

**NOTICE OF CONFIDENTIALITY RIGHTS:** If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

## **FLOODPLAIN DRAINAGE EASEMENT**

**Date:** September 26, 2023

**Grantor:** WILLIAMSON COUNTY, by and through  
their agreements with the  
  
STATE OF TEXAS PARKS AND WILDLIFE,  
  
AND  
  
STATE OF TEXAS DEPARTMENT OF  
TRANSPORTATION

**Grantor's Address:** PO BOX 15426  
AUSTIN, TRAVIS COUNTY, TEXAS 78761-5426

**Grantee:** CITY OF CEDAR PARK, a Texas home-rule municipal  
corporation situated in the counties of Travis, and Williamson

**Grantee's Address:** 450 Cypress Creek, Bldg. 1  
Cedar Park, Texas 78613

**Easement Tract:** All that parcel of land situated in Williamson County, Texas,  
described in the attached **Exhibit A**

**Easement Duration:** Perpetual

**Easement Purpose:** To operate, use, monitor, and inspect the Facilities

**Facilities:** Floodplain drainage areas which convey and receive the flow  
of storm-water in the 100-year floodplain as established from  
time to time by the City's Drainage Criteria Manual or  
successor manual

**Permitted Encumbrances:** Any easements, liens, encumbrances, and other matters not  
subordinated to the Easement Tract and of record in the Real  
Property Records of the Texas county in which the Easement  
Tract is located that are valid, existing, and affect the Easement  
Tract as of the Date

**Non-Permitted Activity:**

Except as allowed by City permit, any permanent or temporary fence, the addition of any fill, or any structure which obstructs the flow of storm-water in the Easement Tract

Grantor, for **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, AND CONVEYS** to the Grantee a non-exclusive easement in, over, on, and across the Easement Tract for the Easement Purpose as may be necessary or desirable subject to the Permitted Encumbrances, together with (i) the right of ingress and egress at all times over, on, and across the Easement Tract for use of the Easement Tract for the Easement Purpose, (ii) the right to eliminate any encroachments in the Easement Tract that interfere in any material way or are inconsistent with the rights granted the Grantee under this instrument for the Easement Purpose as determined by the Grantee in its reasonable discretion, (iii) any and all rights and appurtenances pertaining to use of the Easement Tract, and (iv) the right, but not the obligation, to maintain the Easement Tract (collectively, the "**Easement**").

While the Grantee has the right to maintain the Easement Tract, it shall be Grantor's obligation to maintain the Easement Tract in accordance with the standards set forth in the City of Cedar Park Code of Ordinances and all other applicable law.

**TO HAVE AND TO HOLD** the Easement to the Grantee and Grantee's successors and assigns for the Easement Duration and Easement Purpose; provided, however, Grantor reserves the right to enter upon and use any portion of the Easement Tract, but in no event shall Grantor enter upon or use any portion of the Easement Tract for any Non-Permitted Activity or in any other manner that interferes in any material way or is inconsistent with the rights granted the Grantee under this Easement for the Easement Purpose as determined by Grantee in its reasonable discretion.

Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement, subject to the Permitted Encumbrances, to the Grantee against every person whomsoever lawfully claiming or to claim the Easement Tract or any part of the Easement Tract when the claim is by, through, or under Grantor, but not otherwise.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *Grantee* includes *Grantee's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

Executed effective the Date first above stated.

**Grantor:**

**Williamson County, Texas**

By: \_\_\_\_\_

Name: Bill Gravell, Jr.

Title: County Judge

STATE OF TEXAS           §  
COUNTY OF WILLIAMSON   §

Before me, the undersigned notary, on this day personally appeared Bill Gravell, Jr., acting as Williamson County Judge on behalf of Williamson County, Texas, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on September 26, 2023.

[Seal]

\_\_\_\_\_  
Notary Public, State of Texas

**ACCEPTED:**  
CITY OF CEDAR PARK, TEXAS

\_\_\_\_\_  
Randall Lueders, Director of Engineering & Capital Projects  
After recording, please return to: City of Cedar Park Engineering Department, ATTN:  
Emily Truman, 450 Cypress Creek Road, Bldg. 1, Cedar Park, Texas 78613.

**EXHIBIT**  
**22.532 ACRES**  
**DRAINAGE EASEMENT SURVEY**

These notes describe certain tract of land situated in the **S. DAMON SURVEY, A- 170**, located in the City of Cedar Park in Williamson County, Texas being a part of and out a called "789.508 Acres" (residue) as conveyed to the State of Texas and Highways and Public Transportation dated 8-26-1988 and recorded in Volume 1723, Page 855, Official Records Williamson County (ORWC) and also a part of and out a called "50.00 Acres" as described in a Transfer of Jurisdiction Agreement from Texas Department of Transportation to Texas Parks and Wildlife dated 04-05-1994 as recorded in Volume 2519, Page 613, ORWC, being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of April 2023, and being more fully described as follows:

**BEGINNING** at a calculated point (NORTH = 10,152,710.51 feet, EAST =3,092,510.51 feet) in the North line of said "50.00 Acres", same being the apparent South line of a called "6.281 Acres" as conveyed to Williamson county as recorded in Document No. 2007068920 of the Official Public Records of Williamson county (OPRWC)

**THENCE** over and across said "789.508 Acres" (residue) and "50.00 Acres" as follows:

- South 36° 55' 55" West      16.73 feet to a calculated point,
- South 25° 40' 56" West      64.74 feet to a calculated point,
- South 05° 43' 47" West      30.91 feet to a calculated point,
- South 23° 53' 34" East      98.69 feet to a calculated point,
- South 14° 24' 59" West      54.27 feet to a calculated point,
- South 27° 13' 26" West      48.23 feet to a calculated point,
- South 47° 56' 59" West      53.59 feet to a calculated point,
- South 51° 49' 23" West      23.72 feet to a calculated point,
- South 11° 38' 31" West      48.42 feet to a calculated point,
- South 49° 47' 00" East      29.09 feet to a calculated point,
- South 04° 48' 33" East      14.13 feet to a calculated point,
- South 86° 33' 36" West      35.25 feet to a calculated point,
- South 07° 46' 57" West      133.73 feet to a calculated point,
- South 01° 19' 31" East      65.10 feet to a calculated point,
- South 13° 09' 13" West      261.35 feet to a calculated point,
- South 43° 14' 42" East      21.62 feet to a calculated point,
- South 55° 52' 56" West      32.06 feet to a calculated point,
- South 23° 11' 37" West      55.12 feet to a calculated point,

- South 47° 42' 27" West 77.70 feet to a calculated point,
- South 03° 20' 19" West 171.37 feet to a calculated point,
- South 28° 34' 38" West 75.77 feet to a calculated point,
- South 65° 36' 43" West 31.35 feet to a calculated point,
- North 88° 22' 48" West 34.95 feet to a calculated point,
- North 51° 45' 01" West 126.54 feet to a calculated point,
- North 84° 56' 31" West 27.47 feet to a calculated point,
- South 66° 26' 31" West 69.77 feet to a calculated point,
- South 18° 21' 36" West 22.98 feet to a calculated point,
- South 69° 56' 09" West 23.18 feet to a calculated point,
- North 48° 31' 02" West 12.65 feet to a calculated point,
- South 71° 26' 17" West 17.54 feet to a calculated point,
- North 33° 40' 39" West 19.78 feet to a calculated point,
- South 74° 21' 07" West 9.68 feet to a calculated point,
- South 02° 41' 12" East 14.61 feet to a calculated point,
- South 23° 30' 23" East 66.23 feet to a calculated point,
- South 66° 26' 22" West 75.12 feet to a calculated point,
- South 53° 50' 44" West 46.58 feet to a calculated point,
- South 01° 15' 44" East 31.70 feet to a calculated point,
- South 51° 26' 07" East 58.70 feet to a calculated point,
- South 76° 13' 05" East 44.76 feet to a calculated point,
- North 60° 22' 17" East 22.23 feet to a calculated point,
- South 82° 07' 24" East 72.40 feet to a calculated point,
- South 54° 18' 49" East 28.84 feet to a calculated point,
- South 77° 51' 48" East 74.48 feet to a calculated point,
- South 50° 52' 22" East 85.84 feet to a calculated point,
- South 57° 29' 40" East 171.23 feet to a calculated point,
- South 27° 16' 38" East 24.02 feet to a calculated point,
- South 63° 41' 36" East 45.33 feet to a calculated point,
- South 10° 11' 35" East 121.99 feet to a calculated point,
- South 14° 52' 04" West 67.85 feet to a calculated point,
- South 30° 31' 11" West 96.20 feet to a calculated point,
- South 47° 28' 16" West 35.19 feet to a calculated point,
- South 33° 55' 22" West 81.97 feet to a calculated point,
- South 13° 45' 30" East 50.78 feet to a calculated point,
- South 68° 24' 24" East 56.56 feet to a calculated point,
- South 39° 49' 30" West 30.58 feet to a calculated point and
- North 66° 46' 53" West 63.03 feet to a calculated point in the North line of a called "6.177 Acres" as conveyed in a Reversionary Deed from the State of Texas to The Texas Parks and Wildlife Department dated 09-26-2012 as recorded in Document No. 2012082085' OPRWC, same being a line of aforementioned "50.00 Acres";

**THENCE North 22° 17' 27" West** with the common line of said "6.177 Acres", 789.508 Acres and "50.00 Acres" a distance of **243.52 feet** to a calculated point;

**THENCE** continuing over and across said "789.508 Acres" (residue) and "50.00 Acres" as follows:

- North 21° 34' 26" East 82.65 feet to a calculated point,
- North 60° 28' 22" West 26.40 feet to a calculated point,
- North 35° 28' 17" West 31.09 feet to a calculated point,
- North 87° 10' 16" West 20.99 feet to a calculated point and
- South 64° 59' 05" West 14.87 feet to a calculated point in the aforementioned common line of said "6.177 Acres", 789.508 Acres and "50.00 Acres";

**THENCE** North 22° 17' 27" West with said common line a distance of **8.83 feet** to a calculated point;

**THENCE** continuing over and across said "789.508 Acres" (residue) and "50.00 Acres" as follows:

- North 01° 00' 04" West 10.46 feet to a calculated point,
- North 37° 45' 39" West 7.01 feet to a calculated point,
- North 80° 16' 48" West 2.28 feet to a calculated point to a calculated point in the aforementioned common line of said "6.177 Acres", 789.508 Acres and "50.00 Acres";

**THENCE** North 22° 17' 27" West with said common line a distance of **111.76 feet** to a found ½" iron rod (aluminum cap) at the Northeast corner of said "6.177 Acres";

**THENCE** South 67° 05' 11" West, continuing with said common line of said "6.177 Acres", 789.508 Acres and "50.00 Acres" a distance of **185.30 feet** to a calculated point; for reference a found ½" iron rod (aluminum cap) at the Northwest corner of said "6.177 Acres" bears South 67° 05' 11" West a distance of 114.60 feet;

**THENCE** continuing over and across said "789.508 Acres" (residue) and "50.00 Acres" as follows:

- North 58° 34' 26" West 45.86 feet to a calculated point,
- South 87° 26' 10" West 20.12 feet to a calculated point,
- North 07° 25' 00" West 19.49 feet to a calculated point,
- North 59° 24' 15" West 23.07 feet to a calculated point,
- South 50° 15' 10" West 15.84 feet to a calculated point,
- North 50° 16' 54" West 112.18 feet to a calculated point,
- North 29° 38' 53" West 317.71 feet to a calculated point,
- North 06° 58' 48" East 407.74 feet to a calculated point,
- North 21° 58' 49" West 5.84 feet to a calculated point,
- North 87° 20' 35" East 10.10 feet to a calculated point,
- North 23° 34' 35" West 14.68 feet to a calculated point,
- North 47° 48' 30" East 26.56 feet to a calculated point,


- North 72° 15' 48" East 4.15 feet to a calculated point,
- North 88° 10' 02" East 10.01 feet to a calculated point,
- North 54° 48' 53" East 35.72 feet to a calculated point,
- North 16° 21' 24" East 18.27 feet to a calculated point,
- North 81° 19' 10" East 41.58 feet to a calculated point,
- North 22° 30' 54" East 18.02 feet to a calculated point,
- North 50° 22' 34" East 48.58 feet to a calculated point,
- South 12° 43' 29" East 26.64 feet to a calculated point,
- North 68° 03' 25" East 41.12 feet to a calculated point,
- North 26° 59' 57" East 20.64 feet to a calculated point,
- North 57° 19' 27" West 124.75 feet to a calculated point,
- North 45° 08' 05" East 42.13 feet to a calculated point,
- South 50° 19' 23" East 48.16 feet to a calculated point,
- North 31° 20' 57" East 33.11 feet to a calculated point,
- South 55° 18' 42" East 141.71 feet to a calculated point,
- South 19° 21' 37" West 36.43 feet to a calculated point,
- South 64° 53' 42" East 82.26 feet to a calculated point,
- North 40° 10' 17" East 15.00 feet to a calculated point,
- North 07° 13' 36" West 102.48 feet to a calculated point,
- North 54° 15' 21" East 51.26 feet to a calculated point,
- South 36° 56' 55" East 121.87 feet to a calculated point,
- North 75° 59' 31" East 13.12 feet to a calculated point,
- North 08° 39' 07" East 38.70 feet to a calculated point,
- North 12° 54' 30" West 40.11 feet to a calculated point,
- North 03° 27' 43" East 71.75 feet to a calculated point,
- North 35° 04' 00" West 77.87 feet to a calculated point,
- North 20° 05' 25" West 40.72 feet to a calculated point,
- North 26° 50' 36" East 84.90 feet to a calculated point,
- North 05° 57' 03" West 40.82 feet to a calculated point,
- North 58° 44' 10" West 82.43 feet to a calculated point,
- North 23° 43' 11" West 42.01 feet to a calculated point,
- North 40° 52' 18" East 43.40 feet to a calculated point,
- North 36° 59' 35" West 130.16 feet to a calculated point,
- South 86° 04' 28" West 142.64 feet to a calculated point,
- North 07° 40' 25" East 9.58 feet to a calculated point in the North line of said "50.00 Acres" and aforementioned "789.508 Acres (residue)" and the South line of Lot 2 – Hidden Valley Estates, a dedicated plat as recorded in Cabinet "A", Slides 84 – 85, Plat Records of Williamson County; a concrete monument found at the original Southwest corner of said "50.00 Acres" bears South 82° 01' 21" west a distance of 591.99 feet;

**THENCE North 81° 57' 17" East** with the common lines of said "50.00 Acres", 789.508 Acres (residue), South line of Lot 2 – Hidden Valley Estates, the South line of Hidden Valley Estates – P.E.C. subdivision, a dedicated plat as recorded in Cabinet "EE", Slide 159, Plat Records of Williamson County, passing a found ½" iron rod at the Southeast terminus of Fire

Lane, a dedicated street, at 358.33 feet and continuing with the common lines of said "50.00 Acres", 789.508 Acres (residue), Hidden Valley Estates – P.E.C. subdivision (Lot 1) and a called "6.25 Acres" as conveyed to the City of Cedar Park dated 03-18-1983 as recorded in Volume 914, Page 624 of the Official Records of Williamson County, a total distance of **760.63 feet** to a calculated point at the apparent common corner of said "6.25 Acres" and a called "6.281 Acres" as conveyed to Williamson County dated 06-14-2007 as recorded in Document No. 2007068920, OPRWC;

**THENCE South 83° 03' 34" East with the common lines of said "50.00 Acres", 789.508 Acres (residue) and "6.281 Acres" a distance of 94.59 feet to the PLACE OF BEGINNING** containing according to the dimensions herein stated an area of **22.532 Acres.**

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83 adjustment and are grid values. Attention is invited to accompanying plat for further information.

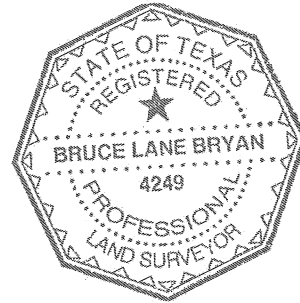
  
Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.

TBPLS Firm No. 10128500

911 N. Main St., Taylor, TX 76574





**EXHIBIT NO.**  
**0.292 ACRES**  
**DRAINAGE EASEMENT SURVEY (save and except)**

These notes describe certain tract of land situated in the **S. DAMON SURVEY, A- 170**, located in the City of Cedar Park in Williamson County, Texas being a part of and out a called "789.508 Acres" (residue) as conveyed to the State of Texas and Highways and Public Transportation dated 8-26-1988 and recorded in Volume 1723, Page 855, Official Records Williamson County (ORWC) and also a part of and out a called "50.00 Acres" as described in a Transfer of Jurisdiction Agreement from Texas Department of Transportation to Texas Parks and Wildlife dated 04-05-1994 as recorded in Volume 2519, Page 613, ORWC being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of April 2023, and being more fully described as follows:

**BEGINNING** at a calculated point at the Northwest corner of subject tract (*NORTH = 10,152,535.52 feet, EAST = 3,092,436.39 feet*) from which a found 1/2 inch iron rod with aluminum cap at the Northeast corner of a called "3.899 Acres" as conveyed in a Deed without Warranty from The City of Cedar Park to YMCA of Greater Williamson County found in Document No. 9825812, ORWC, bears North 87° 45' 46" West a distance of 1050.59 feet;

**THENCE** over and across said "789.508 Acres" (residue) and "50.00 Acres" as follows:


- South 54° 21' 59" East 10.20 feet to a calculated point;
- South 19° 00' 06" East 9.73 feet to a calculated point;
- South 10° 17' 56" East 23.87 feet to a calculated point;
- South 01° 32' 02" East 25.11 feet to a calculated point;
- South 22° 51' 23" West 23.06 feet to a calculated point;
- South 75° 09' 17" West 17.50 feet to a calculated point;
- North 37° 07' 31" West 20.42 feet to a calculated point;
- North 64° 53' 30" West 30.08 feet to a calculated point;
- North 83° 16' 33" West 100.69 feet to a calculated point;
- South 89° 20' 37" West 24.00 feet to a calculated point;
- South 66° 25' 01" West 14.18 feet to a calculated point;
- South 87° 07' 08" West 34.13 feet to a calculated point;
- South 85° 16' 02" West 27.99 feet to a calculated point;
- North 32° 48' 27" West 24.49 feet to a calculated point;
- North 32° 16' 55" East 34.07 feet to a calculated point;
- North 86° 24' 21" East 58.16 feet to a calculated point;
- South 81° 36' 59" East 56.07 feet to a calculated point;
- South 85° 34' 31" East 71.74 feet to a calculated point;

- South 82° 11' 19" East 17.55 feet to a calculated point;
- North 77° 27' 11" East 17.22 feet to a calculated point and

North 53° 05' 35" East 29.83 feet to **PLACE OF BEGINNING** containing according to the dimensions herein stated an area of 0.292 Acre of land.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate

System (central zone) NAD 83 adjustment and are grid values. Attention is invited to accompanying plat for further information.

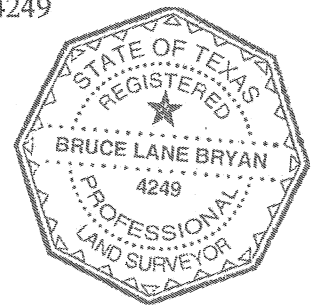
  
Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.

TBPLS Firm No. 10128500

911 N. Main St., Taylor, TX 76574



**EXHIBIT**  
**0.987 ACRES**  
**DRAINAGE EASEMENT SURVEY**

These notes describe certain tract of land situated in the **S. DAMON SURVEY, A- 170**, located in the City of Cedar Park in Williamson County, Texas being a part of and out a called "789.508 Acres" (residue) as conveyed to the State of Texas and Highways and Public Transportation dated 8-26-1988 and recorded in Volume 1723, Page 855, Official Records Williamson County (ORWC) and also a part of and out a called "6.177 Acres" as described in a Reversionary Deed from the State of Texas to the Texas Parks and Wildlife dated 09-26-2012 as recorded in Document No. 2012082085 of the Official Public Records of Williamson County (OPRWC) being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of April 2023, and being more fully described as follows:

**BEGINNING** at a calculated point (NORTH = 10,150,630.90 feet, EAST = 3,092,181.95 feet), same being in the East line of said "6.177 Acres" and also an interior West line of a called "50.00 Acres" as described in a Transfer of Jurisdiction Agreement from Texas Department of Transportation to Texas Parks and Wildlife dated 04-05-1994 as recorded in Volume 2519, Page 613, ORWC;

**THENCE** over and across said "6.177 Acres" as follows:

North 66° 46' 53" West	37.33 feet to a calculated point,
South 21° 04' 56" West	36.03 feet to a calculated point,
South 58° 15' 00" West	31.48 feet to a calculated point,
North 89° 17' 05" West	33.99 feet to a calculated point,
North 10° 57' 43" East	37.99 feet to a calculated point,
North 53° 26' 59" West	16.22 feet to a calculated point,
South 71° 31' 08" West	70.10 feet to a calculated point,
North 49° 29' 23" West	31.79 feet to a calculated point and
South 78° 13' 14" West	117.17 feet to a calculated point in the West line of said "6.177 Acres";

**THENCE** North 22° 12' 02" West with said West line of said "6.177 Acres" a distance of 75.14 feet to a calculated point; a ½" iron rod found (aluminum cap) at the Northwest corner of said "6.177 Acres" bears North 22° 12' 02" West a distance of 313.74 feet;

**THENCE** over and across said "6.177 Acres" as follows:

North 64° 19' 19" East      18.60 feet to a calculated point,  
North 52° 07' 36" East      97.11 feet to a calculated point,  
South 55° 29' 50" East      28.03 feet to a calculated point,  
North 64° 04' 42" East      86.80 feet to a calculated point,  
North 44° 38' 36" East      69.19 feet to a calculated point,  
North 21° 34' 26" East      32.66 feet to a calculated point in the aforementioned common East line of said "6.177 Acres" with said interior West line of "50.00 Acres"; a ½" iron rod found (aluminum cap) at the Northeast corner of said "6.177 Acres" bears North 22° 12' 02" West a distance of 257.12 feet;

**THENCE** South 22° 17' 27" East with said common line of both tracts a distance of **243.52 feet** to **PLACE OF BEGINNING** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated an area of **0.987 Acre**.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate

System (central zone) NAD 83 adjustment and are grid values. Attention is invited to accompanying plat for further information.

  
Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.

TBPLS Firm No. 10128500

911 N. Main St., Taylor, TX 76574



**EXHIBIT**  
**0.469 ACRE**  
**DRAINAGE EASEMENT SURVEY**

These notes describe certain tract of land situated in the **S. DAMON SURVEY, A- 170**, located in the City of Cedar Park in Williamson County, Texas being a part of and out a called "789.508 Acres" (residue) as conveyed to the State of Texas and Highways and Public Transportation dated 8-26-1988 and recorded in Volume 1723, Page 855, Official Records Williamson County (ORWC) and also a part of and out a called "6.177 Acres" as described in a Reversionary Deed from the State of Texas to the Texas Parks and Wildlife dated 09-26-2012 as recorded in Document No. 2012082085 of the Official Public Records of Williamson County (OPRWC) being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of April 2023, and being more fully described as follows:

**BEGINNING** at a calculated point (NORTH = 10,151,021.99 feet, EAST = 3,091,821.37 feet) in the North line of said "6.177 Acres", same being an interior line of a called "50.00 Acres" as described in a Transfer of Jurisdiction Agreement from Texas Department of Transportation to Texas Parks and Wildlife dated 04-05-1994 as recorded in Volume 2519, Page 613, ORWC; found a 1/2 inch iron rod (aluminum cap) at the Northwest corner of said "6.177 Acres", same being an exterior corner of said "50.00 Acres", bearing South 67° 05' 19" West a distance of 114.60 feet;

**THENCE North 67° 05' 11" East** with said North line of "6.177 Acres", same being an interior line of said "50.00 Acres", a distance of **185.30 feet** to a found 1/2 inch iron rod (aluminum cap) at the Northeast corner of said "6.177 Acres", same being an interior corner of said "50.00 Acres";

**THENCE South 22° 17' 27" East** with the East line of said "6.177 Acres", same being an interior West line of said "50.00 Acres", a distance of **111.76 feet** to a calculated point at the Southeast corner of subject tract;


**THENCE** over and across said "6.177 Acres" as follows;

- **South 84° 34' 48" West**      **28.21 feet** to a calculated point,
- **South 18° 52' 25" West**      **8.74 feet** to a calculated point,
- **South 24° 01' 33" East**      **14.50 feet** to a calculated point,
- **South 71° 10' 08" East**      **18.03 feet** to a calculated point,
- **South 09° 46' 36" West**      **47.51 feet** to a calculated point,
- **South 70° 16' 23" West**      **25.29 feet** to a calculated point,
- **North 62° 25' 53" West**      **122.69 feet** to a calculated point,
- **North 22° 16' 06" West**      **38.71 feet** to a calculated point,
- **North 01° 10' 51" West**      **13.64 feet** to a calculated point,
- **North 66° 06' 15" West**      **33.14 feet** to a calculated point,
- **South 72° 27' 27" West**      **16.76 feet** to a calculated point and

North 58° 34' 26" West 3.83 feet to **PLACE OF BEGINNING** containing according to the dimensions herein stated an area of **0.469 Acre**.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate

System (central zone) NAD 83 adjustment and are grid values. Attention is invited to accompanying plat for further information.

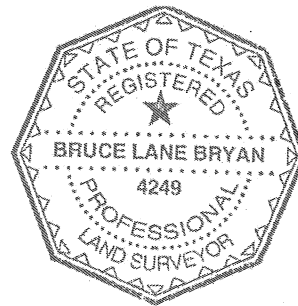
  
Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.

TBPLS Firm No. 10128500

911 N. Main St., Taylor, TX 76574



**EXHIBIT**  
**0.279 ACRE**  
**DRAINAGE EASEMENT SURVEY**

These notes describe certain tract of land situated in the **S. DAMON SURVEY, A- 170**, located in the City of Cedar Park in Williamson County, Texas being a part of and out a called "1.80 Acres" as conveyed in a General Warranty Deed from John Greenwood to The Young Men's Christian Association of Greater Williamson County dated 12-31-2018 as recorded in Document No. 2019000512 of the Official Public Records of Williamson County (OPRWC) as surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, during the month of April 2023, and being more fully described as follows:

**BEGINNING** at a calculated point (NORTH = 10,151,487.38 feet, EAST = 3,091,454.00 feet) at the Northwest corner of subject tract in the East right-of-way of South Bell Boulevard, also known U. S. Highway No. 183 (right-of-way width varies), same being the West line of said "1.80 Acres", which a found 1/2 inch iron rod at the Northwest corner of said "1.80 Acres" bears North 22° 15' 37" West a distance of 479.13 feet;

**THENCE** over and across said "1.80 Acres" as follows:

- **North 08° 28' 11" East      221.03 feet** to a calculated point,
- **North 15° 37' 56" East      110.91 feet** to a calculated point and
- **North 53° 39' 54" East      18.70 feet** to a found ½" iron rod at a reference corner of same in its East line at the top of a bluff, this point being in an upper West interior line of a called "50.00 Acres" as described in a Transfer of Jurisdiction Agreement from Texas Department of Transportation to Texas Parks and Wildlife dated 04-05-1994 as recorded in Volume 2519, Page 613, ORWC; found a 5/8" iron rod at the Northeast corner of said "1.80 Acres" bearing North 21° 58' 49" West a distance of 223.64 feet, same being a corner of said "50.00 Acres";


**THENCE** South 21° 58' 49" East with said East line of "1.80 Acres" and upper West interior line of said "50.00 Acres" a distance of **5.84 feet** to a calculated point at the acclaimed Southeast corner of said "1.80 Acres";

**THENCE** South 06° 58' 48" West with the South line of said "1.80 Acres", generally along a line of said "50.00 Acres", a distance of **407.74 feet** to a calculated point at the Southwest corner of said "1.80 Acres" in the aforementioned East right-of-way of South Bell Boulevard, also known U. S. Highway No. 183;

**THENCE North 22° 15' 37" West** with the West line of said "1.80 Acres", same being the East right-of-way of South Bell Boulevard, also known U. S. Highway No. 183, passing a found ½" iron rod (capped) for reference at 27.60 feet and continuing an additional 51.96 feet for a total distance of **79.56 feet** to the **PLACE OF BEGINNING** containing according to the dimensions herein stated an area of 0.279 Acre.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate

System (central zone) NAD 83 adjustment and are grid values. Attention is invited to accompanying plat for further information.

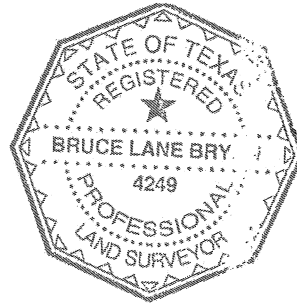
  
Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.

TBPLS Firm No. 10128500

911 N. Main St., Taylor, TX 76574







**DRAINAGE EASEMENT  
TWIN LAKES FAMILY YMCA  
CEDAR PARK, TEXAS  
WILLIAMSON COUNTY**

<b>OWNER</b>	<b>ACRES</b>
TEXAS PARKS AND WILDLIFE	0.292
TEXAS PARKS AND WILDLIFE	0.469
TEXAS PARKS AND WILDLIFE	0.987
TEXAS PARKS AND WILDLIFE	22.532
SUBTOTAL TEXAS PARKS AND WILDLIFE	24.281
MINUS AREA OUTSIDE FEMA FLOOD ZONE	0.292
<b>TOTAL TEXAS PARKS AND WILDLIFE</b>	<b>23.989</b>

<b>YMCA (GREENWOOD TRACT)</b>	<b>0.279</b>
-------------------------------	--------------

<b>TOTAL AREA OF EASEMENT</b>	<b>24.267</b>
-------------------------------	---------------

TO: **CITY OF CEDAR PARK** THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY **1B**, CONDITION **1** SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

May 8, 2023  
DATE

  
BRUCE L. BRYAN, R.P.L.S.

TWIN LAKES FAMILY YMCA  
204 E LITTLE ELM TRAIL, CEDAR PARK, TX 78613  
WILLIAMSON COUNTY

BRYAN TECHNICAL SERVICES, INC.  
P. O. BOX 1371  
TAYLOR, TEXAS 76574  
512-352-9090  
WWW.BRYANTECHNICALSERVICES.COM  
Firm No. 10128500



"6.25 AC  
CITY OF CEDAR RAPIDS  
03-18-1983 914/624

06-14-2007 DOC.#  
WILLIAMSON COUNTY  
6.281 ACRES  
2007068920 QPRMC

N=10152710.51  
E=3092510.15

SAMUEL DAMON SURVEY  
ABSTRACT No. 170

0.292 ACRES  
(12,706 SQ. FT.)

"789.508 ACRES - RESIDUE"  
THE STATE OF TEXAS, STATE DEPARTMENT  
OF HIGHWAYS AND PUBLIC  
TRANSPORTATION  
08-02-1988 1723/855 ORWC

"50.00 ACRES"  
TRANSFER OF JURISDICTION AGREEMENT  
TEXAS DEPARTMENT OF TRANSPORTATION  
TO  
TEXAS PARKS AND WILDLIFE DEPARTMENT  
04-05-1994 2519/613 ORWC

MATCH LINE - SHT: 2 & 3

○ 1/2" IRON ROD SET  
● IRON ROD FOUND

NOTE: BEARINGS SHOWN HEREON BASED ON  
TEXAS STATE PLANE COORDINATE SYSTEM  
(CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

STATE OF TEXAS  
REGISTERED  
★  
BRUCE LANE BRYAN  
4249  
PROFESSIONAL  
LAND SURVEYOR

CONCRETE MONUMENT AT ORIGINAL S.W.C.  
"50,000 ACRES" BEARS

**-S82°01'21"W 591.99'**

TO: **CITY OF CEDAR PARK** THIS SURVEY SUBSTANTIALLY  
COMPLIES WITH THE CURRENT TEXAS SOCIETY OF  
PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS  
FOR A CATEGORY **1B**, CONDITION **1** SURVEY AND THE CURRENT  
MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND  
SURVEYING ACT.

May 8, 2023  
DATE

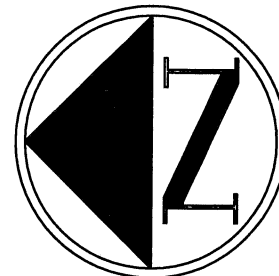
**BRUCE L. BRYAN, R.P.L.S.**

SHT 2 of 10

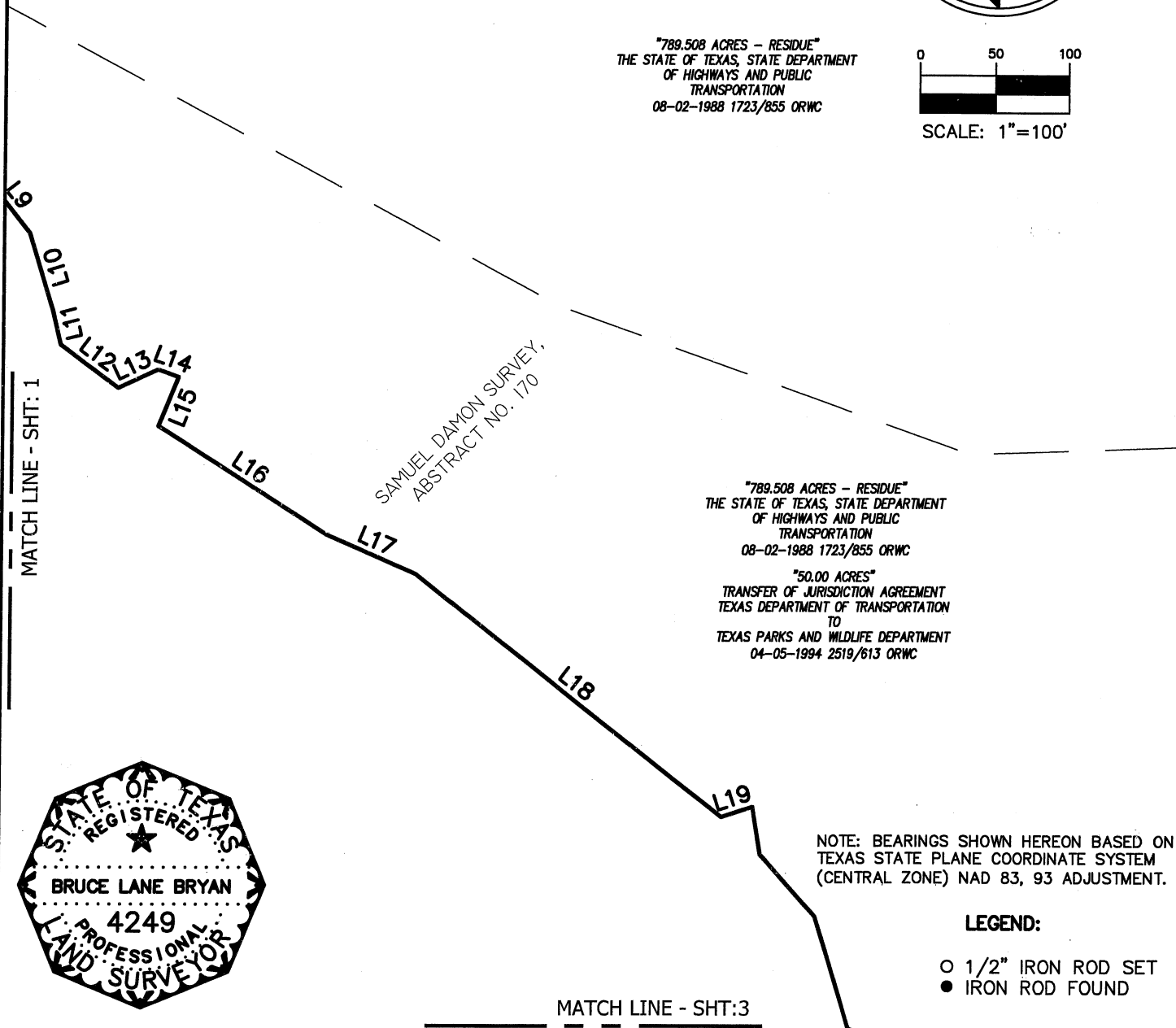
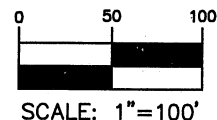
TWIN LAKES FAMILY YMCA  
204 E LITTLE ELM TRAIL, CEDAR PARK, TX 78613  
WILLAMSON COUNTY

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TAYLOR, TEXAS 76574  
512-352-9090  
**WWW.BRYANTECHNICALSERVICES.COM**  
Firm No. 10128500

# DRAINAGE EASEMENT TWIN LAKES FAMILY YMCA CEDAR PARK, TEXAS WILLIAMSON COUNTY



"789.508 ACRES - RESIDUE"  
THE STATE OF TEXAS, STATE DEPARTMENT  
OF HIGHWAYS AND PUBLIC  
TRANSPORTATION  
08-02-1988 1723/855 ORWC



TO: **CITY OF CEDAR PARK** THIS SURVEY SUBSTANTIALLY  
COMPLIES WITH THE CURRENT TEXAS SOCIETY OF  
PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS  
FOR A CATEGORY **III** CONDITION **II** SURVEY AND THE CURRENT  
MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND  
SURVEYING ACT.

May 8, 2023  
DATE

BRUCE L. BRYAN, R.P.L.S.

SHT 3 of 10

TWIN LAKES FAMILY YMCA  
204 E LITTLE ELM TRAIL, CEDAR PARK, TX 78613  
WILLIAMSON COUNTY

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Firm No. 10128500

MATCH LINE - SHT: 2

# DRAINAGE EASEMENT TWIN LAKES FAMILY YMCA CEDAR PARK, TEXAS WILLIAMSON COUNTY

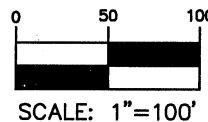
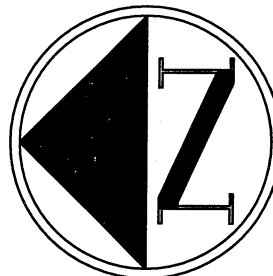
MATCH LINE - SHT: 1

22.532 ACRES  
(981,512 SQ. FT.)

"789.508 ACRES - ~~NEED~~ BEARINGS SHOWN HEREON BASED ON  
THE STATE OF TEXAS, STATE DEPARTMENT OF TRANSPORTATION  
OF HIGHWAYS AND (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.  
08-02-1988 1723/855 ORWC

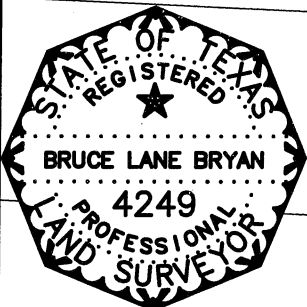
"50.00 ACRES"  
TRANSFER OF JURISDICTION AGREEMENT  
TEXAS DEPARTMENT OF TRANSPORTATION  
TO  
TEXAS PARKS AND WILDLIFE DEPARTMENT  
04-05-1994 2519/613 ORWC

"1.80 ACRES"  
GWD - JOHN GREENWOOD  
TO  
THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF  
GREATER WILLIAMSON COUNTY  
12-31-2018 DOC.#2019000512 OPRWC  
(SURVEYED BY BYRN AND ASSOCIATES 12-1984)



## LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND



N22°15'37"W 27.60'

S. BELL BOULEVARD  
(R.O.W. VARIES)

FOR REFERENCE

May 8, 2023  
DATE

BRUCE L. BRYAN, R.P.L.S.

TO: CITY OF CEDAR PARK THIS SURVEY SUBSTANTIALLY  
COMPLIES WITH THE CURRENT TEXAS SOCIETY OF  
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FOR A CATEGORY **III** CONDITION **II** SURVEY AND THE CURRENT  
MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND  
SURVEYING ACT.

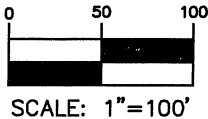
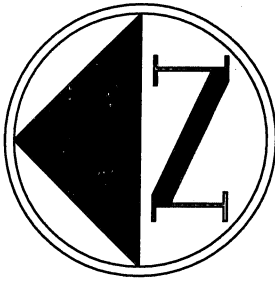
TWIN LAKES FAMILY YMCA  
204 E LITTLE ELM TRAIL, CEDAR PARK, TX 78613  
WILLIAMSON COUNTY

BRYAN TECHNICAL SERVICES, INC.  
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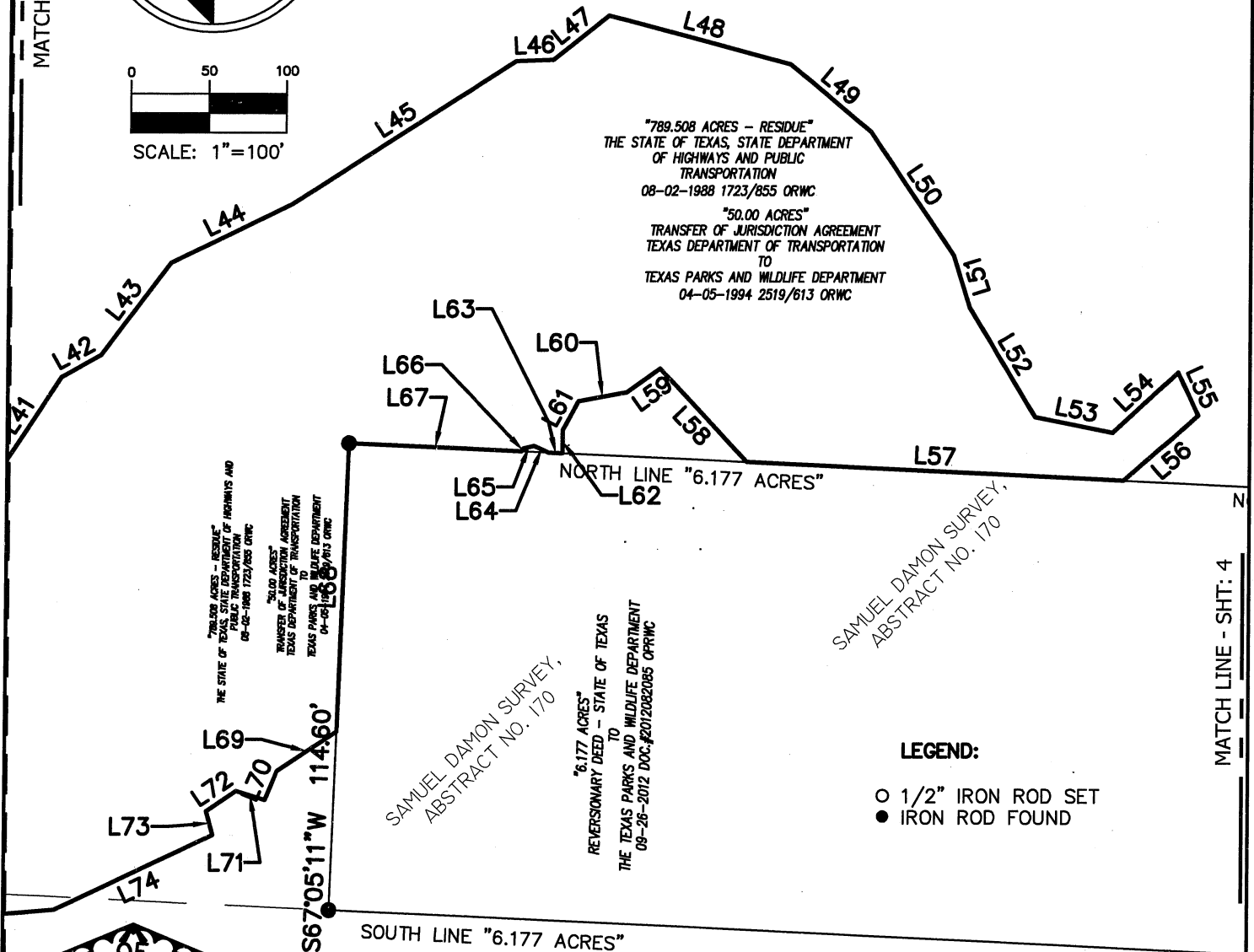
MATCH LINE - SHT: 2

# DRAINAGE EASEMENT TWIN LAKES FAMILY YMCA CEDAR PARK, TEXAS WILLIAMSON COUNTY

NOTE: BEARINGS SHOWN HEREON BASED ON  
TEXAS STATE PLANE COORDINATE SYSTEM  
(CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.



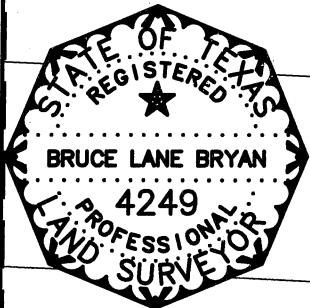
MATCH LINE - SHT: 1



MATCH LINE - SHT: 4

## LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND



S. BELL BOULEVARD  
(R.O.W. VARIES)

TO: CITY OF CEDAR PARK THIS SURVEY SUBSTANTIALLY  
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FOR A CATEGORY **1** CONDITION **1** SURVEY AND THE CURRENT  
MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND  
SURVEYING ACT.

May 8, 2023  
DATE  
SHT 5 of 10

BRUCE L. BRYAN, R.P.L.S.

TWIN LAKES FAMILY YMCA  
204 E LITTLE ELM TRAIL, CEDAR PARK, TX 78613  
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# DRAINAGE EASEMENT TWIN LAKES FAMILY YMCA CEDAR PARK, TEXAS WILLIAMSON COUNTY

LINE TABLE		
LINE	LENGTH	BEARING
L1	358.33	N81°57'17"E
L2	402.30	N81°57'17"E
L3	94.59	S83°03'34"E
L4	16.73	S36°55'55"W
L5	64.74	S25°40'56"W
L6	30.91	S05°43'47"W
L7	98.69	S23°53'34"E
L8	54.27	S14°24'59"W
L9	48.23	S27°13'26"W
L10	53.59	S47°56'59"W
L11	23.72	S51°49'23"W
L12	48.42	S11°38'31"W
L13	29.09	S49°47'00"E
L14	14.13	S04°48'33"E
L15	35.25	S86°33'36"W
L16	133.73	S07°46'57"W
L17	65.10	S01°19'31"E
L18	261.35	S13°09'13"W
L19	21.62	S43°14'42"E
L21	75.77	S28°34'38"W

LINE TABLE		
LINE	LENGTH	BEARING
L22	31.35	S65°36'43"W
L23	34.95	N88°22'48"W
L24	126.54	N51°45'01"W
L25	27.47	N84°56'31"W
L26	69.77	S66°26'31"W
L27	22.98	S18°21'36"W
L28	23.18	S69°56'09"W
L29	12.65	N48°31'02"W
L30	17.54	S71°26'17"W
L31	19.78	N33°40'39"W
L32	9.68	S74°21'07"W
L33	14.61	S02°41'12"E
L34	66.23	S23°30'23"E
L35	75.12	S66°26'22"W
L36	46.58	S53°50'44"W
L37	31.70	S01°15'44"E
L38	58.70	S51°26'07"E
L39	44.76	S76°13'05"E
L40	22.23	N60°22'17"E
L41	72.40	S82°07'24"E

LINE TABLE		
LINE	LENGTH	BEARING
L42	28.84	S54°18'49"E
L43	74.48	S77°51'47"E
L44	85.84	S50°52'22"E
L45	171.23	S57°29'40"E
L46	24.02	S27°16'38"E
L47	45.33	S63°41'36"E
L48	121.99	S10°11'35"E
L49	67.85	S14°52'04"W
L50	96.20	S30°31'11"W
L51	35.19	S47°28'16"W
L52	81.97	S33°55'22"W
L53	50.78	S13°45'30"E
L54	56.56	S68°24'24"E
L55	30.58	S39°49'30"W
L56	63.03	N66°46'53"W
L57	243.52	N22°17'27"W
L58	82.65	N21°34'26"E
L59	26.40	N60°28'22"W
L60	31.09	N35°28'17"W
L61	20.99	N87°10'16"W



TO: CITY OF CEDAR PARK THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1 CONDITION 1 SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

May 8, 2023

DATE

BRUCE L. BRYAN, R.P.L.S.

SHT 8 of 10

TWIN LAKES FAMILY YMCA  
204 E LITTLE ELM TRAIL, CEDAR PARK, TX 78613  
WILLIAMSON COUNTY

BRYAN TECHNICAL SERVICES, INC.  
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WWW.BRYANTECHNICALSERVICES.COM  
Firm No. 10128500

# DRAINAGE EASEMENT TWIN LAKES FAMILY YMCA CEDAR PARK, TEXAS WILLIAMSON COUNTY

LINE TABLE		
LINE	LENGTH	BEARING
L62	14.87	S64°59'05"W
L63	8.83	N22°17'27"W
L64	10.46	N01°00'04"W
L65	7.01	N37°45'39"W
L66	2.28	N80°16'48"W
L67	111.76	N22°17'27"W
L68	185.30	S67°05'11"W
L69	45.86	N58°34'26"W
L70	20.12	S87°26'10"W
L71	19.49	N07°25'00"W
L72	23.07	N59°24'15"W
L73	15.84	S50°15'10"W
L74	112.18	N50°16'54"W
L75	317.71	N29°38'53"W
L76	407.74	N06°58'48"E
L77	5.84	N21°58'49"W
L78	10.10	N87°20'35"E
L79	14.68	N23°34'35"W
L80	26.56	N47°48'30"E
L81	4.15	N72°15'48"E

LINE TABLE		
LINE	LENGTH	BEARING
L82	10.01	N88°10'02"E
L83	35.72	N54°48'53"E
L84	18.27	N16°21'24"E
L85	41.58	N81°19'10"E
L86	18.02	N22°30'54"E
L87	48.58	N50°22'34"E
L88	26.64	S12°43'29"E
L89	41.12	N68°03'25"E
L90	20.64	N26°59'57"E
L91	124.75	N57°19'27"W
L92	42.13	N45°08'05"E
L93	48.16	S50°19'23"E
L94	33.11	N31°20'57"E
L95	141.71	S55°18'42"E
L96	36.43	S19°21'37"W
L97	82.26	S64°53'42"E
L98	15.00	N40°10'17"E
L99	102.48	N07°13'36"W
L100	51.26	N54°15'21"E
L101	21.87	S36°56'55"E

LINE TABLE		
LINE	LENGTH	BEARING
L102	13.12	N75°59'31"E
L103	38.70	N08°39'07"E
L104	40.11	N12°54'30"W
L105	71.75	N03°27'43"E
L106	77.87	N35°04'00"W
L107	40.72	N20°05'25"W
L108	84.90	N26°50'36"E
L109	40.82	N05°57'03"W
L110	82.43	N58°44'10"W
L111	42.01	N23°43'11"W
L112	43.40	N40°52'18"E
L113	130.16	N36°59'35"W
L114	142.64	S86°04'28"W
L115	9.58	N07°40'25"E



TO: CITY OF CEDAR PARK THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY ☒ CONDITION ☒ SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

May 8, 2023

DATE

SHT 9 of 10

BRUCE L. BRYAN, R.P.L.S.

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Firm No. 10128500



# DRAINAGE EASEMENT TWIN LAKES FAMILY YMCA CEDAR PARK, TEXAS WILLIAMSON COUNTY

LINE TABLE		
LINE	LENGTH	BEARING
L116	37.33	N66°46'53"W
L117	36.03	S21°04'56"W
L118	31.48	S58°15'00"W
L119	33.99	N89°17'05"W
L120	37.99	N10°57'43"E
L121	16.22	N53°26'59"W
L122	70.10	S71°31'08"W
L123	31.79	N49°29'23"W
L124	117.17	S78°13'14"W
L125	75.14	N22°12'02"W
L126	18.60	N64°19'19"E
L127	97.11	N52°07'36"E
L128	28.03	S55°29'50"E
L129	86.80	N64°04'42"E
L130	69.19	N44°38'36"E
L131	32.66	N21°34'26"E
L132	243.52	S22°17'27"E

LINE TABLE		
LINE	LENGTH	BEARING
L133	185.30	N67°05'11"E
L134	111.76	S22°17'27"E
L135	28.21	S84°34'48"W
L136	8.74	S18°52'25"W
L137	14.50	S24°01'33"E
L138	18.03	S71°10'08"E
L139	47.51	S09°46'36"W
L140	25.29	S70°16'23"W
L141	122.69	N62°25'53"W
L142	38.71	N22°16'06"W
L143	13.64	N01°10'51"W
L144	33.14	N66°06'15"W
L149	16.76	S72°27'27"W
L150	3.83	N58°34'26"W



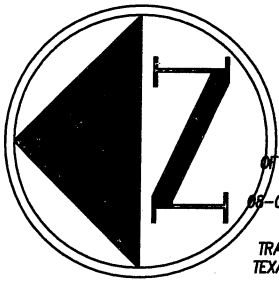
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May 8, 2023  
DATE  
SHT 10 of 10

  
BRUCE L. BRYAN, R.P.L.S.

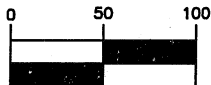
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OF HIGHWAYS AND PUB  
TRANSPORTATION  
02-02-1988 1723/855

"50.00 ACRES"  
TRANSFER OF JURISDICTION AGREEMENT  
TEXAS DEPARTMENT OF TRANSPORTATION  
TO  
TEXAS PARKS AND WILDLIFE DEPARTMENT  
04-05-1994 2519/613 ORWC

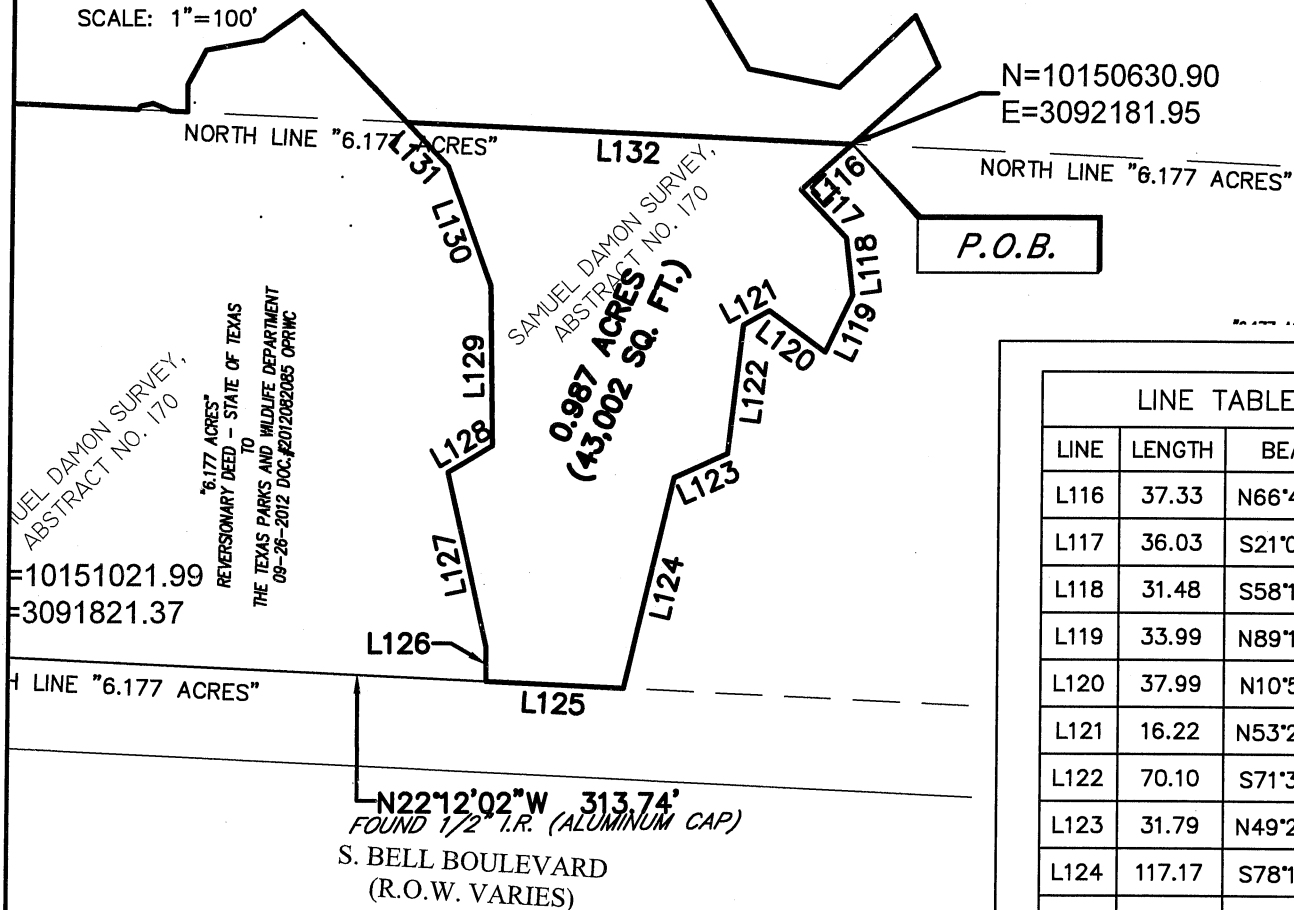


SCALE: 1"=100'

# DRAINAGE EASEMENT TWIN LAKES FAMILY YMCA CEDAR PARK, TEXAS WILLIAMSON COUNTY

## LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND



LINE TABLE

LINE	LENGTH	BEARING
L116	37.33	N66°46'53\"W
L117	36.03	S21°04'56\"W
L118	31.48	S58°15'00\"W
L119	33.99	N89°17'05\"W
L120	37.99	N10°57'43\"E
L121	16.22	N53°26'59\"W
L122	70.10	S71°31'08\"W
L123	31.79	N49°29'23\"W
L124	117.17	S78°13'14\"W
L125	75.14	N22°12'02\"W
L126	18.60	N64°19'19\"E
L127	97.11	N52°07'36\"E
L128	28.03	S55°29'50\"E
L129	86.80	N64°04'42\"E
L130	69.19	N44°38'36\"E
L131	32.66	N21°34'26\"E
L132	243.52	S22°17'27\"E



NOTE: BEARINGS SHOWN HEREON BASED ON  
TEXAS STATE PLANE COORDINATE SYSTEM  
(CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

TO: CITY OF CEDAR PARK THIS SURVEY SUBSTANTIALLY  
COMPLIES WITH THE CURRENT TEXAS SOCIETY OF  
PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS  
FOR A CATEGORY 1 CONDITION 1 SURVEY AND THE CURRENT  
MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND  
SURVEYING ACT.

May 8, 2023

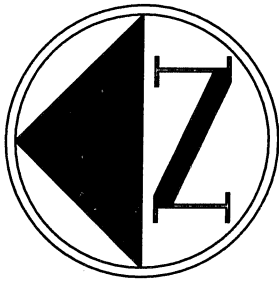
DATE

SHT 6 of 10

BRUCE L. BRYAN, R.P.L.S.

TWIN LAKES FAMILY YMCA  
204 E LITTLE ELM TRAIL, CEDAR PARK, TX 78613  
WILLIAMSON COUNTY

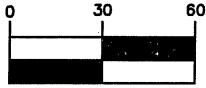
BRYAN TECHNICAL SERVICES, INC.  
P. O. BOX 1371  
TAYLOR, TEXAS 76574  
512-352-9090  
WWW.BRYANTECHNICALSERVICES.COM  
Firm No. 10128500



# DRAINAGE EASEMENT TWIN LAKES FAMILY YMCA CEDAR PARK, TEXAS WILLIAMSON COUNTY

## LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND



SCALE: 1" = 60'

"789.508 ACRES - RESIDUE"  
THE STATE OF TEXAS, STATE DEPARTMENT OF HIGHWAYS AND  
PUBLIC TRANSPORTATION  
08-02-1988 1723/855 ORWC

"50.00 ACRES"  
TRANSFER OF JURISDICTION AGREEMENT  
TEXAS DEPARTMENT OF TRANSPORTATION  
TO  
TEXAS PARKS AND WILDLIFE DEPARTMENT  
04-05-1994 2519/613 ORWC

P.O.B.

S67°05'11"W 114.60'

SAMUEL DAMON SURVEY,  
ABSTRACT NO. 170

N=10151021.99  
E=3091821.37

SOUTH LINE "6.177 ACRES"

"6.177 ACRES"  
REVERSIONARY DEED - STATE OF TEXAS  
TO  
THE TEXAS PARKS AND WILDLIFE DEPARTMENT  
09-26-2012 DOC.#2012082085 OPRWC

0.469 ACRES  
(20,439 SQ. FT.)

NORTH LINE "6.177 ACRES"



NOTE: BEARINGS SHOWN HEREON BASED ON  
TEXAS STATE PLANE COORDINATE SYSTEM  
(CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

TO: CITY OF CEDAR PARK THIS SURVEY SUBSTANTIALLY  
COMPLIES WITH THE CURRENT TEXAS SOCIETY OF  
PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS  
FOR A CATEGORY 1 CONDITION 1 SURVEY AND THE CURRENT  
MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND  
SURVEYING ACT.

August 16, 2022

DATE

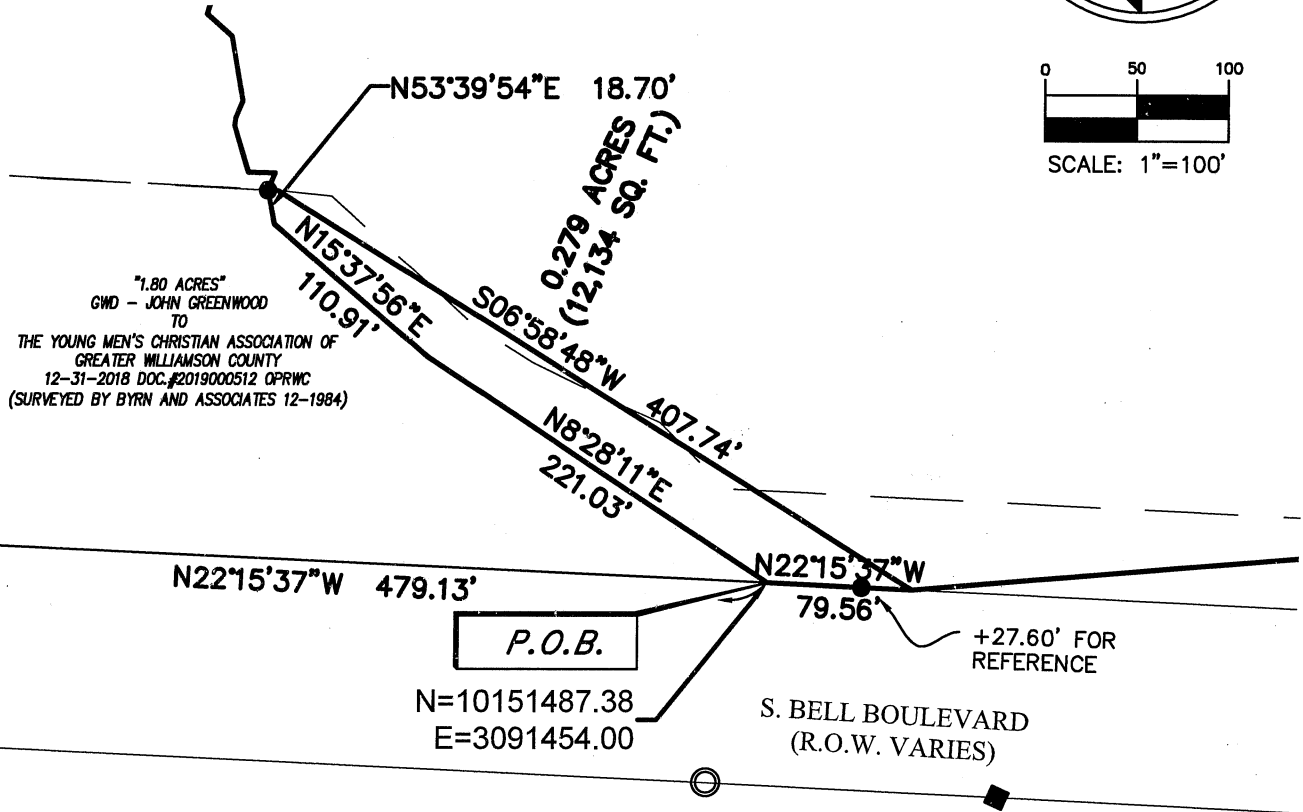
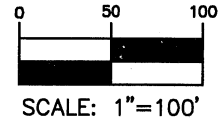
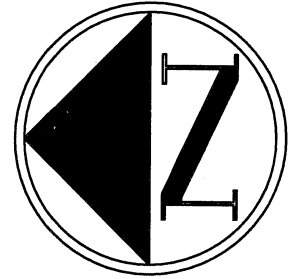
SHT 6 of 10

BRUCE L. BRYAN, R.P.L.S.

TWIN LAKES FAMILY YMCA  
204 E LITTLE ELM TRAIL, CEDAR PARK, TX 78613  
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# DRAINAGE EASEMENT TWIN LAKES FAMILY YMCA CEDAR PARK, TEXAS WILLIAMSON COUNTY



## LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND



NOTE: BEARINGS SHOWN HEREON BASED ON  
TEXAS STATE PLANE COORDINATE SYSTEM  
(CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

TO: **CITY OF CEDAR PARK** THIS SURVEY SUBSTANTIALLY  
COMPLIES WITH THE CURRENT TEXAS SOCIETY OF  
PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS  
FOR A CATEGORY **III** CONDITION **II** SURVEY AND THE CURRENT  
MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND  
SURVEYING ACT.

May 8, 2023  
DATE  
SHT 7 of 10

BRUCE L. BRYAN, R.P.L.S.

TWIN LAKES FAMILY YMCA  
204 E LITTLE ELM TRAIL, CEDAR PARK, TX 78613  
WILLIAMSON COUNTY

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