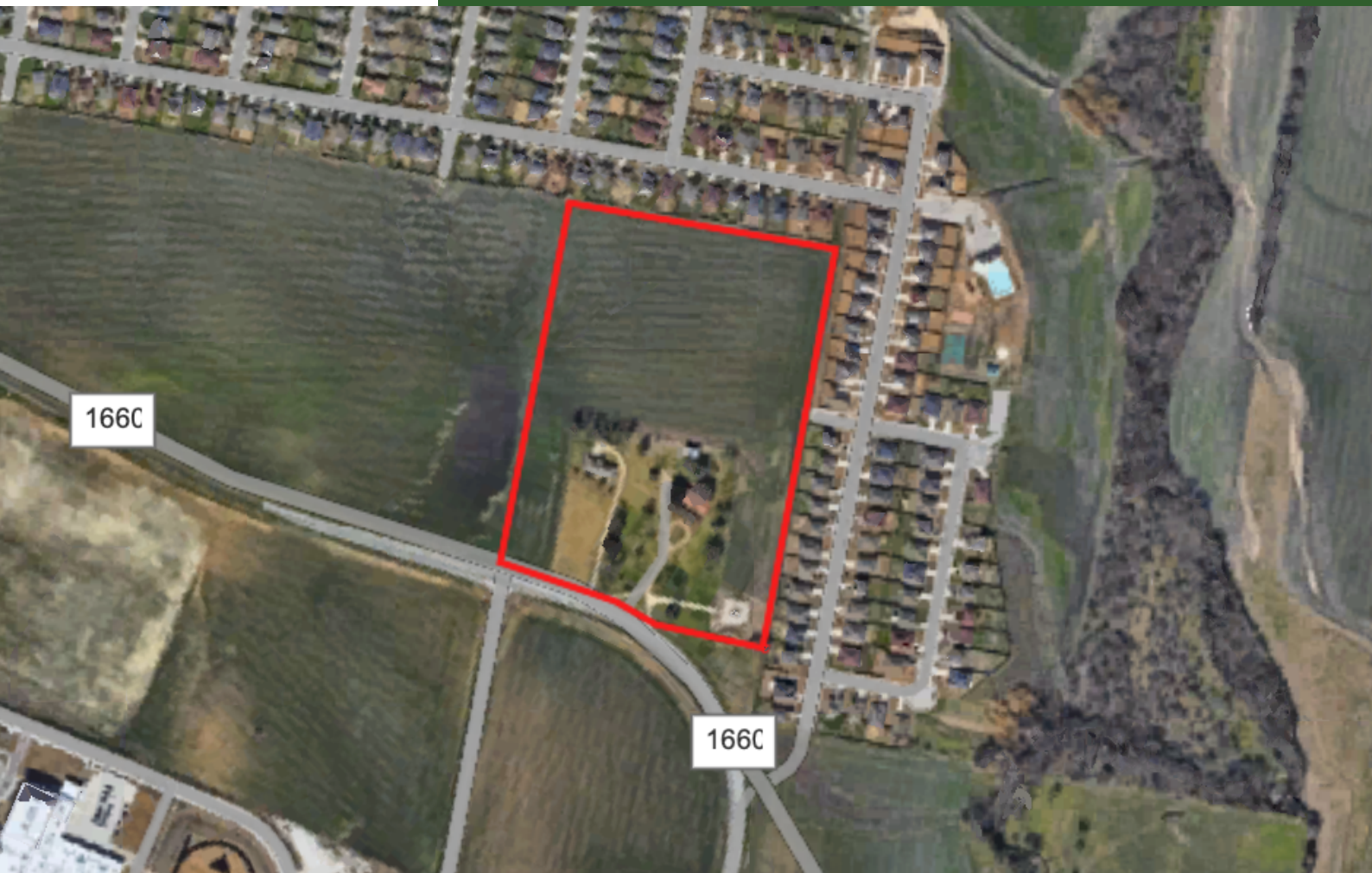




LAND FOR SALE

19 ACRES AVAILABLE
WILLIAMSON COUNTY | HUTTO, TX



PROPERTY INFORMATION

- Fantastic frontage on FM 1660
- Conversations with Hutto Development Services said they will allow all uses except SFR
- Outside the City of Hutto will need to be annexed in order to get utility service
- Hutto utility service

PRIMARY CONTACT

GARY F. BROWN

512-750-9262

gary@windsorgrouptx.com

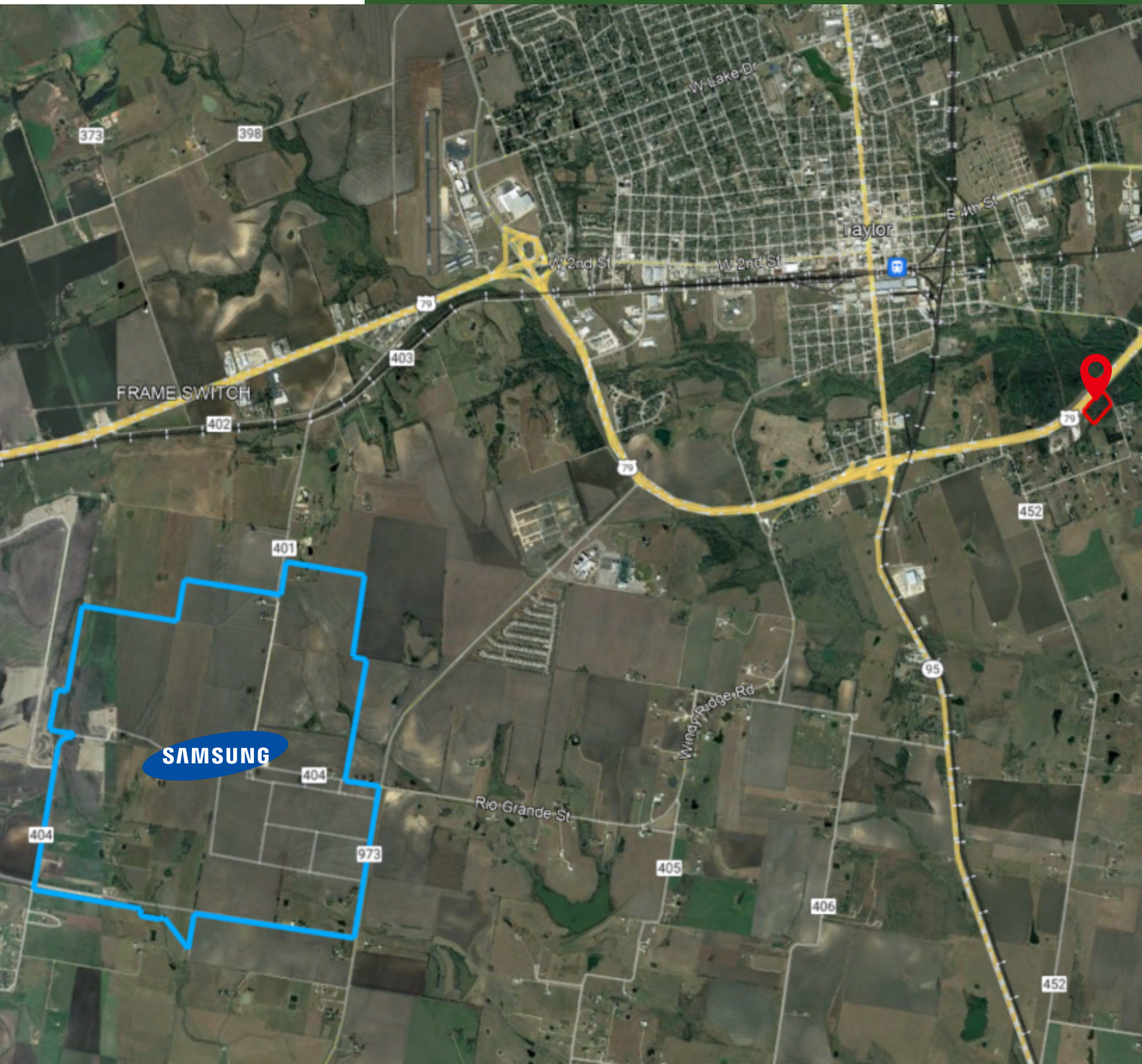
WINDSOR GROUP
windsorgrouptx.com

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.



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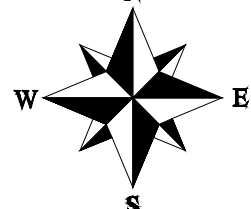


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ALTA/NSPS LAND TITLE SURVEY



TRACT I: BEING 16.58 ACRES OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF SAID 16.816 ACRE TRACT DESCRIBED IN DOCUMENT TO FRANCISCO J. PEREZ, AND WIFE, MARTHA G. PEREZ, RECORDED IN DOCUMENT NO. 2015079930 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION SHOWN HEREON.

TRACT II: BEING 7.770 ACRES OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 8.285 ACRE TRACT DESCRIBED IN DOCUMENT TO FRANCISCO J. PEREZ, AND WIFE, MARTHA G. PEREZ, RECORDED IN DOCUMENT NO. 2013088318 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION SHOWN HEREON.

TRACT I: BEING 16.58 ACRES OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF SAID 16.816 ACRE TRACT DESCRIBED IN DOCUMENT TO FRANCISCO J. PEREZ, AND WIFE, MARTHA G. PEREZ, RECORDED IN DOCUMENT NO. 2015079930 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION SHOWN HEREON.

RECOMMENDATION: SFR HUTTO, LLC, recorded in Document No. 2021126841, Official Public Records of Williamson County, Texas, at the northeast corner of said 16.816 acres, and hereof.

THENCE South 82°38'58" East, along the south line of said Glenwood Subdivision Phase 2A, a distance of 789.45' to a 1/2" iron pin found along the west line of the west line of Lot 8 of Glenwood Subdivision Phase 4B, a subdivision in Williamson County as shown on plat recorded in Document No. 2007099450, Official Public Records of Williamson County, Texas, at the southeast corner of said Glenwood Subdivision, Phase 2A, at the northeast corner of said 16.816 acres, and hereof;

THENCE along the west line of said subdivision, the following two courses and distances:

- 1) South 08°08'02" West, a distance of 1132.58' to a 1/2" iron pin found;
- 2) South 09°28'09" West, a distance of 27.78' to a 1/2" iron pin found at the northeast corner of a called 0.3759 acre tract described in document to the Texas Department of Transportation, recorded in Document No. 2017025067, Official Public Records of Williamson County, Texas, at the southeast corner of said 16.816 acres, and hereof;

THENCE along said TxDOT right-of-way line the following three courses and distances:

- 1) North 82°07'09" West, along the north line of said TxDOT tract, and a south line hereof, a distance of 170.97' to a 1/2" iron pin found at the northeast corner of said TxDOT tract, and a corner hereof;
- 2) South 08°15'46" West, a distance of 20.35' to a 1/2" iron pin with "Cuplin" property cap set in a curve to the left along the north right-of-way line of F.M. Hwy. No. 1660;
- 3) Along said right-of-way line of said F.M. Hwy. No. 1660 and along said curve to the left having a radius of 1040.00', passing a right-of-way monument at a distance of 101.64', and in all an arc length of 340.34', a chord bearing of North 54°09'45" West, and a chord length of 338.82' to a mag nail found in concrete at the southeast corner of the remainder of a "First Tract" described in document to Elizabeth Sharpe and Edward Sharpe, recorded in Volume 601, Page 628, Official Public Records of Williamson County, Texas, and at a southerly southwest corner hereof;

THENCE along the east and north lines of said Sharpe tract, and along a westerly and southerly lines hereof, the following two courses and distances:

- 1) North 09°45'02" East, a distance of 388.92' to a 1/2" iron pin found at the northeast corner of said Sharpe tract;
- 2) North 82°34'46" West, a distance of 327.44' to a 1/2" iron pin with "Cuplin" property cap set along the east line of said Brackentridge SFR hutto, LLC tract, at the northwest corner of said Sharpe tract, and a westerly corner hereof;

THENCE North 07°56'23" East, a distance of 628.01' along the east line of said Brackentridge tract, and along the west line hereof, to the POINT OF BEGINNING, containing 16.58 acres, more or less.

TRACT II: BEING 7.770 ACRES OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 8.285 ACRE TRACT DESCRIBED IN DOCUMENT TO FRANCISCO J. PEREZ, AND WIFE, MARTHA G. PEREZ, RECORDED IN DOCUMENT NO. 2013088318 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

RECOMMENDATION: SFR HUTTO, LLC, recorded in Document No. 2021126841, Official Public Records of Williamson County, Texas, at the northeast corner of said 16.816 acres, and hereof.

BEGINNING of a 1/2" iron pin found along the south right-of-way line of F.M. Hwy. No. 1660, at the northeast corner of a called 13.77 acres, described in document to Zimmerman Properties Development, LLC, recorded in Document No. 2021137778, Official Public Records of Williamson County, Texas, at the northeast corner of Swindoll Lane as shown on right-of-way dedication to the public, recorded in Document No. 2007002236, Official Public Records of Williamson County, Texas, at the northeast corner of said 13.77 acres, and hereof;

THENCE along the south right-of-way line of said F.M. Hwy. No. 1660, the following courses five courses and distances:

- 1) South 75°39'41" East, passing a 1/2" iron pin found at 60.74' at the northeast corner of said Swindoll Lane, and in all, a distance of 84.86' to a 1/2" iron pin found at the beginning of a curve to the right;
- 2) Along said curve to the right having a radius of 880.00', an arc length of 658.43', a chord bearing of South 54°21'45" East, and a chord length of 64.48' to a 1/2" iron pin with "Cuplin" property cap set;
- 3) South 33°08'11" East, a distance of 95.03' to a 1/2" iron pin with "Cuplin" property cap set at the beginning of a curve to the right;
- 4) Along said curve to the right having a radius of 532.95', an arc length of 80.12', a chord bearing of South 07°55'08" East, and a chord length of 80.05' to a point for corner of the beginning of a spiral curve to the right;
- 5) South 02°35'50" West, along the chord of said spiral curve, a distance of 138.04' to a 1/2" iron pin found at the southeast corner hereof, and at the northeast corner of a tract described in document to Cornerstone Baptist Church of Hutto, Texas, recorded in Document No. 2015099686, Official Public Records of Williamson County, Texas;

THENCE North 70°29'10" West, along the north line of said Cornerstone Church tract, along the south line of said 8.285 acre tract, and hereof, a distance of 708.06' to a 1/2" iron pin found along the east right-of-way line of said Swindoll Lane, and at the northeast corner of said Church tract;

THENCE along the east, south and west lines of said Swindoll Lane, the 8.285 acre tract, and hereof, the following courses and distances:

- 1) South 08°00'42" West, a distance of 308.79' to a 1/2" iron pin found;
- 2) South 18°31'12" West, a distance of 236.92' to a 1/2" iron pin with "Cuplin" property cap set along the north line of a tract described in document to Hutto Independent School District, recorded in Document No. 2006012926, Official Public Records of Williamson County, Texas, at the southeast corner of said Swindoll Lane, and hereof;
- 3) North 70°29'10" West, along the north line of said Hutto ISD tract, a distance of 60.39' to a 1/2" iron pin with "Cuplin" property cap set along the east line of another Hutto Independent School District tract, recorded in Document No. 2003108291, Official Public Records of Williamson County, Texas, at the southeast corner of said Swindoll Lane, and at the extreme southwest corner hereof;
- 4) North 18°35'17" East, passing at 256.89' a 1/2" iron pin found at the northeast corner of said second Hutto ISD tract, same being the southeast corner of Lot One, Block A, WCESD #3 Swindoll Station Subdivision, as shown on a plat recorded in Document No. 20180411855, Official Public Records of Williamson County, Texas, and in all, a total distance of 280.20' to a mag nail with a "Baker" washer found in a cedar stump at a corner along the east line of said Lot One, Block A;
- 5) North 07°57'46" East, a distance of 777.25' to the POINT OF BEGINNING, containing 7.770 acres, more or less.

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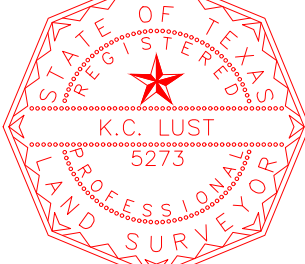
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THE UNDERSIGNED DOES HEREBY CERTIFY THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF FRANCISCO J. PEREZ AND MARTHA G. PEREZ & STEWART TITLE GUARANTY COMPANY, THAT (I) THIS SURVEY WAS MADE UPON THE GROUND OF THE PROPERTY REPRESENTED HEREON, FOR THE BENEFIT OF AND FOR RELIANCE THEREON BY SELLER, PURCHASER AND BY THE TITLE COMPANY; (II) THE PROPERTY ADJOINS A DEDICATED ROADWAY AS SHOWN HEREON; (III) THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF INTERESTS EXCEPT AS SHOWN HEREON, AND (IV) NONE OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN, ANY SPECIAL FLOOD HAZARD AREA OR WETLANDS AREA AS DESIGNATED BY A GOVERNMENTAL AGENCY, EXCEPT AS SHOWN HEREON. THE UNDERSIGNED ALSO CERTIFIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 10, 11(b), 13, 14, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 28TH THRU APRIL 5TH, 2022.

K.C. LUST
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5273
CUPLIN & ASSOCIATES, INC.

DATED APRIL 7, 2022



TRACT I: CERTIFIED EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: STEWART TITLE GUARANTY OF NO. 1839440
EFFECTIVE DATE: MARCH 29, 2022
ISSUED: APRIL 4, 2022
SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANTS - DELETED

10. RIGHTS OF PARTIES IN POSSESSION - NOT A BOUNDARY/SURVEY MATTER

a. RIGHTS OF TENANTS AND ASSIGNS, AS TENANTS ONLY, UNDER CURRENTLY EFFECTIVE LEASE AGREEMENTS - NOT A BOUNDARY/SURVEY MATTER

b. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, ROADWAYS, ENCROACHMENTS, ETC. - ALL VISIBLE OR EASEMENTS KNOWN TO SURVEYOR ARE SHOWN HEREON.

c. EASEMENT GRANTED TO JOAN FARLEY BY INSTRUMENT RECORDED IN VOLUME 235, PAGE 189, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.

d. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 239, PAGE 127, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.

e. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 281, PAGE 691, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS - NOT LOCATIVE AND NOT SHOWN HEREON.

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