

# Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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November 16, 2023

**Via e-mail tomg@tg-eng.com and samirsmaredia@gmail.com**

Reagan CR 258 Real Estate LLC

c/o Samir Maredia

5522 Jenolan Ridge Lane

Sugar Land, Texas 77479

Re: Ronald Reagan Widening  
COGT Waterline Easement

Dear Mr. Groll:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a permanent waterline easement by Williamson County and the City of Georgetown (collectively the "County") in and across portions of the property owned by Reagan CR 258 Real Estate LLC ("Owner") as part of the County's proposed Ronald Reagan Widening improvements ("Project").

By execution of this letter the parties agree as follows:

1. In return for Owner's delivery to County of a fully executed and acknowledged waterline easement ("Easement") in and to a 1,873 square foot tract of land, such rights to be granted in the form as set out in Exhibit "A" attached hereto and incorporated herein, County shall pay Owner the sum of **\$2,150** in cash or other good funds ("Purchase Price").

2. If requested by County, the Closing and completion of this transaction shall take place at Texas National Title Company ("Title Company") within thirty (30) days after full execution of this Agreement, or at other date and time agreed to between the parties.

Upon request Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to County or to the Easement Grantee in completion of this transaction. County shall be responsible for all fees and costs associated with this transaction, except that each party shall be responsible for any attorney's fees they incur. Owner shall assist County and Title Company with any curative measures or mortgage lien joinder, consent or subordination required as a condition of the Closing.

Upon completion of (1) the full execution of this Agreement by all parties, and (2) acknowledgment by the Title Company of delivery by County of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after December 15, 2023 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary construction activities associated with the proposed improvement construction project of County.

To the extent allowed by law County, its agents and contractors agree to release, indemnify, and otherwise hold Owner harmless from any damages or other losses to owner or any third party resulting from any acts or omissions performed under the limited right of possession herein. The parties further agree to continue to use diligence in assisting with any title curative or lienholder consent measures required by the Contract to expeditiously complete the Closing of the purchase transaction.

3. This Agreement is being made, and the Easement is being delivered, in lieu of condemnation.

If this meets with your understanding, please have this letter executed by the appropriate person where indicated and return it to me, and we will have this approved and signed by the County and process this for payment and Closing as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,

Don Childs  
Sheets & Crossfield, PLLC

*[signature pages follow]*

**AGREED:**

REAGAN CR 258 REAL ESTATE LLC,  
a Texas limited liability company

By: 

Name: Samir Maxedia

Title: Owner

Date: 01/23/2024

**ACCEPTED AND AGREED:**

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
Bill Gravell, Jr.  
County Judge

Date: \_\_\_\_\_

**EXHIBIT “A” FORM OF EASEMENT FOLLOWS**

**WATER LINE EASEMENT**

**STATE OF TEXAS**

§

§

**KNOW ALL BY THESE PRESENTS:**

**COUNTY OF WILLIAMSON**

§

This Water Line Easement Agreement (this “Agreement”) is made on the \_\_\_\_ day of \_\_\_\_\_, 2023, at Georgetown, Texas, between **REAGAN CR 258 REAL ESTATE LLC**, a Texas limited liability company whose address is 1613 Bellini Lane, Leander, Texas 78641 (hereinafter referred to as “Grantor”), and the **City of Georgetown, a Texas home-rule municipal corporation**, whose address is P.O. Box 409 Georgetown, Texas 78627, ATTN: Georgetown City Secretary (herein referred to as “Grantee”).

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns, an EXCLUSIVE easement and right-of-way (the “Easement”) for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of a water line and related facilities (collectively, the “Facilities”) on, over, under, and across the following described property of the Grantor, to wit:

Being all that certain tract, piece or parcel of land lying and being situated in the County of Williamson, State of Texas, being more particularly described by metes and bounds in **Exhibit A** and by diagram in **Exhibit B** attached hereto and made a part hereof for all purposes (the “Property”).

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.
3. The Easement, with its rights and privileges, shall be used only for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, upgrading, relocating, and/or removing the Facilities. The Easement additionally includes the following rights: (1) the right to change the size of the Facilities; (2) the right to relocate the Facilities within the Property; and (3) the right to remove from the Property all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of the Facilities.
4. The duration of the Easement is perpetual.
5. Grantor and Grantor’s heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Agreement to Grantee and Grantee’s successors and assigns, against every person lawfully claiming or to claim all or any part thereof.

6. The Easement, and the rights and privileges granted by this Agreement, are EXCLUSIVE to Grantee, and Grantee's successors and assigns, and Grantor covenants that Grantor shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant.
7. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.
8. The terms of this Agreement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed on the dates set forth herein.

*[signature pages follow]*

GRANTOR:

REAGAN CR 258 REAL ESTATE, LLC,  
a Texas limited liability company

By: [Signature]

Name: Samir Maxedia

Title: Owner

STATE OF TEXAS

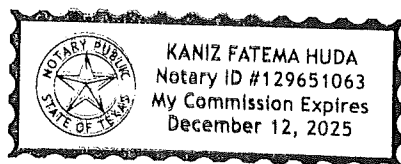
§

COUNTY OF Fort Bend

§

§

~~2023~~ <sup>2024</sup> This instrument was acknowledged before me on this the 23rd day of Jan,  
~~2023~~ by Samir Maxedia the Owner of Reagan CR 258 Real Estate,  
LLC, in the capacity and for the purposes and consideration recited herein.



[Signature]  
Notary Public, State of Texas

GRANTEE:

City of Georgetown, Texas, a Texas  
home-rule municipal corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON       §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, the \_\_\_\_\_ of City of Georgetown, Texas, a Texas  
home-rule municipal corporation, on behalf of said corporation.

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

APPROVED AS TO FORM:

\_\_\_\_\_  
\_\_\_\_\_, Assistant City Attorney

AFTER RECORDING, RETURN TO GRANTEE:

City of Georgetown  
Attn: Real Estate Services  
P.O. Box 409  
Georgetown, Texas 78627



1,873 SQUARE FEET  
B. MANLOVE SURV., A-417  
LIBERTY HILL, WILLIAMSON COUNTY, TX

FILE NO: 2023.089  
PROJECT: 617.116001 (EX1)  
DATE: 11/07/2023

**DESCRIPTION**

1,873 SQUARE FEET SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 12, BLOCK C, RIO RANCH PHASE 2A, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2023005938, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1,873 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found at the intersection of the west right-of-way line of Ronald Reagan Blvd. (r.o.w. varies) and the north right-of-way line of County Road 258 (120' r.o.w.), being the southeast corner of said Lot 12 and hereof;

**THENCE**, S39°52'14"W, along said north right-of-way line of County Road 258, being the south line of said Lot 12, a distance of 23.43 feet to a calculated point, for the southwesterly corner hereof, from which a 1/2-inch iron rod found in said north right-of-way line bears S39°52'14"W, a distance of 22.73 feet;

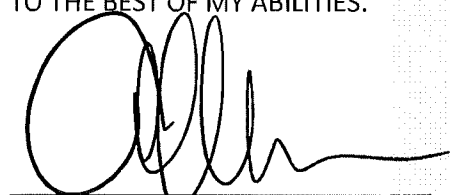
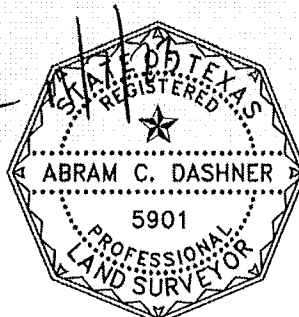
**THENCE**, N18°44'35"W, leaving said north right-of-way line, over and across said Lot 12, a distance of 99.95 feet to a calculated point, for the northwesterly corner hereof;

**THENCE**, N72°28'17"E, continuing over and across said Lot 12, passing at a distance of 5.31 feet a 1/2-inch iron rod found at an angle point in the east line of said Lot 12, being an angle point in said west right-of-way line, continuing with the east line of said Lot 12 and said west right-of-way line, for a total distance of 20.00 feet to a 1/2-inch iron rod found at an angle point in said west right-of-way line, being an angle point in the east line of said Lot 12, for the northeasterly corner hereof;

**THENCE**, S18°44'35"E, continuing along said west right-of-way line, being the east line of said Lot 12, a distance of 87.33 feet to the **POINT OF BEGINNING**, containing 1,873 square feet (0.043 acre) of land.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE LEICA CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF APRIL, 2023, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

  
ABRAM C. DASHNER  
TEXAS RPLS 5901  
MANHARD CONSULTING  
TBPLS FIRM NO. 10194754

## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE LEICA CONTINUALLY OPERATING REFERENCE NETWORK.

## EXHIBIT "B"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S39°52'14"W	23.43'
L2	N72°28'17"E	20.00'

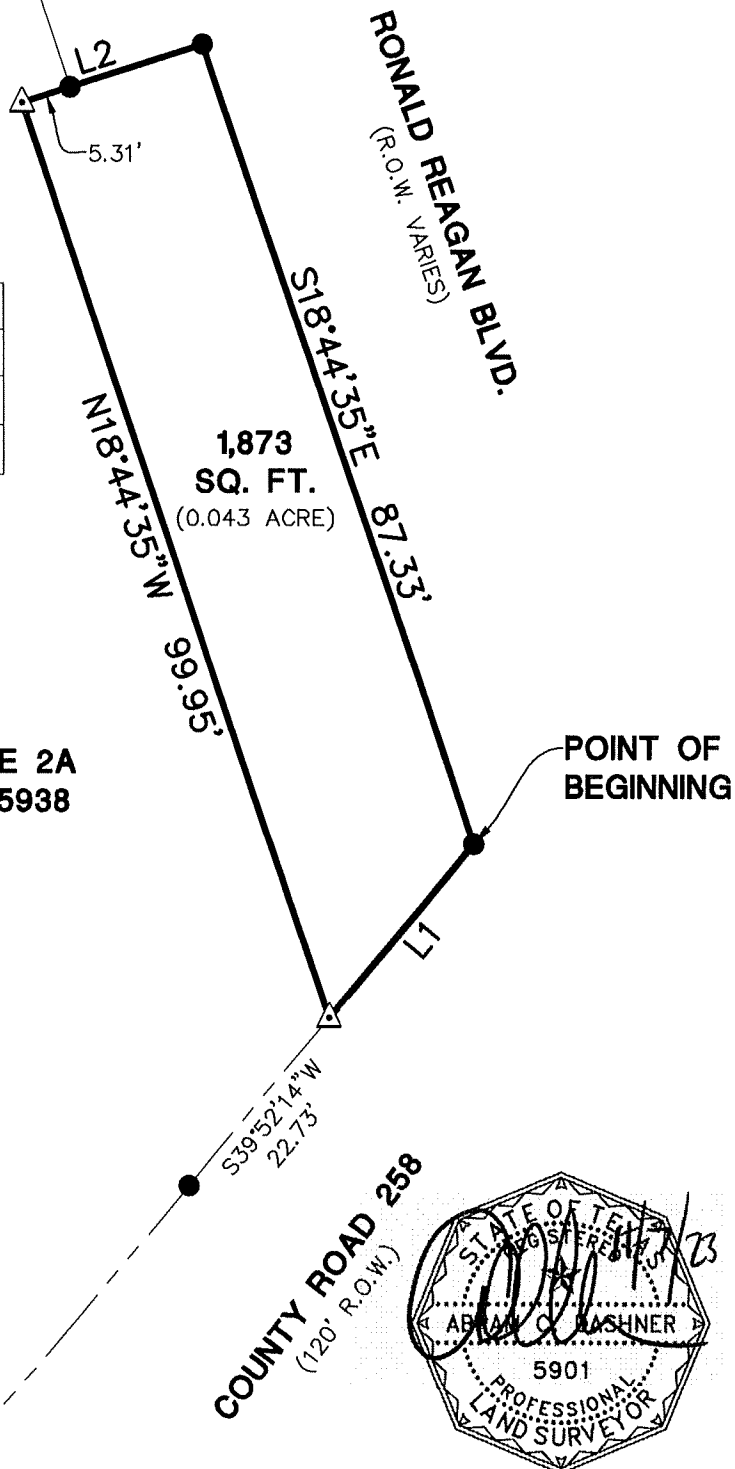


SCALE: 1"=20'

LOT 12  
BLOCK C  
RIO RANCH PHASE 2A  
DOC. NO. 2023005938

## LEGEND

- = FOUND 1/2-INCH IRON ROD
- △ = CALCULATED POINT



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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

LOT 12, BLOCK C, RIO RANCH PHASE 2A

3065 CR 258, LIBERTY HILL, TX 78642

WATERLINE EASEMENT

DATE:

11/07/23

DRAWN BY:

PWP/MA

SCALE:

1"=20'

CODE:

2023.089

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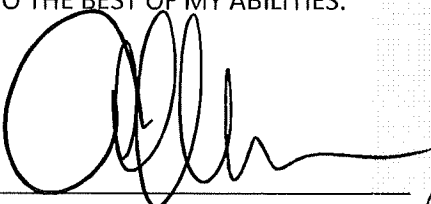
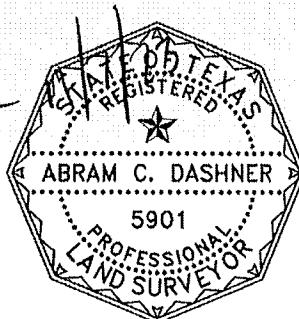
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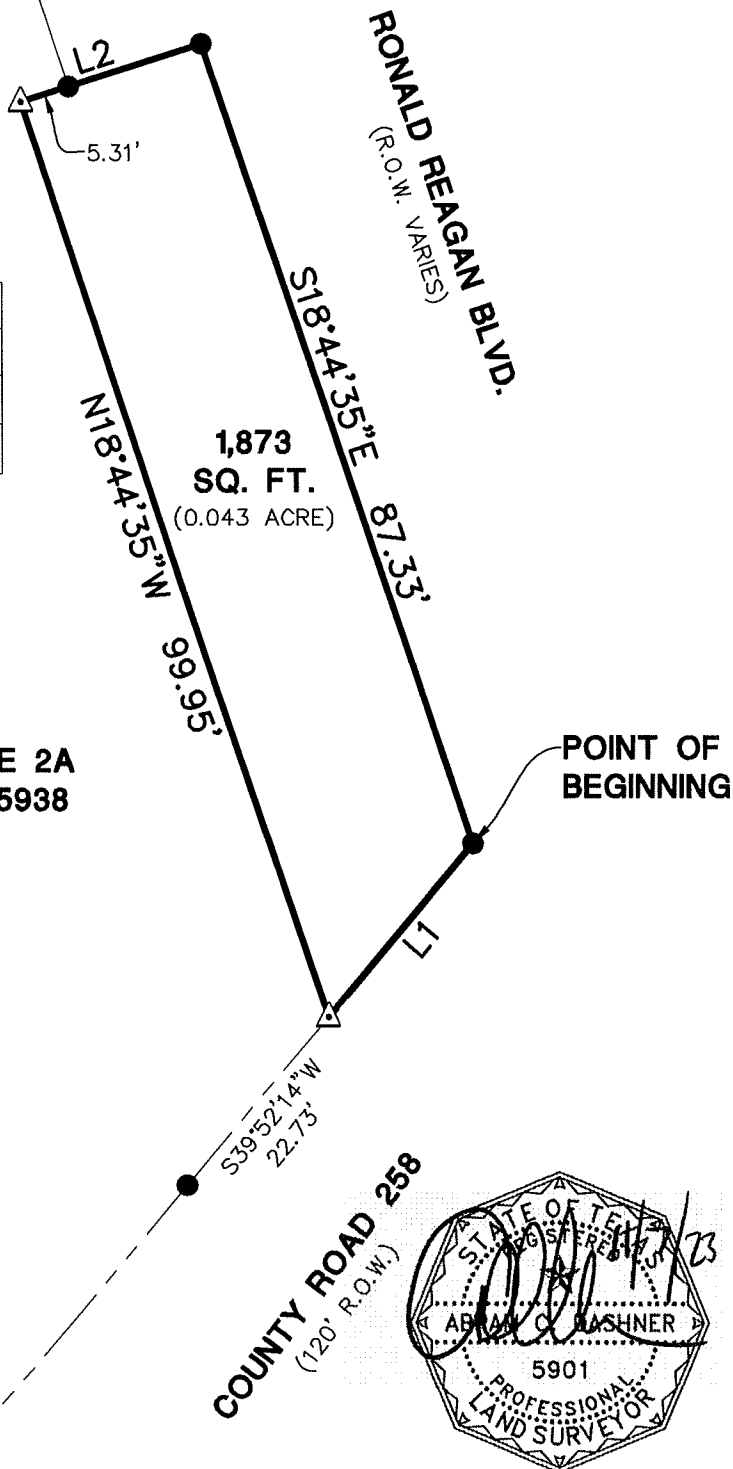


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