



CERTIFICATION OF DOCUMENTS

STATE OF TEXAS
COUNTY OF WILLIAMSON
CITY OF HUTTO, TEXAS

I, Christine Martinez, City Secretary for the City of Hutto, Texas do hereby certify that I am currently the custodian of the City of Hutto, Texas official records.

The attached ordinance, O-13-09-19-11A1, consisting of 15.0 acres and 41.70 acres, is for the annexation of the Texas State Technical College campus is a true, exact, complete, and unaltered photocopy of the ordinance adopted by the Hutto City Council on September 19, 2013.

CERTIFIED this 3rd day of October, 2013.

CITY OF HUTTO, TEXAS



Christine Martinez
Christine Martinez, City Secretary

ORDINANCE NO. O-13-09-19-11A1

AN ORDINANCE ANNEXING CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF HUTTO, TEXAS, TO WIT: 15.0 ACRES AND 41.70 ACRES, MORE OR LESS, OF LAND, DESCRIBED IN EXHIBIT "A", ALL OF SAID PROPERTY BEING SITUATED IN WILLIAMSON COUNTY, TEXAS, AND ALL ADJACENT ROADWAYS BEING FOR ANNEXATION; EXTENDING THE BOUNDARY LIMITS OF HUTTO SO AS TO INCLUDE SAID PROPERTY WITHIN HUTTO'S CITY LIMITS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH PROPERTY SHALL BECOME A PART OF THE CITY OF HUTTO AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER ADOPTED; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, the City of Hutto, Texas (the "City") is a duly constituted home-rule municipality and, as such, is authorized to annex territory subject to the laws of the State of Texas and subject to its Charter, and;

WHEREAS, pursuant to Section 43.028 of the Texas Local Government Code, the owners of a tract of land containing 15.0 acres and 41.70 acres, more or less, of land, situated in the Robert McNutt Survey, Abstract No. 422, in Williamson County, Texas (the "Property"), said property being situated in Williamson County, Texas, and being more particularly described in **Exhibit "A"** attached hereto and made part hereof by reference for all purposes, have petitioned the City Council in writing to annex the property, and;

WHEREAS, the procedures prescribed by the Charter of the City of Hutto and the applicable laws of the State of Texas have been duly followed with respect to the Property, and;

WHEREAS, the City Council of the City of Hutto by resolution directed the City's Planning Director to prepare a service plan that provided for the extension of full municipal services to the Property, and such service plan was duly prepared and described in **Exhibit "B"** attached hereto and made a part hereof by reference for all purposes, and;

WHEREAS, such property is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside, and;

WHEREAS, after considering the public testimony received at each hearing, the City Council of the City of Hutto determines that annexation of the Property is proper in all respects and that such action is in the best interests of the community and its citizens, and;

WHEREAS, the City Council of the City of Hutto finds that each and every requirement of law concerning public notices, hearings, and other procedural matters has been fully complied with, and;

WHEREAS, the City Council of the City of Hutto determines that the Property for annexation which is more fully described in **Exhibit "A"** should become annexed, Now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION I.

That all of the above recitations are found to be true and correct and are incorporated into the body of this ordinance.

SECTION II.

That the property described in the attached **Exhibit "A"**, together with all adjacent roadways, be and is hereby annexed and brought within the corporate city limits of the City of Hutto, Texas, and same is hereby made an integral part hereof; and that the boundary limits of the City of Hutto be and the same are hereby extended to include the above described territory within the city limits of the City of Hutto, and the same shall hereafter be included within the territorial limits of the City of Hutto, Texas.

SECTION III.

That the owners and present and future inhabitants of the area herein annexed be entitled to all rights and privileges of other citizens and property owners of the City of Hutto, and are hereby bound by all acts, ordinances, resolutions and regulations of the City, and all other legal actions now in full force and effect and all those which may be hereafter adopted.

SECTION IV.

That the appropriate city official of the City of Hutto is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official maps and boundaries of the City of Hutto, heretofore adopted and amended, so as to include the aforementioned territory hereby annexed, be and are hereby amended as part of the City of Hutto, Texas, as required by law.

SECTION V.

That the Service Plan providing for extension of municipal services to the areas proposed to be annexed, attached hereto and incorporated herein as **Exhibit "B"**, is hereby approved.

SECTION VI.

That the City Secretary is hereby directed and authorized to file a certified copy of this ordinance in the Office of the County Clerk of Williamson County, Texas.

SECTION VII.

If any section, subsection, sentence, phrase, or word of this ordinance be found to be illegal, invalid or unconstitutional or if any portion of said property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this ordinance or the application of any other section, sentence, phrase or provision of any other ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this ordinance and would have annexed the valid property without the invalid part, and to this end the provisions of this Ordinance are declared to be severable.

SECTION VIII.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are hereby expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject matter thereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.


SECTION IX.

This ordinance shall take effect and be in force from and after its passage.

READ and APPROVED on first reading this 5th day of **September, 2013**.

READ, APPROVED and ADOPTED on second reading this 19th day of **September, 2013**.

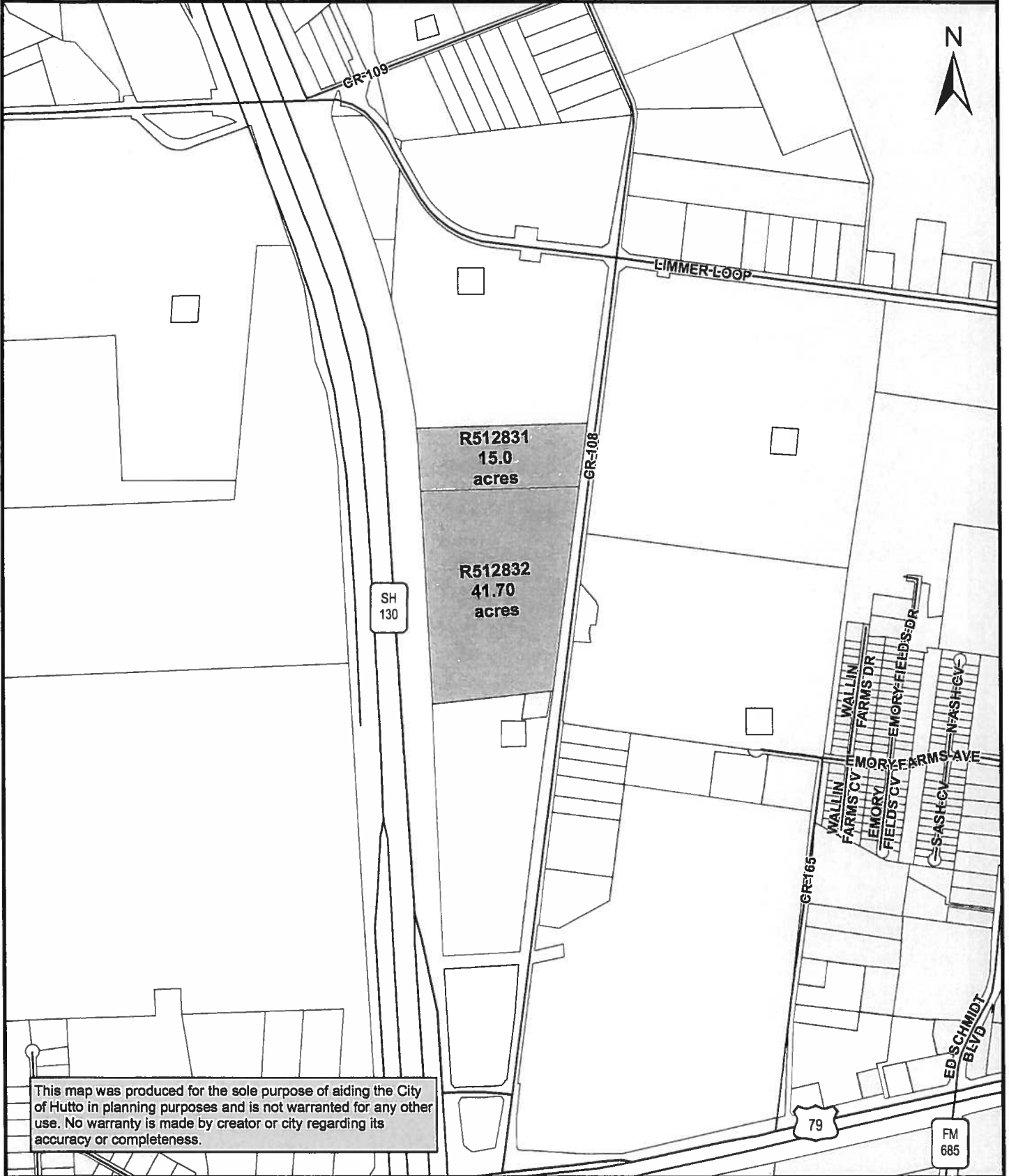
THE CITY OF HUTTO, TEXAS


Debbie Holland, Mayor

Attest:

Christine Martinez
Christine Martinez, City Secretary

Texas State Technical College 15.0 and 41.70 acre Tracts



This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

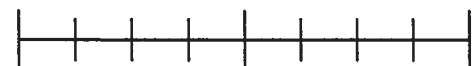


EXHIBIT "A"

DESCRIPTION

FOR 15.00 ACRES OF LAND SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, BEING A PORTION OF A REMNANT PORTION OF A CALLED 390.68 ACRE TRACT OF LAND IN DEED TO CHARLES NEEDHAM AVERY, III TRUSTEE ET AL. OF RECORD IN DOCUMENT NO. 2002071339 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 15.00 ACRES AS SHOWN ON THE ACCOMPANYING SURVEY PLAT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on a point in the east right-of-way line of State Highway 130 (right-of-way width varies) as dedicated in Document No. 2004063794 of the Official Public Records of Williamson County, Texas, said point being the southwest corner of a remnant portion of a called 98.54 acre tract of land in a deed to Alfred O. Lykins, recorded in Volume 534, Page 379 of the Deed Records of said County, same being the northwest corner of the remnant portion of said 390.68 acre tract, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE departing the east right-of-way line of said State Highway 130, with the south boundary line of said 98.54 acre tract, same being the north boundary line of the remnant portion of said 390.68 acre tract, also being, in part, the north boundary line of a 20' Waterline Easement, recorded in Document No. 2011023853 of said Official Public Records, **N 88°04'46" E** for a distance of **1353.15 feet** to a 1/2" iron rod with cap stamped "Baker-Aicklen" set on a point being the northeast corner of said 20' Waterline Easement, for the northeast corner hereof, from which a 1/2" iron pipe found on a point in the west margin of County Road 108, said point being the northeast corner of said 390.68 acre tract bears, **N 88°04'46" E** a distance of **58.18 feet**;

THENCE departing the south boundary line of said 98.54 acre tract, through the interior of the remnant portion of said 390.68 acre tract, with the east boundary line of said 20' Waterline Easement, **S 07°25'17" W** for a distance of **508.24 feet** to a 1/2" iron rod with cap stamped "Baker-Aicklen" set for the southeast corner hereof;

THENCE continuing through the interior of the remnant portion of said 390.68 acre tract, same being, in part, through the interior of said 20' Waterline Easement, **S 88°04'46" W** for a distance of **1255.59 feet** to a 1/2" iron rod with cap stamped "Baker-Aicklen" set on a point in the east right-of-way line of said State Highway 130, same being the west boundary line of the remnant portion of said 390.68 acre tract, for the southwest corner hereof, from which an iron rod with aluminum cap stamped "TXDOT" found on an angle point in the east right-of-way line of said

u

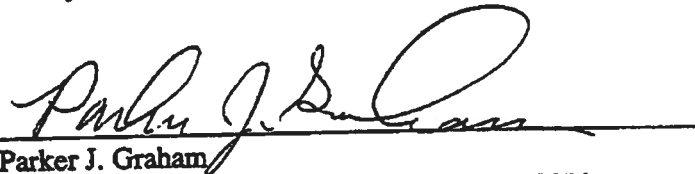
State Highway 130, said point being an angle point in the west boundary line of the remnant portion of said 390.68 acre tract bears, S 03°09'11" E a distance of 1876.90 feet;

THENCE with the east right-of-way line of said State Highway 130, same being the west boundary line of the remnant portion of said 390.68 acre tract, the following two (2) courses and distances:

1. N 03°09'11" W for a distance of 271.13 feet to an iron rod with aluminum cap stamped "TXDOT" found on a point of curvature hereof, and
2. With the arc of a curve to the left having a radius of 6066.58 feet, an arc distance of 230.63 feet, a central angle of 02°10'42" and a chord which bears N 04°12'51" W for a distance of 230.62 feet to the **POINT OF BEGINNING** hereof and containing 15.00 acres of land.

Bearings shown hereon are referenced to Grid North for the Texas State Plane Coordinate System, Central Zone NAD 83 (1986) per Document No. 2004063794 of the Official Public Records of Williamson County, Texas.

Surveyed under the direct supervision of the undersigned during August, 2011:



Parker J. Graham
Registered Professional Land Surveyor No. 5556
BAKER-AICKLEN & ASSOCIATES, INC.
405 Brushy Creek Road
Cedar Park, Texas 78613
(512) 260-3700



Job No.: 0216-3-005-22

Filename: W:\PROJECTS\AVERY TEXAS STATE TECH COLLEGE\DESCRIPTION\15.00 ACRE TRACT.DOC

**LAND TITLE SURVEY
15.00 ACRES OF LAND OUT OF
THE ROBERT McNUTT SURVEY
ABSTRACT NO. 422**

DESCRIPTION: 15.00 ACRES OUT OF THE ROBERT McNUTT SURVEY, ABSTRACT NO. 422, BEING A PORTION OF CALLED 38.00 ACRE TRACT CHARLES NEEDHAM AVERY, JR. TRUSTEE, ET AL. DOCUMENT NO. 2008071308, O.P.R.W.C., TX
DATE OF SURVEY COMPLETION: AUGUST 6, 2011

SURVEYOR'S NOTES:

- 1) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED BY THIS SURVEY. THE HEREIN SHOWN REASSEMBLED PROFESSIONAL LAND SURVEYOR MAKES NO WARRANTY AS TO THE EXISTENCE OR LOCATION OF ANY SUCH UTILITY, WHETHER SERVING THE SUBJECT TRACT OR FOR THE PURPOSE OF SERVICING OTHER PROPERTIES.
- 2) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- 3) THE WORD "CERTIFY," "CERTIFICATE," OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 4) BASED ON FEMA MAP NUMBER 44083C0401E, EFFECTIVE DATE SEPTEMBER 26, 2008, THE PROPERTY DESCRIBED HEREON LIES ENTIRELY WITHIN THE NON-SHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE 600-YEAR FLOOD PLAIN. THE FEMA MAP NOTED ABOVE IS THE ONLY SOURCE OF FLOOD INFORMATION CONSIDERED FOR THIS SURVEY. THE ENVIRONMENTAL UNIT HAVING JURISDICTION OVER DEVELOPMENT IN THIS LOCALITY MAY HAVE OTHER FLOOD INFORMATION REQUIREMENTS OR MAY REQUIRE A NEW FLOOD STUDY BE PERFORMED.

ONLY THOSE EASEMENTS AS LISTED IN TITLE COMMITMENT OF NO. 10089891 P. ISSUED AUGUST 6, 2011 AND RELATED THEREON BELONG TO THIS SURVEY. NO ADDITIONAL RESEARCH OF EASEMENTS OF RECORD WAS PERFORMED BY BAKER-AICKLEN AND ASSOCIATES, INC.

- a. EASEMENT DATED JULY 21, 1928, GRANTED BY T. E. MELSON ET AL. TO LOUIE STAR STATE POWER COMPANY, INC., RECORDED IN VOLUME 261, PAGE 33, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. NOT ON SUBJECT TRACT.
- b. EASEMENT DATED MARCH 24, 1947, GRANTED BY C. H. AVERY ET AL. TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 241, PAGE 200, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. NOT ON SUBJECT TRACT.
- c. EASEMENT DATED FEBRUARY 14, 1967, GRANTED BY CHARLES H. AVERY, JR. ET AL. TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 414, PAGE 114, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. SUBJECT TYPE EASEMENT RELATED TO FLOODWATER RETARDING STRUCTURE NO. 1.
- d. EASEMENT DATED JULY 4, 1941, GRANTED BY C. H. AVERY, JR. TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 445, PAGE 664, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. NOT ON SUBJECT TRACT.
- e. EASEMENT DATED APRIL 15, 1963, GRANTED BY CHARLES H. AVERY, JR. ET AL. TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 489, PAGE 114, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. NOT ON SUBJECT TRACT.

1. RIGHT OF WAY AND EASEMENT DATED SEPTEMBER 24, 1975, GRANTED BY A. H. AVERY ESTATE TO CROWN WATER SUPPLY CORPORATION, RECORDED IN VOLUME 611, PAGE 384, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. NOT ON SUBJECT TRACT.

2. WATERLINE EASEMENT DATED APRIL 11, 2011, GRANTED BY CHARLES NEEDHAM AVERY, JR. TRUSTEE ET AL. TO HURTTO, TEXAS, RECORDED UNDER DOCUMENT NO. 201102083, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

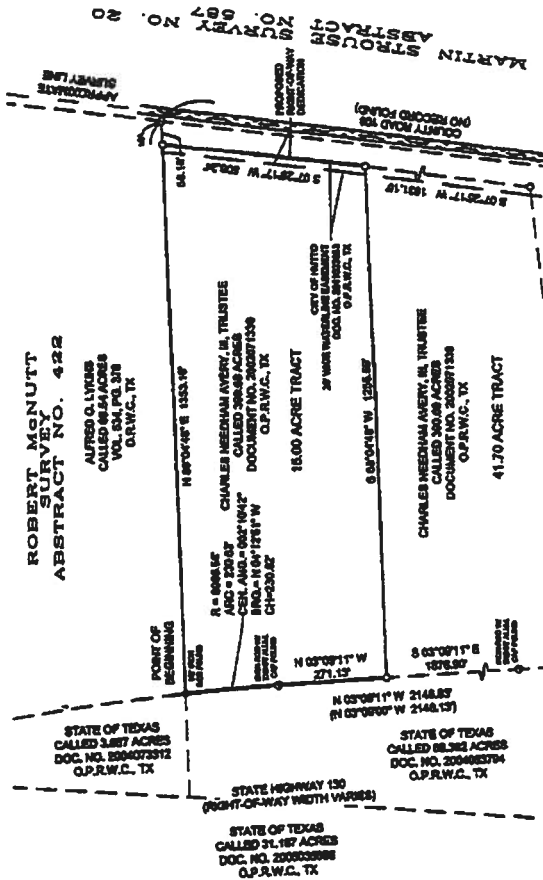
TO: TEXAS STATE TECHNICAL COLLEGE, CHARLES NEEDHAM AVERY, JR. JOHN'S AVERY, JAMESON AVERY, LUCILLE CHRISTINA AVERY FELL AND STEWART TITLE GUARANTY COMPANY

OF NO.: 110089891 P. ISSUED AUGUST 6, 2011

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF AN AGRUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION. EASEMENTS AND OTHER INSTRUMENTS FOR TITLE SHOWN OR ADJACENT HERETO ARE LIMITED TO THOSE SHOWN HEREON, HAVING A OF NO.: 110089891 P. ISSUED AUGUST 6, 2011. INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, HAVING A OF NO.: 110089891 P. ISSUED AUGUST 6, 2011.



William H. Baker
WILLIAM H. BAKER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10089891



BEARING MARK
TEXAS STATE PLANE CENTRAL ZONE - NAD 83 (1983)
PER DOCUMENT NO. 2008071308, O.P.R.W.C., TX

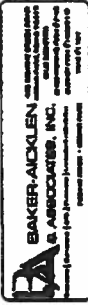
LEGEND

- 1/2" IRON ROD FOUND
- IRON PIPE FOUND
- ⊙ IRON ROD WITH CAP FOUND
- 1/2" IRON ROD SET WITH "BAMER-HOCKLEY" CAP
- ASPHALT PAVEMENT
- () RECORD DATA PER DOC. NO. 2008071308
- OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- DEED RECORDS WILLIAMSON COUNTY, TEXAS



SCALE 1" = 200'
WILLIAMSON COUNTY, TEXAS

SHEET 3 OF 3



DRAWN BY: PJD
CHECKED BY: WLB
PROJECT NO. 02143-001-22

EXHIBIT "A"

DESCRIPTION

FOR 41.70 ACRES OF LAND SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, BEING A PORTION OF A REMNANT PORTION OF A CALLED 390.68 ACRE TRACT OF LAND IN A DEED TO CHARLES NEEDHAM AVERY, III TRUSTEE ET AL. OF RECORD IN DOCUMENT NO. 2002071339 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 41.70 ACRES OF LAND AS SHOWN ON THE ACCOMPANYING SURVEY PLAT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN FOR REFERENCE at an iron rod with aluminum cap stamped "TXDOT" on a point in the east right-of-way line of State Highway 130 (right-of-way width varies) as dedicated in Document No. 2004063794 of the Official Public Records of Williamson County, Texas, same being the west boundary line of the remnant portion of said 390.68 acre tract;

THENCE with the east right-of-way line of said State Highway 130, same being the west boundary line of the remnant portion of said 390.68 acre tract, S 03°09'11" E for a distance of 271.13 feet to a 1/2" iron rod with cap stamped "Baker-Aicklen" set for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE departing the east right-of-way line of said State Highway 130, through the interior of the remnant portion of said 390.68 acre tract, also being, in part, through the interior of a 20' Waterline Easement, recorded in Document No. 2011023853 of said Official Public Records, N 88°04'46" E for a distance of 1255.59 feet to a 1/2" iron rod with cap stamped "Baker-Aicklen" set on a point in the east boundary line of said 20' Waterline Easement, for the northeast corner hereof;

THENCE continuing through the interior of the remnant portion of said 390.68 acre tract, with the east boundary line of said 20' Waterline Easement, S 07°25'17" W for a distance of 1631.15 feet to a 1/2" iron rod with cap stamped "Baker-Aicklen" set for the southeast corner hereof;

THENCE continuing through the interior of the remnant portion of said 390.68 acre tract, same being, in part, through the interior of said 20' Waterline Easement, S 83°30'21" W for a distance of 957.59 feet to a 1/2" iron rod with cap stamped "Baker-Aicklen" set on a point in the east right-of-way line of said State Highway 130, same being the west boundary line of the remnant portion of said 390.68 acre tract, for the southwest corner hereof, from which an iron rod with aluminum cap stamped "TXDOT" found on an angle point in the east right-of-way line of said State Highway 130, said point being an angle point in the west boundary line of the remnant portion of said 390.68 acre tract bears, S 03°09'11" E a distance of 190.63 feet;

J

THENCE with the east right-of-way line of said State Highway 130, same being the west boundary line of the remnant portion of said 390.68 acre tract, N 03°09'11" W for a distance of 1686.27 feet to the **POINT OF BEGINNING** hereof and containing 41.70 acres of land

Bearings shown hereon are referenced to Grid North for the Texas State Plane Coordinate System, Central Zone NAD 83 (1986) per Document No. 2004063794 of the Official Public Records of Williamson County, Texas.

Surveyed under the direct supervision of the undersigned during August, 2011:



Parker J. Graham
Registered Professional Land Surveyor No. 5556
BAKER-AICKLEN & ASSOCIATES, INC.
405 Brushy Creek Road
Cedar Park, Texas 78613
(512) 260-3700



u

Job No.: 0216-3-005-22

Filename: W:\PROJECTS\AVERY TEXAS STATE TECH COLLEGE\DESCRIPTION\41.70 ACRE TRACT.DOC

**LAND TITLE SURVEY
41.70 ACRES OF LAND OUT OF
THE ROBERT McNUTT SURVEY
ABSTRACT No. 422**

DESCRIPTION: 41.70 ACRES OUT OF THE ROBERT McNUTT SURVEY, ABSTRACT NO. 422, BEING A PORTION OF CALLED 38.83 ACRES TRACT CHARLES MEEHAM AVENUE, IN TRUSTEE, ETAL, DOCUMENT NO. 200871339, O.P.A.W.C., TX
DATE OF SURVEY COMPLETION: AUGUST 8, 2011

SURVEYOR'S NOTES:

1. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED BY THIS SURVEY. THE PERSONS NAMED REGISTERED PROFESSIONAL LAND SURVEYOR MARRAS AND WARRICK, AS TO THE EXISTENCE OR LOCATION OF ANY SUCH UTILITY, WHETHER SERVING THE SUBJECT TRACT OR FOR THE PURPOSES OF SERVICING OTHER PROPERTIES.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
3. THE WORDS "CERTIFIC" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
4. BASED ON FEMA MAP NUMBER 489990818E, EFFECTIVE DATE SEPTEMBER 28, 2008, THE PROPERTY DESCRIBED HEREON IS ENTIRELY WITHIN THE 500-YEAR FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. THE FEMA MAP NOTED ABOVE IS THE ONLY SOURCE OF FLOOD RISK INFORMATION PROVIDED FOR THIS SURVEY. THE INFORMATION REQUIREMENTS OR MAY REQUIRE A NEW FLOOD STUDY TO BE PERFORMED.
5. ONLY THOSE EASEMENTS AS LISTED IN TITLE COMMITMENT OF NO. 11008992 P, ISSUED AUGUST 8, 2011 AND RELIANT THEREON WERE EVALUATED FOR THIS SURVEY. NO ADDITIONAL RESEARCH OF EASEMENTS OF RECORD WAS PERFORMED BY BAKER-AICKLEN AND ASSOCIATES, INC.
6. EASEMENT DATED JULY 21, 1928, GRANTED BY T. E. NELSON ET AL TO LONE STAR STATE POWER COMPANY, INC., RECORDED IN VOLUME 22, PAGE 33, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, NOT ON SUBJECT TRACT.
7. EASEMENT DATED AUGUST 29, 1927, GRANTED BY T. E. NELSON ET AL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 24, PAGE 137, DEED RECORDS, WILLIAMSON COUNTY, TEXAS AND TEXAS AND TEXAS POWER & LIGHT COMPANY, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, DOCUMENT NO. 21922888, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON.
8. EASEMENT DATED MARCH 24, 1947, GRANTED BY C. N. AVERY ET AL TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 34, PAGE 290, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, NOT ON SUBJECT TRACT.
9. EASEMENT DATED FEBRUARY 14, 1927, GRANTED BY CHARLES M. AVERY, JR. ET AL TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 128, PAGE 648, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, BLANKET TYPE EASEMENT RELATED TO FLOODWATER RETARDING STRUCTURE NO. 18.
10. EASEMENT DATED JULY 1, 1941, GRANTED BY C. N. AVERY, JR. TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 444, PAGE 648, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, NOT ON SUBJECT TRACT.
11. EASEMENT DATED APRIL 18, 1983, GRANTED BY CHARLES M. AVERY, JR. ET AL TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 444, PAGE 114, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, NOT ON SUBJECT TRACT.
12. RIGHT OF WAY AND EASEMENT DATED SEPTEMBER 24, 1973, GRANTED BY A. N. AVERY ESTATE TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 861, PAGE 304, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, NOT ON SUBJECT TRACT.
13. EASEMENT DATED JUNE 8, 1941, GRANTED BY CHARLES MEEHAM AVENUE, JR. ET AL TO SEMANLE PIPELINE SUPPLY CORPORATION, RECORDED IN VOLUME 182, PAGE 424, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON.
14. WATERLINE EASEMENT DATED APRIL 11, 2011, GRANTED BY CHARLES MEEHAM AVENUE, JR. TRUSTEE ET AL TO CITY OF HUTTO, TEXAS, RECORDED UNDER DOCUMENT NO. 2011028353, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON.

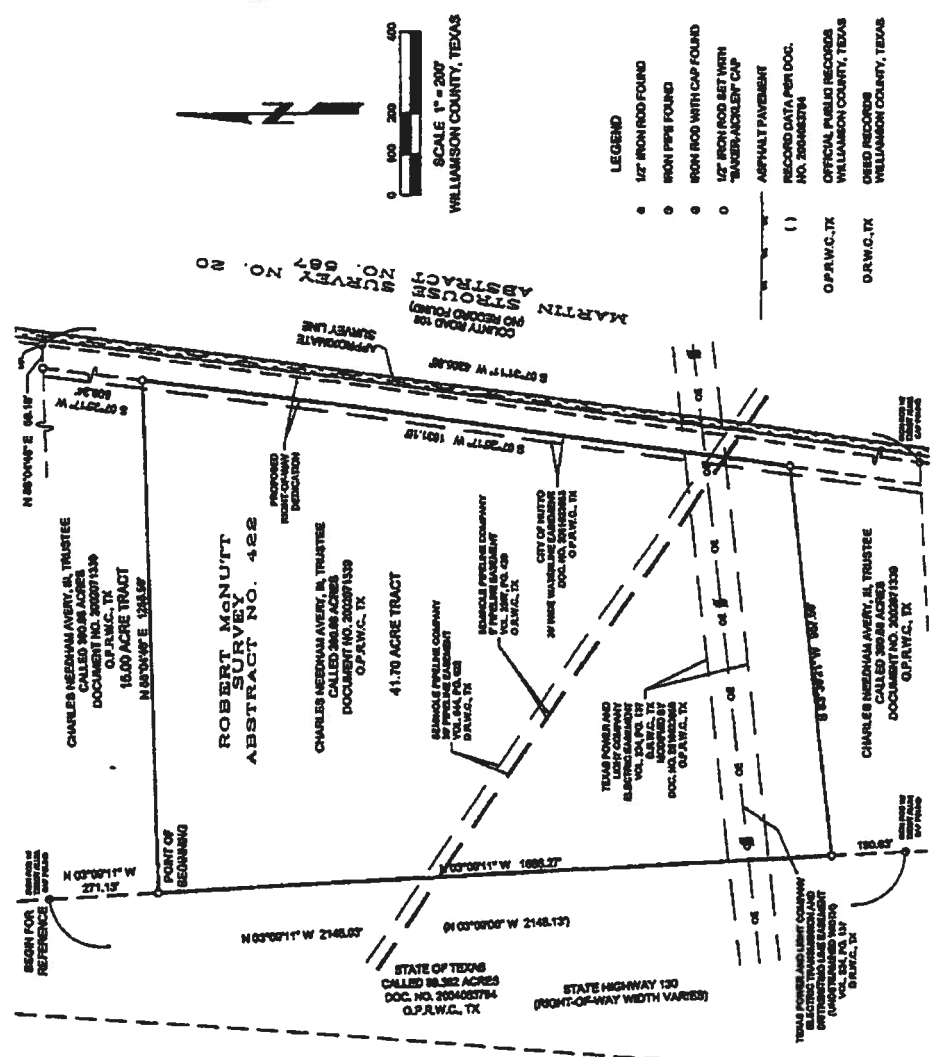
SURVEYOR'S CERTIFICATE:

I, TEXAS STATE TECHNICAL COLLEGE, CHARLES M. AVERY, JR., JOHN S. AVERY, A. NELSON AVENUE, LUCILLE CHRISTINA AVERY FELL AND STEWART TITLE GUARANTY COMPANY
OF NO. 11008992 P, ISSUED AUGUST 8, 2011

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS IS AT A TRUE AND ACCURATE REPRESENTATION OF AN ACTUAL SURVEY AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACTS SHOWING OR ADDRESSING HEREON ARE LIMITED TO THOSE VISIBLE AND THOSE LISTED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, HAVING A F.M.L. 11008992 P, ISSUED AUGUST 8, 2011.



Charles M. Avery, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6646



BAKER-AICKLEN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
11008992 P, ISSUED AUGUST 8, 2011

TEAS STATE PLANE COORDINATE SYSTEM - NAD 83 (USGS)
PER DOCUMENT NO. 2004003794, O.P.A.W.C., TX
DRAWN BY: PAK
REVIEWED BY: MAN
PROJECT NO. 02163-006-02

**CITY OF HUTTO
MUNICIPAL SERVICE PLAN
FOR PROPOSED ANNEXATION OF**

EXHIBIT "B"

**15.0 acres AND 41.70 acres, more or less, of land, out of the
R. McNutt Survey, Abstract No. 422.**

The City of Hutto, Texas will provide for the extension of full municipal services into the area proposed to be annexed in accordance with Texas Local Government Code §43.056.

FIRE

Existing Services: Williamson County Emergency Service District #3

Services to be Provided:

Provides fire suppression and emergency services to the area. Primary fire response will be provided by Williamson County Emergency Service District #3, located at the following address: 501 Exchange Boulevard.

Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

POLICE

Existing Services: Williamson County Sheriff's Department

Services to be Provided:

Upon annexation, the City of Hutto Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriations.

BUILDING INSPECTION

Existing Services: None

Services to be Provided:

The Development Services Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes that regulate building construction within the City of Hutto. Fire code inspections and enforcement will be handled by Williamson County Emergency Services District #3 on behalf of the City of Hutto.

PLANNING AND ZONING

Existing Services: Review of subdivision development plans under City's Subdivision Ordinance. No municipal zoning or land use controls except for those imposed by State Law.

Services to be Provided:

The Hutto Development Services Department has responsibility for regulating development and land use through the administration of the City of Hutto's Zoning Ordinance, and this will extend to the area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Hutto's Subdivision Ordinance. These services can be provided within the departments' current budgets.

LIBRARY

Existing Services: None

Services to be Provided:

City Library privileges will be available to future residents in this area.

HEALTH DEPARTMENT - HEALTH CODE ENFORCEMENT SERVICE

Existing Services: Williamson Cities and County Health District

Services to be Provided:

Williamson Cities and County Health District will continue to implement enforcement of the health districts regulations on the effective date of annexation. Animal control services will also be provided to the area as needed by Hutto Animal Control Division of the Police Department.

STREET MAINTENANCE

Existing Services: Williamson County

Services to be Provided:

Maintenance and access to adjacent existing street facilities will be provided/overseen by appropriate City of Hutto departments.

STORM WATER MANAGEMENT

Existing Services: Williamson County Flood Plain Administrator

Services to be Provided

Developers will provide storm water drainage facilities as required of their development at their own expense and such will be inspected by the City's engineers at time of completion. The City of Hutto will then maintain the drainage in public rights of way upon approval of the construction. Property owners and/or Home Owner's Associations or similar entities will maintain drainage facilities located on private property. All construction within the flood plain will be through the appropriate Hutto department(s) and will meet FEMA Flood Plain regulations.

STREET LIGHTING

Existing Services: Oncor Electric Delivery

Services to be Provided:

There are no existing street lights in this area. The Developer will be responsible for initial installation and maintenance of street lighting, if required, within the development until such time as any internal streets have been accepted by the City Council.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided:

The City of Hutto, through its appropriate departments, will be able to provide any necessary additional traffic control devices after the effective date of annexation.

WATER SERVICE

Existing Services: None

Services to be Provided:

Water service to the properties will be provided by the City of Hutto.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided:

Sanitary sewer service to the properties will be provided by the City of Hutto and will be provided in accordance with the current extension with applicable policies, codes and ordinances.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided:

Solid waste collection shall be provided to the area of annexation in accordance with current ordinances. Service shall comply with existing City of Hutto policies, beginning with occupancy of structures.

PARKS AND TRAILS

Existing Service: None

Services to be Provided:

All City operated parks and trail systems will be available to the residents of this area upon annexation.

MISCELLANEOUS

Existing Services: None

Services to be Provided:

All other applicable municipal services will be provided to the area in accordance with the City of Hutto's established policies governing extension of municipal services to newly-annexed areas.

NOTE:

Capital improvements sufficient for providing municipal services for the annexed area are in place such that the costs associated with the extension of service lines to proposed building sites within the area will be borne by owners and/or developers.

5

PLEASE RETURN TO:
City of Hutto
Attn: City Secretary
401 West Front Street
Hutto, Texas 78634

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2013095219

Nancy E. Rister

10/03/2013 11:09 AM

DPEREZ \$85.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS