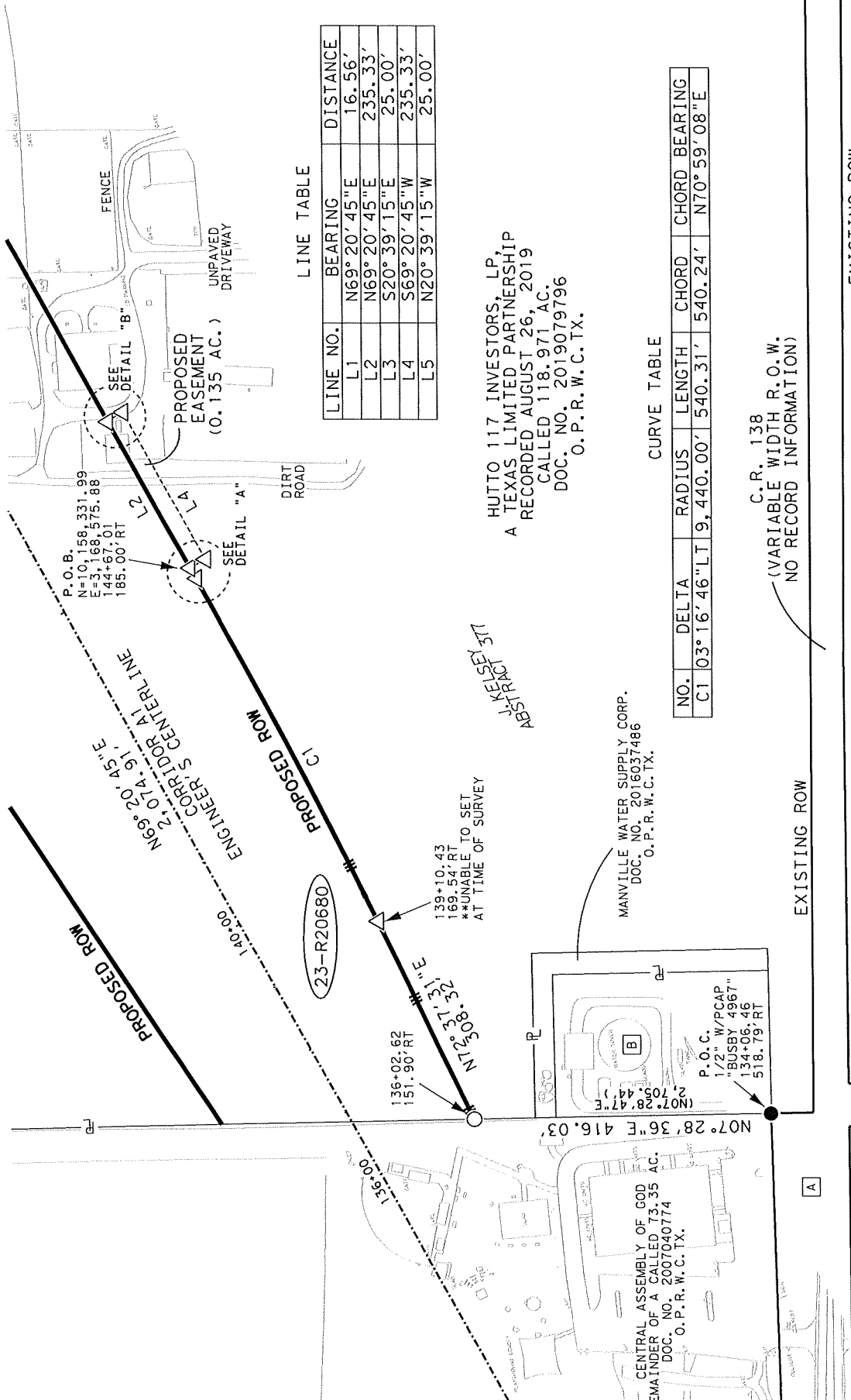
N 72°37'31" E, a distance of 308.32 to a calculated point** 169.54 feet right of Corridor A1 E.C.S 139+10.43, said point being the beginning of a curve to the left;

With said curve to the left, an arc distance of 540.31 feet, through a central angle 03°16'46", having a radius of 9,440.00 feet, and a chord that bears N 70°59'08" E, a distance of 540.24 feet to a calculated point** 185.00 feet right of Corridor A1 E.C.S 144+50.45, and

N 69°20'45" E, a distance of 16.56 feet to a calculated point (Surface Coordinates: N=10,158,331.99, E=3,168,575.88) 185.00 feet right of Corridor A1 E.C.S 144+67.01, for the northwest corner and **POINT OF BEGINNING** of the easement described herein;

1) **THENCE** N 69°20'45" E, continuing with the proposed south right-of-way line of said Corridor A1, over and across called 118.971 acre tract, a distance of 235.33 feet to a calculated point 185.00 feet right of Corridor A1 E.C.S 147+02.34, for the northeast corner of the easement described herein;

EXHIBIT "A"



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N69°20'45"E	16.56'
L2	N69°20'45"E	235.33'
L3	S20°39'15"E	25.00'
L4	S69°20'45"W	235.33'
L5	N20°39'15"W	25.00'

HUTTO 117 INVESTORS, LP,
A TEXAS LIMITED PARTNERSHIP
A RECORDED AUGUST 26, 2019
CALLED 118.971 AC.
DOC. NO. 2019079796
O.P.R.W.C.TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	103°16'46"LT	9,440.00'	540.31'	540.24'	N70°59'08"E

C.R. 138
(VARIABLE WIDTH R.O.W.
NO RECORD INFORMATION)

EXISTING ROW

FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\23\PLAT\01\Easement\E-23.dgn
PAGE 3 OF 4
REF. FIELD NOTE NO. 48912

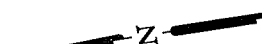
EXISTING	*120.091 AC.	ACQUIRE	0.000 AC.	REMAINING	120.091 AC.	LEFT
RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF HUTTO 117 INVESTORS, LP, A TEXAS LIMITED PARTNERSHIP EASEMENT 23E TAX ID R20680 0.135 AC. (5,883 SQ. FT.)						



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



GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS



LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◊ FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ 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
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. 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.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2006406, EFFECTIVE DATE FEBRUARY 5, 2020, AND ISSUED DATE FEBRUARY 18, 2020. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. CORRIDOR A1 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN DECEMBER, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.
- **UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND 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.

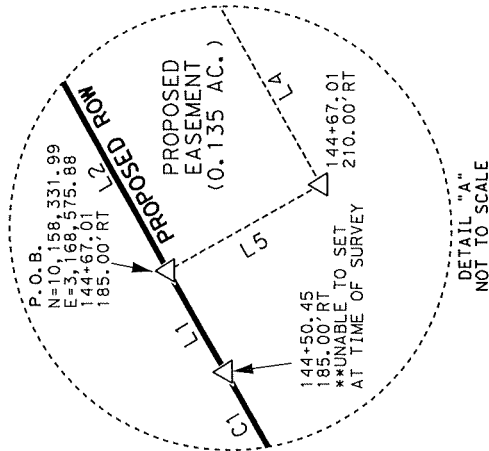
Scott C. Brashear

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

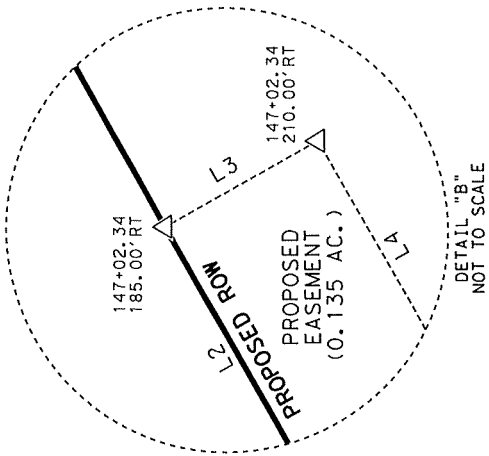
10/14/21

DATE

EXHIBIT "A"



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

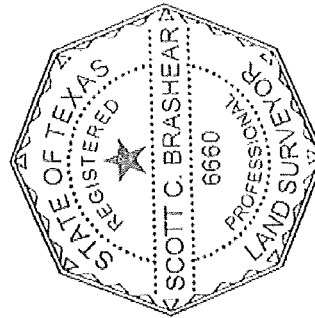
[A]

WILLIAMSON COUNTY
DOC. NO. 2009062923
O. P. R. W. C. TX.

[B]

MANVILLE WATER SUPPLY CORP.
CALLED 1.377 AC.
DOC. NO. 2006109103
O. P. R. W. C. TX.

HUTTO 117 INVESTORS, LP,
A TEXAS LIMITED PARTNERSHIP
A RECORDED AUGUST 26, 2019
CALLED 118.971 AC.
DOC. NO. 2019079796
O. P. R. W. C. TX.



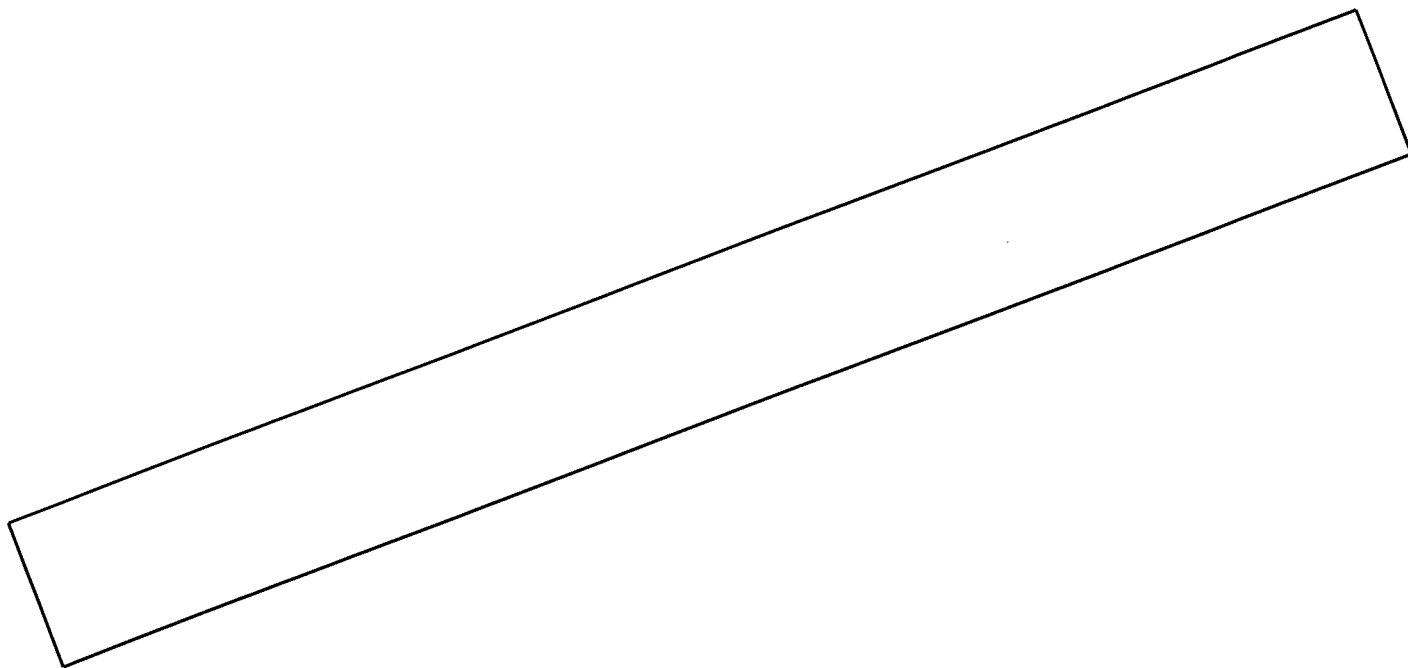
PROPOSED
EASEMENT
(0.135 AC.)

PARENT TRACT
NOT TO SCALE

PAGE 4 OF 4
REF. FIELD NOTE NO. 48912
FILE: \\saminc\AUS\PROJECTS\1017038140A\100\Survey\03Exhibits\23\PLAT\01\Easement\E-23.dgn

EXISTING	*120.091 AC.	ACQUIRE	0.000 AC.	REMAINING	120.091 AC.	LEFT
RIGHT-OF-WAY SKETCH SHOWING PROPERTY OF HUTTO 117 INVESTORS, LP, A TEXAS LIMITED PARTNERSHIP EASEMENT 23E TAX ID R20680 0.135 AC. (5,883 SQ. FT.)						
4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300						





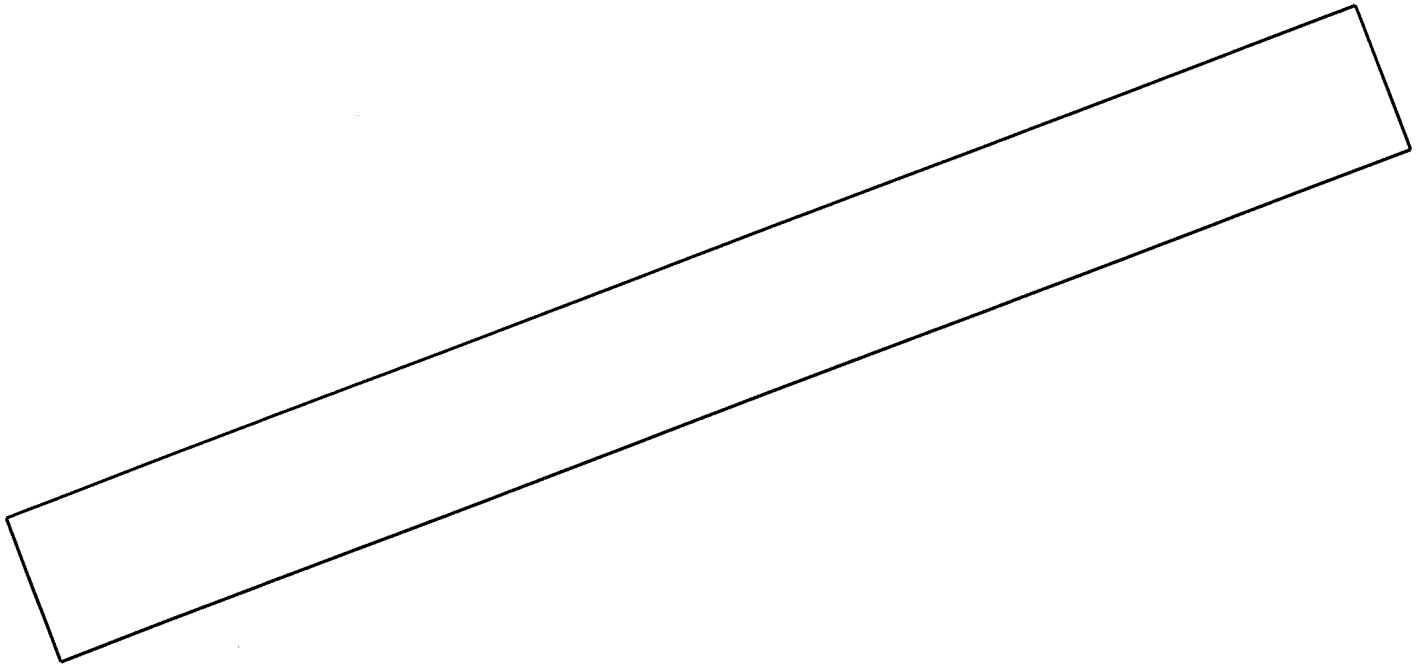
7/14/2021

Scale: 1 inch= 30 feet

File: E-23_FN.ndp

Tract 1: 0.1351 Acres (5883 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=521 ft.

01 n69.2045e 235.33
02 s20.3915e 25
03 s69.2045w 235.33
04 n20.3915w 25



7/14/2021

Scale: 1 inch= 30 feet

File: E-23_PLAT.ndp

Tract 1: 0.1351 Acres (5883 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=521 ft.

01 n69.2045e 235.33
02 s20.3915e 25
03 s69.2045w 235.33
04 n20.3915w 25

1 <* 6 Describe Parcel E-23
2
3
4 Parcel E-23 : 200013 200014 200015 200016 200013
5
6 Total parent tract area = 5,883.1352 ft² = 0.1351 a
7 Total taken area = 0.0000 ft² = 0.0000 a
8 Remaining area = 5,883.1352 ft² = 0.1351 a
9
10 Description of parcel: E-23
11
12 Beginning parent tract description
13 =====
14
15 Point 200013 N 10,158,331.9912 E 3,168,575.8809 Sta 0+00.00
16
17 Course from 200013 to 200014 N 69° 20' 45" E Dist 235.3254
18
19 Point 200014 N 10,158,414.9967 E 3,168,796.0812 Sta 2+35.33
20
21 Course from 200014 to 200015 S 20° 39' 15" E Dist 25.0000
22
23 Point 200015 N 10,158,391.6036 E 3,168,804.8993 Sta 2+60.33
24
25 Course from 200015 to 200016 S 69° 20' 45" W Dist 235.3254
26
27 Point 200016 N 10,158,308.5981 E 3,168,584.6991 Sta 4+95.65
28
29 Course from 200016 to 200013 N 20° 39' 15" W Dist 25.0000
30
31 Point 200013 N 10,158,331.9912 E 3,168,575.8809 Sta 5+20.65
32
33 =====
34 Ending parent tract description
35
36 =====
37
38 End of parcel E-23 description
39