

WASTEWATER EASEMENT

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

That, **Williamson County, Texas** hereinafter referred to as GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantors in hand paid by the City of Cedar Park, Texas situated in Williamson and Travis Counties, hereinafter called GRANTEE, the receipt and sufficiency of which hereby acknowledged and confessed, and for which no lien, or encumbrance expressed or implied, is retained, have this day GRANTED, SOLD, and CONVEYED and by these presents does GRANT, SELL, and CONVEY unto Grantee, a perpetual, non-exclusive, wastewater easement for the installation, construction, operation, maintenance, monitoring, replacement, upgrade, repair, or removal of public utilities, lines and facilities, and connections therewith, upon, across, and beneath all or any portion of the following described property, to-wit:

A tract of land consisting of 0.1376 acres more or less, being more particularly described in the attached Exhibit "A", which includes a field note description and sketch, and which is incorporated herein and made a part of for all purposes ("Easement Tract").

TO HAVE AND TO HOLD the same perpetually unto Grantee and Grantee's successors and assigns, together with the right and privilege to enter and use all or part of the Easement Tract, at any and all times for the forgoing purposes. Grantor hereby covenants and binds Grantor and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Easement unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under such Grantor, but not otherwise.

Grantor reserves the right to enter upon and use the Easement Tract, but in no event shall Grantor use the Easement Tract in any manner which materially interferes with or is inconsistent with the rights granted hereunder.

Nothing herein shall be construed as or create any obligation, duty, or responsibility for Grantee to construct, operate, inspect, monitor, maintain, repair, remove, replace or upgrade, or make connections with the improvements, or related appurtenances on the Easement Tract or to the facilities. While Grantee has the right to maintain the Easement Tract, it shall be Grantors' obligation to maintain the Easement Tract in accordance with the standards set forth in the City of Cedar Park Code of Ordinances.

The easement and rights and obligations set forth in this wastewater easement are covenants running with the land, shall bind and inure to the benefit Grantor, Grantee, their respective successors and assigns, and any owner of any interest in the Easement Tract or benefitted property.

GRANTOR:

WILLIAMSON COUNTY, TEXAS,

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

******* NOTARY ACKNOWLEDGEMENT *******

The foregoing instrument was executed before me by Judge Bill Gravell, Jr., County Judge of Williamson County, Texas on this the _____ day of _____, 20____.

(Seal and Expiration)

Notary Public, State of Texas

ACCEPTED:

CITY OF CEDAR PARK, TEXAS

Darwin Marchell, Director of Engineering

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1376 ACRE (5,995 SQUARE FEET), OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 32.703 ACRE TRACT (DESCRIBED AS EXHIBIT "A", AKA CHAMPION PARK) CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2011066293 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.1376 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.537.2384
jward@4wardls.com
www.4wardls.com

BEGINNING, at a calculated point in the southeast right-of-way line of Brushy Creek Road (Right-of-way varies), and being in the northwest line of said Champion Park, for the northwest corner and **POINT OF BEGINNING** hereof, from which a 60D nail found an angle point in the southeast right-of-way line of said Brushy Creek Road, and being an angle point in the northwest line of said Champion Park tract bears, S61°31'08"W, a distance of 35.40 feet;

THENCE, with the southeast right-of-way line of said Brushy Creek Road and the northwest line of said Champion Park, N61°31'08"E, a distance of **15.84** feet to a calculated point for the northeast corner hereof, from which a 60D nail found an angle point in the southeast right-of-way line of said Brushy Creek Road, and being an angle point in the northwest line of said Champion Park bears, N61°31'08"E, a distance of 242.91 feet;

THENCE, leaving the southeast right-of-way line of said Brushy Creek Road and the northwest line of said Champion Park, over and across said Champion Park, the following three (3) courses and distances:

- 1) S09°42'06"E, a distance of **222.44** feet to a calculated point for an angle point hereof,
- 2) S30°13'31"E, a distance of **122.47** feet to a calculated point for an angle point hereof, and
- 3) N89°44'11"E, a distance of **26.01** feet to a calculated point for the southeast corner hereof, said point being an angle point in the north line of a wastewater easement dedicated in Document No. 199983742 (O.P.R.W.C.T.);

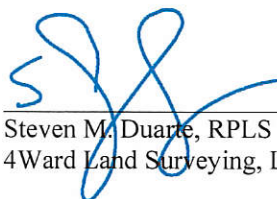
THENCE, continuing over and across said Champion Park, with the north line of said wastewater easement, S25°36'09"W, a distance of **45.36** feet to a calculated point for the southwest corner hereof,

THENCE, leaving the north line of said wastewater easement, continuing over and across said Champion Park, the following two (2) courses and distances:

- 1) N30°13'31"W, a distance of **163.65** feet to a calculated point for an angle point hereof, and
- 1) N09°42'06"W, a distance of **220.06** feet to the **POINT OF BEGINNING**, and containing 0.1376 Acre (5,995 Square Feet) more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000119770998. See attached sketch (reference drawing: 00324 WWE.dwg)


Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

6/3/21



**BRUSHY CREEK ROAD
(R.O.W. VARIES)**

(N61°30'01"W 294.10")
(N61°31'08"E 294.15')

242.91'

[A]

-CHAMPION PARK-
CALLED 32.703 ACRES
(DESCRIBED AS
EXHIBIT "A")
WILLIAMSON COUNTY
DOC. NO. 2011066293
O.P.R.W.C.T.

P.O.B.

GRID N: 10,159,478.86
GRID E: 3,107,558.15

35.40'

N09°42'06"W 220.06'

S09°42'06"E 222.44'

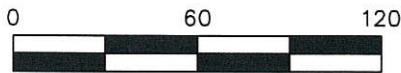
**WASTEWATER
EASEMENT**

0.1376 ACRE(S)
5,995 SQUARE FEET

PROPOSED
DRAINAGE
EASEMENT

S30°13'31"E 122.47'
N30°13'31"W 163.65'

WASTEWATER EASEMENT
DOC. NO. 199983742



GRAPHIC SCALE: 1" = 60'

**0.1376 ACRE
WASTEWATER EASEMENT
City of Cedar Park,
Williamson County, Texas**

4WARD
Land Surveying
A Limited Liability Company

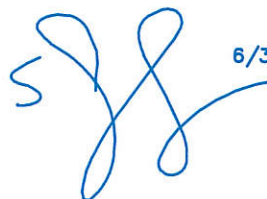
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	6/3/2021
Project:	00324
Scale:	1" = 60'
Reviewer:	SMD
Tech:	CC
Field Crew:	JCR/KDL
Survey Date:	JULY 2014
Sheet:	1 OF 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N61°31'08"E	15.84'
L2	N89°44'11"E	26.01'
L3	S25°36'09"W	45.36'

LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	CALCULATED POINT
	MAG NAIL FOUND
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOCUMENT NO. 2011066293



 6/3/2021

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000119770998.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.1376 ACRE
WASTEWATER EASEMENT
City of Cedar Park,
Williamson County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

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