

DRAINAGE EASEMENT

County Road 110

THE STATE OF TEXAS

'

KNOW ALL BY THESE PRESENTS:

'

COUNTY OF WILLIAMSON

'

That SEDC DEVCO, INC., a Texas corporation, JEFF P. O'JIBWAY, DAVID ANTHONY STEIN, JEREMY ADAM KRUGER, DANIEL T. THURMAN, and PATRICK MICHAEL SHELTON, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of One and No/100 (\$1.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by WILLIAMSON COUNTY, TEXAS, its agents and assigns, hereinafter referred to as "Grantee", receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual drainage easement interest in, on, over, upon, above and across the below-described Property:

All of that certain 0.199 acre tract of land situated in the Henry Millard Survey, Abstract No. 452 in Williamson County, Texas; said tract of land being more particularly described by metes as bounds in Exhibit "A", attached hereto and incorporated herein for all purposes **(Parcel 5M-E)**.

The perpetual easement, right-of-way, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage easement and channel, along with any structures, materials, improvements, pipes, culverts, storm sewer, grading and related appurtenances and equipment which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon, under and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress from to and from said premises from the adjacent right of way for the purpose of making any improvements, modifications or repairs which the Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the easement herein acquired by Grantee. Any such trees or vegetation cut by Grantee shall promptly be removed from the Property.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage and for making connections therewith.

Grantor does hereby bind its heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantors, but not otherwise. This conveyance is made subject to any validly existing matters of record affecting this Property which are recorded in the Official Records of Williamson County, Texas.

The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements placed thereon, or the maintenance of the Property for the conveyance of stormwater drainage without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the 4 day of NOVEMBER 2016.

[signature pages follow]

GRANTOR:

SEDC DEVCO, INC.,
a Texas corporation

By: 
John S. Lloyd, President

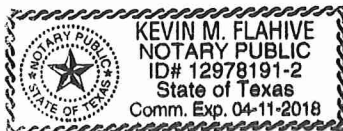
ACKNOWLEDGMENT

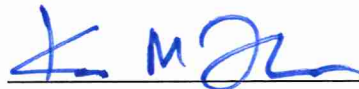
STATE OF TEXAS

COUNTY OF TRANS

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This instrument was acknowledged before me on this the 4 day of NOVEMBER, 2016 by John S. Lloyd, in the capacity and for the purposes and consideration recited therein.





Notary Public, State of Texas

GRANTOR:

Jeff P. O'Jibway
Jeff P. O'Jibway

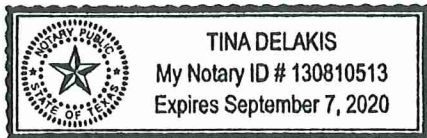
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Travis

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This instrument was acknowledged before me on this the 30th day of November, 2016 by Jeff P. O'Jibway, in the capacity and for the purposes and consideration recited therein.



Tina Delakis

Notary Public, State of Texas

GRANTOR:

David A. Stein

David Anthony Stein

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF Harris

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This instrument was acknowledged before me on this the 29th day of November, 2016 by David Anthony Stein, in the capacity and for the purposes and consideration recited therein.



Kimberly S. Beckham

Notary Public, State of Texas

GRANTOR:



Jeremy Adam Kruger

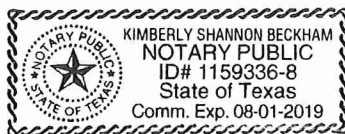
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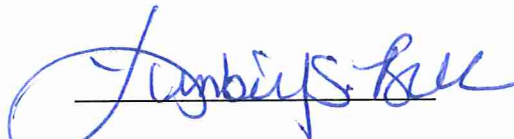
STATE OF TEXAS

COUNTY OF Tarrant

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This instrument was acknowledged before me on this the 29th day of November, 2016 by Jeremy Adam Kruger, in the capacity and for the purposes and consideration recited therein.





Notary Public, State of Texas

GRANTOR:


Daniel T. Thurman

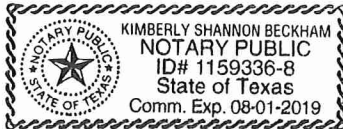
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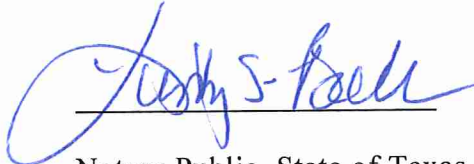
STATE OF TEXAS

COUNTY OF Tarrant

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This instrument was acknowledged before me on this the 29th day of November, 2016 by Daniel T. Thurman, in the capacity and for the purposes and consideration recited therein.




Notary Public, State of Texas

GRANTOR:


Patrick Michael Shelton

ACKNOWLEDGMENT

STATE OF TEXAS

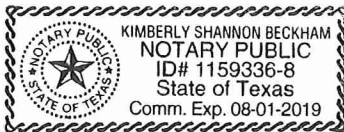
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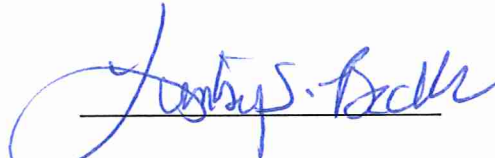
§

COUNTY OF Texas

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This instrument was acknowledged before me on this the 29th day of November, 2016 by Patrick Michael Shelton, in the capacity and for the purposes and consideration recited therein.




Notary Public, State of Texas

WILLIAMSON COUNTY, TEXAS

ACKNOWLEDGMENT

Notary Public, State of Texas

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas 78664

Williamson County, Texas
Attn: County Judge
710 Main Street, Suite 101
Georgetown, Texas 78626

9.

EXHIBIT **B**

County: Williamson
Parcel : 5M-E
Highway: County Road 110

PROPERTY DESCRIPTION FOR PARCEL 5M-E

DESCRIPTION OF A 0.199 ACRE (8,652 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 105.031 ACRE TRACT OF LAND (EXHIBIT "A", TRACT 2) CONVEYED TO SEDC DEVCO, INC. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2013084234 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 105.031 ACRE TRACT DESCRIBED IN TRACT 5, EXHIBIT "N" OF DOCUMENT NO. 2007070996 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CALLED 1.000 ACRE TRACT OF LAND OF WHICH A 1/6% INTEREST WAS CONVEYED TO 1) SEDC DEVCO, INC. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2014015727, 2) JEFF O'JIBWAY BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006098429, 3) DAVID ANTHONY STEIN BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006098431, 4) JEREMY ADAM KRUGER BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006098433, 5) DANIEL T. THURMAN BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006098437 AND 6) PATRICK MICHAEL SHELTON BY INSTRUMENT RECORDED IN DOCUMENT NO. 2014015724 ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.199 ACRE (8,652 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the proposed easterly Right-of-Way (ROW) line of County Road (C.R.) 110 (variable width ROW), (Grid Coordinates determined as N=10181736.40, E=3153961.93 TxSPC Zone 4203) set 68.00 feet right of proposed C.R. 110 Baseline Station 237+46.11 for the northwesterly corner of the herein described tract, and from which a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet right of proposed C.R. 110 Baseline Station 240+92.69 in said proposed easterly ROW line, being in the northerly boundary line of said remainder of 105.031 acre tract, same being the southerly boundary line of that called 34.74 acre tract of land conveyed to said SEDC DEVCO, Inc. by instrument recorded in Document No. 2015089800 of the Official Public Records of Williamson County, Texas bears N 24°02'59" W at a distance of 346.58 feet;

THENCE, departing said proposed easterly ROW line, through the interior of said remainder of the 105.031 acre tract, the following three (3) courses:

- 1) **N 65°57'01" E** for a distance of **45.00** feet to a calculated point for the northeasterly corner of the herein described tract;
- 2) **S 24°02'59" E** for a distance of **75.96** feet to a calculated point of curvature to the right;
- 3) along said curve to the right, having a delta angle of **00°13'51"**, a radius of **5113.00** feet, an arc length of **20.60** feet and a chord which bears **S 23°56'04" E** for a distance of **20.60** feet to a calculated point in the northerly boundary line of said 1.000 acre tract, and from which the calculated northeasterly corner of said 1.000 acre tract bears N 68°38'54" E at a distance of 281.71 feet;

THENCE, departing said remainder of 105.031 acre tract, through the interior of said 1.000 acre tract, the following two (2) courses:

- 4) continuing along said curve to the right, having a delta angle of $01^{\circ}04'37''$, a radius of **5113.00** feet, an arc length of **96.12** feet and a chord which bears **S $23^{\circ}16'50''$ E** for a distance of **96.11** feet to the calculated southeasterly corner of the herein described tract;
- 5) **S $66^{\circ}58'41''$ W** for a distance of **45.00** feet to a calculated point in said proposed easterly ROW line, for the southwesterly corner of the herein described tract, and from which the calculated intersection of said proposed easterly ROW line with the southerly boundary line of said 1.000 acre tract bears along a curve to the right, having a delta angle of $00^{\circ}18'45''$, a radius of **5068.00** feet, an arc length of **27.64** feet and a chord which bears **S $22^{\circ}35'00''$ E** at a distance of **27.64** feet;
- 6) **THENCE**, with said proposed easterly ROW line, continuing through the interior of said 1.000 acre tract, along a curve to the left having a delta angle of $01^{\circ}06'05''$, a radius of **5068.00** feet, an arc length of **97.43** feet and a chord which bears **N $23^{\circ}17'25''$ W** for a distance of **97.43** feet to a calculated point in the northerly boundary line of said 1.000 acre tract;

THENCE, departing said 1.000 acre tract, through the interior of said remainder of the 105.031 acre tract, with said proposed easterly ROW line the following two (2) courses:

- 7) continuing along said curve to the left, having a delta angle of $00^{\circ}12'32''$, a radius of **5068.00** feet, an arc length of **18.48** feet and a chord which bears **N $23^{\circ}56'43''$ W** for a distance of **18.48** feet to a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet right of proposed County Road (C.R.) 110 Baseline Station 236+70.15, for a point of tangency;
- 8) **N $24^{\circ}02'59''$ W** for a distance of **75.96** feet to the **POINT OF BEGINNING**, containing 0.199 acres (8,652 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

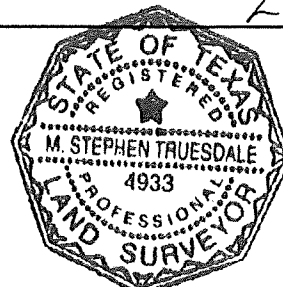
All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
 M. Stephen Truesdale
 Registered Professional Land Surveyor No. 4933
 Licensed State Land Surveyor
 Inland Geodetics, LLC
 Firm Registration No: 100591-00
 1504 Chisholm Trail Road, Suite 103
 Round Rock, TX 78681



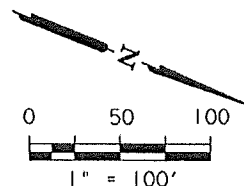
29 Aug 2016
 Date

PLAT TO ACCOMPANY PARCEL DESCRIPTION

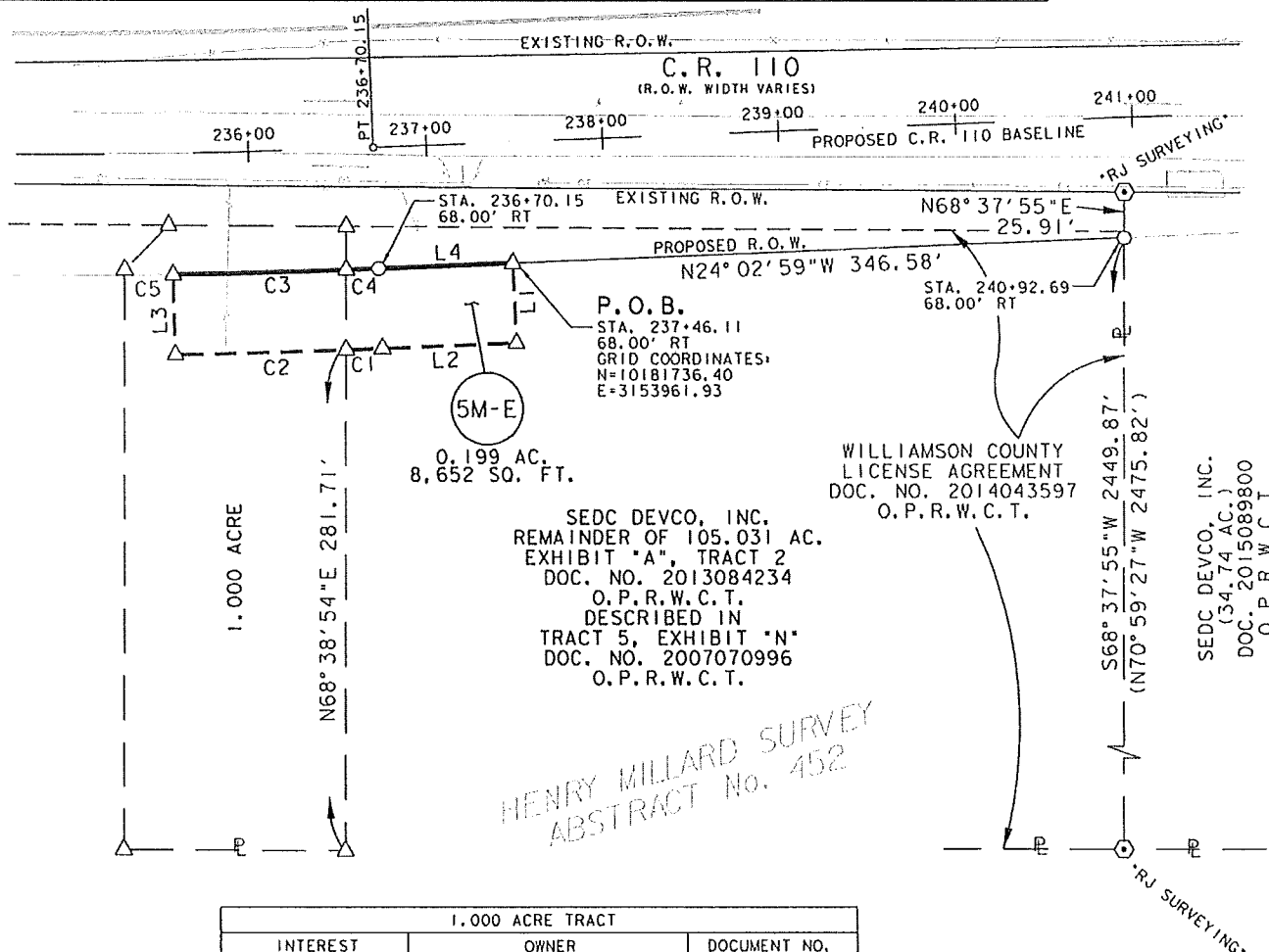
REVISED: 08/25/16

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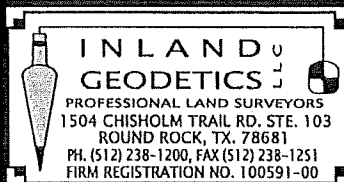
NUMBER	DIRECTION	DISTANCE
L1	N65° 57' 01" E	45.00'
L2	S24° 02' 59" E	75.96'
L3	S66° 58' 41" W	45.00'
L4	N24° 02' 59" W	75.96'



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01° 13' 51"	5113.00'	20.60'	20.60'	S23° 56' 04" E
C2	01° 04' 37"	5113.00'	96.12'	96.11'	S23° 16' 50" E
C3	01° 06' 05"	5068.00'	97.43'	97.43'	N23° 17' 25" W
C4	00° 12' 32"	5068.00'	18.48'	18.48'	N23° 56' 43" W
C5	00° 18' 45"	5068.00'	27.64'	27.64'	S22° 35' 00" E



1.000 ACRE TRACT		
INTEREST	OWNER	DOCUMENT NO.
1) 1/6	SEDC DEVCO, INC.	2014015727
2) 1/6	JEFF O'JIBWAY	2006098429
3) 1/6	DAVID ANTHONY STEIN	2006098431
4) 1/6	JEREMY ADAM KRUGER	2006098433
5) 1/6	DANIEL T. THURMAN	2006098437
6) 1/6	PATRICK MICHAEL SHELTON	2014015724



PARCEL PLAT SHOWING PROPERTY OF
SEDC DEVCO, INC.

PARCEL 5M-E

SCALE
1" = 100'

PROJECT
CR 110

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

REVISED: 08/25/16
PAGE 4 OF 4

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND	℄	CENTER LINE
✱	FENCE CORNER POST FOUND	℄	PROPERTY LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	()	RECORD INFORMATION
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	— —	LINE BREAK
⊕	COTTON GIN SPINDLE FOUND	↔	DENOTES COMMON OWNERSHIP
⊙	1/2" IRON PIPE FOUND UNLESS NOTED	P.O.B.	POINT OF BEGINNING
X	X CUT FOUND	P.O.R.	POINT OF REFERENCE
▲	60/D NAIL FOUND	N.T.S.	NOT TO SCALE
△	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS
○	1/2" IRON ROD W/ ALUMINUM CAP	O.R.W.C.T.	WILLIAMSON COUNTY, TEXAS
	STAMPED "WILCO-ROW" SET	O.P.R.W.C.T.	OFFICIAL RECORDS
	(UNLESS NOTED OTHERWISE)	O.P.R.W.C.T.	WILLIAMSON COUNTY, TEXAS
		P.R.W.C.T.	PLAT RECORDS
			WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone using a combined surface adjustment factor of 1.00012.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1608318-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MARCH 08, 2016, ISSUE DATE MARCH 16, 2016.

10G. INCLUSION WITHIN THE SIENA MUD NO. 1, DOES NOT AFFECT.

H. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID NO. 1A, SUBJECT TO IF APPLICABLE.

I. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 304, PAGE 260, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

J. EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT IN VOLUME 439, PAGE 26, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION CANNOT BE LOCATED.

K. EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION BY INSTRUMENT IN VOLUME 563, PAGE 717, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION, CANNOT BE LOCATED.

L. EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. BY INSTRUMENT IN VOLUME 563, PAGE 718, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM ITS DESCRIPTION, CANNOT BE LOCATED.

M. EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY BY INSTRUMENT IN VOLUME 852, PAGE 92, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

N. TERMS, CONDITIONS AND STIPULATIONS AS SET FORTH IN THOSE CERTAIN DEEDS RECORDED UNDER DOCUMENT NO(S). 2006098429, 2006098431, 2006098433, 2006098435 AND 2006098437, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

O. EASEMENT GRANTED TO HUTTO INDEPENDENT SCHOOL DISTRICT BY INSTRUMENT IN DOCUMENT NO. 2008059325, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

P. EASEMENT GRANTED TO CITY OF ROUND ROCK, TEXAS BY INSTRUMENT IN DOCUMENT NO. 2011070505, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

Q. TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT RECORDED IN VOLUME 533, PAGE 317, OF THE DEEDS RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 29 AUG 2016

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681

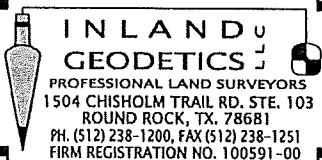
DATE:



PARCEL PLAT SHOWING PROPERTY OF

SEDC DEVCO, INC.

PARCEL 5M-E

SCALE
1" = 100'PROJECT
CR 110COUNTY
WILLIAMSON