

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DECLARATION OF DRAINAGE EASEMENT

Corridor I2 Right of Way

THE STATE OF TEXAS

§

§ **KNOW ALL BY THESE PRESENTS:**

COUNTY OF WILLIAMSON

§

That **WILLIAMSON COUNTY, TEXAS** (hereinafter called the "Declarant") has executed this Declaration of Drainage Easement ("Easement") for the purpose of establishing the following easement in and across certain portions of property owned by Declarant in Williamson County, Texas, to-wit:

All of that certain 0.574 ACRE (25,011 SQ. FT.) tract of land located in the JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, WILLIAMSON COUNTY, Texas; said tract being more fully described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes ("Easement Area").

The perpetual Easement, right-of-way, rights and privileges herein granted shall be used for the purposes of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal and patrol of drainage facilities and storm water conveyance, to-wit: open drainage channel and storm sewers and collection facilities, drainage pipes and all other surface and subsurface drainage structures, lines, connecting lines, access facilities and related equipment, all necessary conduits, valves, vaults, manholes, ventilators and appurtenances, and any necessary accessories thereto (collectively the "Facilities"), together with the right and privilege at all times of the Declarant herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Declarant deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Declarant to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Easement Area, 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 Declarant.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Declarant, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging.

This grant is subject to any easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time. The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however any successive owner of the Easement Area 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 or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of stormwater drainage, without the express written consent of Declarant, which consent shall not be unreasonably withheld.

[signature page follows]

WILLIAMSON COUNTY, TEXAS

ACKNOWLEDGMENT

§

§

§

Notary Public, State of Texas

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

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

3

EXHIBIT "A"

County: Williamson
Tax ID: R022441

Page 1 of 5
May 30, 2023

PROPERTY DESCRIPTION FOR A 0.574 ACRE DRAINAGE EASEMENT

DESCRIPTION OF AN 0.574 ACRE (25,011 SQ. FT.) DRAINAGE EASEMENT LOCATED IN THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 155.251 ACRE TRACT OF LAND, DESCRIBED AS "PART 1" IN A DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED APRIL, 19 2022 IN DOCUMENT NO. 2022048941, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.574 ACRE (25,011 SQ. FT.) DRAINAGE 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 found on the west line of said 155.251 acre tract, same being the east line of a called 174.04 acre tract of land, described in a deed to Bill D. Warren and Patricia D. Warren, recorded in Volume 1010, Page 502, Official Records of Williamson County, Texas (O.R.W.C.TX);

THENCE, S 25°48'45" W, with the common line of said 174.04 acre tract and said 155.251 acre tract, a distance of 29.95 feet to a calculated point, for the northwest corner of the easement described herein and the **POINT OF BEGINNING** (Surface Coordinates: N=10,232,839.06, E=3,066,229.88), said point being the beginning of a curve to the left;

THENCE departing the common line of said 174.04 acre tract and said 155.251 acre tract, over and across said 155.251 acre tract, the following five (5) courses and distances numbered 1 - 5:

- 1) With said curve to the left, an arc distance of 989.53 feet, through a delta of 14°30'04", having a radius of 3,910.00 feet and a chord that bears S 60°48'22" E, a distance of 986.89 feet to a calculated point, said point being the beginning of a curve to the left,
- 2) With said curve to the left, an arc distance of 295.88 feet, through a delta of 04°20'48", having a radius of 3,900.10 feet and a chord that bears S 72°32'52" E, a distance of 295.81 feet to a calculated point, for the northeast corner of the easement described herein, said point being the beginning of a curve to the right,
- 3) With said curve to the right, an arc distance of 78.96 feet, through a delta of 04°28'14", having a radius of 1,012.00 feet and a chord that bears N 88°50'14" W, a distance of 78.94 feet to a calculated point for the southeast corner of the easement described herein, said point being the beginning of a curve to the right,
- 4) With said curve to the right, an arc distance of 221.23 feet, through a delta of 03°13'55", having a radius of 3,921.80 feet and a chord that bears N 71°59'07" W, a distance of 221.20 feet to a calculated point, said point being the beginning of a curve to the right, and
- 5) With said curve to the right, an arc distance of 991.25 feet, through a delta of 14°27'06", having a radius of 3,930.00 feet and a chord that bears N 60°50'11" W, a distance of 988.63 feet to a calculated point on the common line of said 174.04 acre tract and said 155.251 acre tract, for the southwest corner of the easement described herein, from which a 5/8-inch iron rod with a plastic cap found for the southwest corner of said 155.251 care tract bears S 25°48'45" W, a distance of 43.43 feet to a 1/2-inch iron rod found, and S 27°23'29" W, a distance of 374.89 feet;

THIS SPACE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

County: Williamson
Tax ID: R022441

Page 2 of 5
May 30, 2023

THENCE N 25°48'45" E, with the common line of said 174.04 acre tract and said 155.251 acre tract, a distance of 20.35 feet to the **POINT OF BEGINNING**, and containing 0.574 acres (25,011 sq. ft.) of land.

Bearing Basis:

All bearings shown are based on NAD83/2011 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. All coordinates shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

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

That I, Scott C. Brashear, 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 direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Scott C. Brashear 5/30/23

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"

WILLIAMSON COUNTY, TEXAS
PART 1
CALLED 155.251 AC.
RECORDED APRIL 19, 2022
DOC. NO. 2022048941
O. P. R. W. C. TX.

JOHN MCDEVITT SURVEY
ABSTRACT NO. 415

P. O. C.
P. O. B.
N=10,232,839.06
E=3,066,229.88
SEE
DETAIL "A"

C1
C5

C2
C3
C4

R022441_DE
(0.574 AC.)

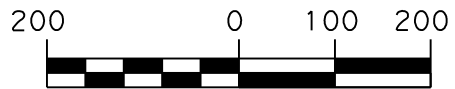
P. O. R.
5/8"
W/PCAP

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S25° 48' 45"W	29.95'
(L1)	(N25° 48' 45"E)	(93.73')
L2	N25° 48' 45"E	20.35'
L3	S25° 48' 45"W	43.43'
L4	S27° 23' 29"W	374.89'
(L4)	(N27° 23' 29"E)	(374.89')

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	14° 30' 04" (LT)	3,910.00'	989.53'	986.89'	S60° 48' 22"E
C2	04° 20' 48" (LT)	3,900.10'	295.88'	295.81'	S72° 32' 52"E
C3	04° 28' 14" (RT)	1,012.00'	78.96'	78.94'	N88° 50' 14"W
C4	03° 13' 55" (RT)	3,921.80'	221.23'	221.20'	N71° 59' 07"W
C5	14° 27' 06" (RT)	3,930.00'	991.25'	988.63'	N60° 50' 11"W



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

FILE:\$FILE\$



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
TRACT R022441
0.574 AC. (25,011 SQ. FT.)

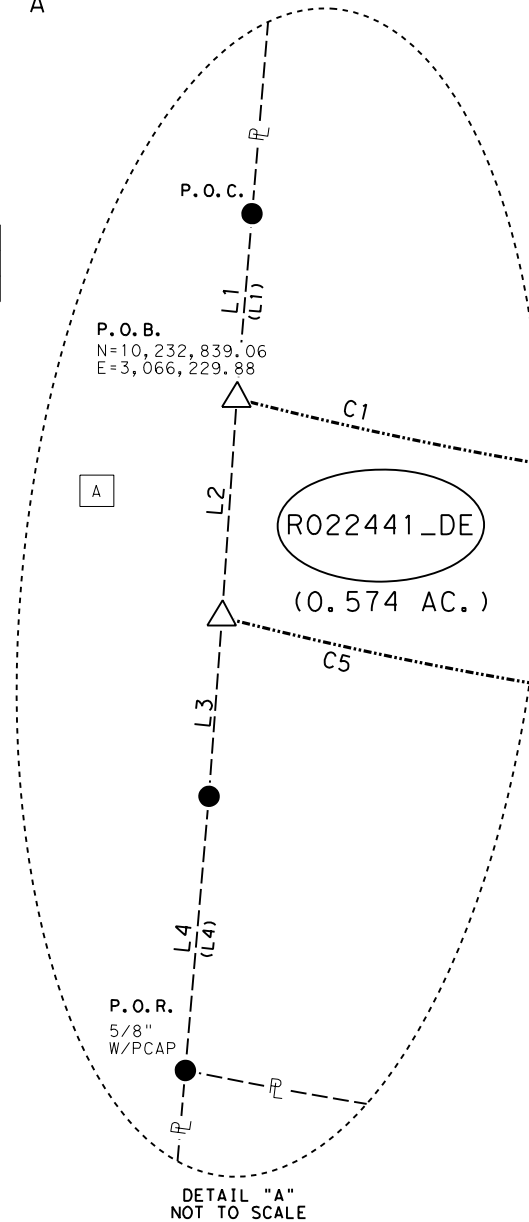
EXHIBIT "A"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	14° 30' 04" (LT)	3,910.00'	989.53'	986.89'	S60° 48' 22" E
C5	14° 27' 06" (RT)	3,930.00'	991.25'	988.63'	N60° 50' 11" W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S25° 48' 45" W	29.95'
(L1)	(N25° 48' 45" E)	(93.73')
L2	N25° 48' 45" E	20.35'
L3	S25° 48' 45" W	43.43'
L4	S27° 23' 29" W	374.89'
(L4)	(N27° 23' 29" E)	(374.89')



PAGE 4 OF 5
REF. FIELD NOTE NO. 49564

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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

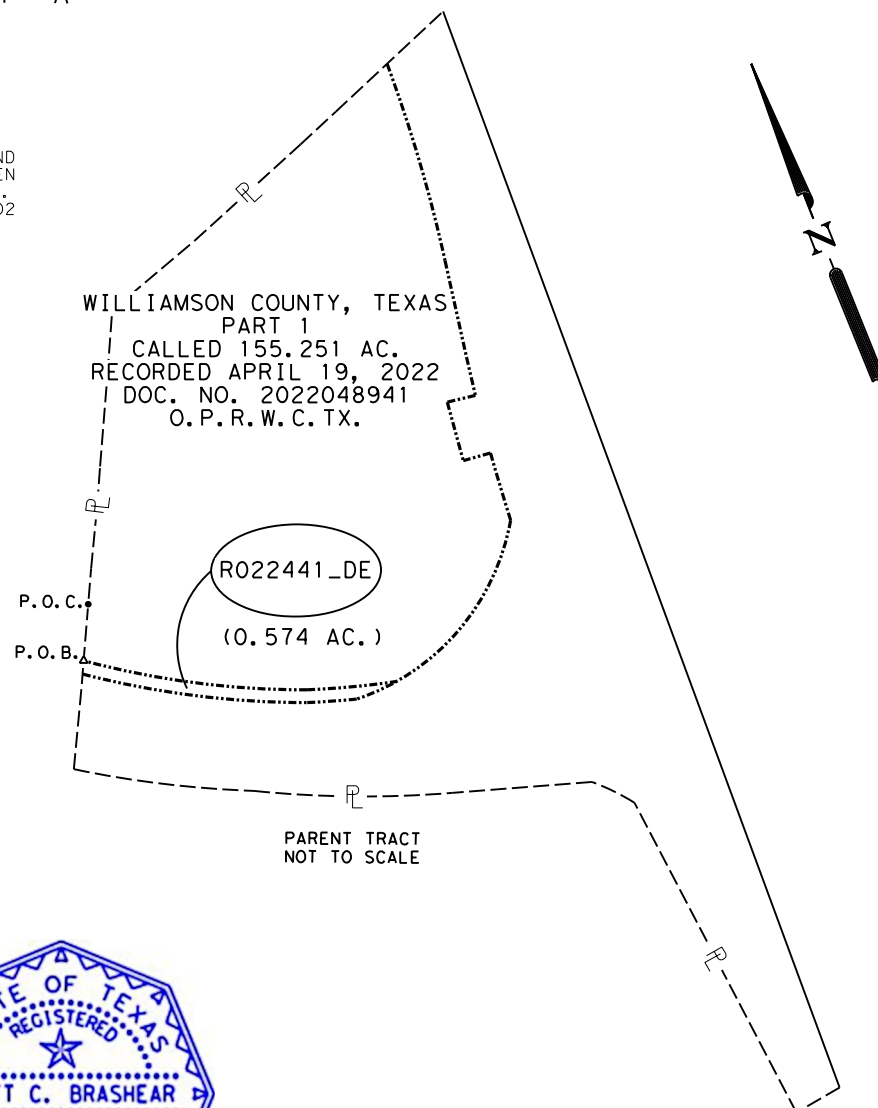
DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
TRACT R022441
0.574 AC. (25,011 SQ. FT.)

EXHIBIT "A"

LEGEND

◼	TXDOT TYPE II BRONZE DISK IN CONCRETE SET
○	5/8" IRON ROD SET (AS NOTED)
●	1/2" IRON ROD FOUND (AS NOTED)
⊙	1/2" IRON PIPE FOUND (AS 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
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.TX.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.TX.	REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
---	DISTANCE NOT TO SCALE
---	DEED LINE (COMMON OWNERSHIP)
---	PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	PARCEL LIMITS

BILL D. WARREN AND
PATRICIA D. WARREN
CALLED 174.04 AC.
VOL. 1010, PG. 502
O. R. W. C. TX.



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. 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 WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
 3. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- * AREA CALCULATED BY SAM, LLC.

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.



PAGE 5 OF 5
REF. FIELD NOTE NO. 49564

FILE:\$FILE\$

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

5/30/23
DATE

SAM

4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
TRACT R022441
0.574 AC. (25,011 SQ. FT.)