

INTERLOCAL AGREEMENT
REGARDING THE CITY/COUNTY PARTICIPATION IN THE DESIGN,
CONSTRUCTION COSTS AND RIGHT OF WAY RELATED TO THE RONALD
REAGAN BOULEVARD WIDENING PROJECT

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

THIS INTERLOCAL AGREEMENT (“Agreement”) is entered into between the City of Liberty Hill, Texas, a Texas municipal corporation (the “**City**”) and Williamson County, a political subdivision of the State of Texas (the “**County**”). In this Agreement, the City and the County are sometimes individually referred to as “**a Party**” and collectively referred to as “**the Parties**”.

WHEREAS, V.T.C.A., Government Code, Chapter 791, the Texas Interlocal Cooperation Act, provides that any one or more public agencies may contract with each other for the performance of governmental functions or services for the promotion and protection of the health and welfare of the inhabitants of this State and the mutual benefit of the parties;

WHEREAS, the County is and has been in the process of designing an improvement to Ronald Reagan Blvd, the approximate location being shown on **Exhibit “A”** attached hereto, (the “**County Project**”); and

WHEREAS, the City desires to cooperate with the County to facilitate the construction of the County Project; and

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises and agreements of the Parties contained in this Agreement, the Parties agree as follows:

I.

PURPOSE

1.01 General. The purpose of this Agreement is to provide for the City’s consent in the design and construction of the County Project.

II.

COUNTY OBLIGATIONS

2.01 Project Costs. The County shall be responsible for all costs associated with the preliminary and final design, construction bidding and management, right-of-way acquisitions, utility relocations, and all other costs related to the construction of the County Project, unless otherwise specified herein (“**County Project Costs**”).

2.02. Property Acquisition. The County will be responsible for the acquisition of all right-of-way and easements needed for the County Project.

2.02 Permits. The County shall be responsible for obtaining permits, if any, required for the construction of the Project.

2.03 Maintenance. The County agrees to operate and maintain the County Project within the City limits until the City annexes any more property abutting the County Project. The City will then be responsible for maintaining all of the County Project within the City limits.

2.04 Georgetown Easement. The City agrees to execute a waterline easement to the City of Georgetown in and to a twenty-foot (20') wide parcel being approximately 0.2577 acres (11,224 square feet) at the location shown on **Exhibit "B"** attached hereto, with final field notes to be completed at the expense of County and attached to the easement document prior to execution and recording. The form of the waterline easement shall be as shown in **Exhibit "C"** attached hereto.

III.

CITY OBLIGATIONS

3.01 Permission to Construct. The City agrees to allow the County to construct the portions of the County Project located within the City's boundaries.

3.02 Acquisition of Real Property Rights. The City hereby authorizes the County to undertake the acquisition of right-of-way, drainage easements, utility easements, and other real property rights and interests, through negotiation or condemnation, within the city limits, which are necessary for the completion of the County Project.

3.03 Right-of-way Property Donation. Within 30 days following the final approval of this Agreement, the City agrees to execute a Donation Deed in the form as shown on **Exhibit "D"** attached hereto.

3.04 Temporary Construction Easement. By execution of this Agreement, City further grants to County a temporary construction easement in and across the 0.0074-acre portion of the City's property described in **Exhibit "E"** attached hereto, for the sole purpose of reconstructing City's existing driveway connection between the proposed County Project and the remaining property of City, which shall immediately expire and be of no further force and effect upon completion of the County Project.

IV.

DISPUTES

4.01 Material Breach; Notice and Opportunity to Cure.

(a) In the event that one Party believes that another Party has materially breached one of the provisions of this Agreement, the non-defaulting Party will make written demand to cure and give the defaulting Party up to 30 days to cure such material breach or, if the curative action cannot reasonably be completed within 30 days, the defaulting Party will commence the curative action within 30 days and thereafter diligently pursue the curative action to completion. Notwithstanding the foregoing, any matters specified in the default notice that may be cured solely

by the payment of money must be cured within 10 days after receipt of the notice. This applicable time period must pass before the non-defaulting Party may initiate any remedies available to the non-defaulting party due to such breach.

(b) Any non-defaulting Party will mitigate direct or consequential damage arising from any breach or default to the extent reasonably possible under the circumstances.

(c) The Parties agree that they will negotiate in good faith to resolve any disputes and may engage in non-binding mediation, arbitration, or other alternative dispute resolution methods as recommended by the laws of the State of Texas.

4.02 Equitable Relief. In recognition that failure in the performance of the Parties' respective obligations could not be adequately compensated in monetary damages alone, the Parties agree that after providing notice and an opportunity to cure in accordance with Section 4.01 above, the Parties shall have the right to request any court, agency or other governmental authority of appropriate jurisdiction to grant any and all remedies which are appropriate to assure conformance to the provisions of this Agreement. The defaulting Party shall be liable to the other for all costs actually incurred in pursuing such remedies, including reasonable attorney's fees, and for any penalties or fines as a result of the failure to comply with the terms including, without limitation, the right to obtain a writ of mandamus or an injunction requiring the governing body of the defaulting party to levy and collect rates and charges or other revenues sufficient to pay the amounts owed under this Agreement.

4.03 Agreement's Remedies Not Exclusive. The provisions of this Agreement providing remedies in the event of a Party's breach are not intended to be exclusive remedies. The Parties retain, except to the extent released or waived by the express terms of this Agreement, all rights at law and in equity to enforce the terms of this Agreement.

V. GENERAL PROVISIONS

5.01 Authority. This Agreement is made in part under the authority conferred in Chapter 791, *Texas Government Code*.

5.02 Term. This Agreement shall commence upon execution of this Agreement and shall end on the date that all obligations of the Parties with respect to this Agreement have been satisfied.

5.03 Severability. The provisions of this Agreement are severable and, if any provision of this Agreement is held to be invalid for any reason by a court or agency of competent jurisdiction, the remainder of this Agreement will not be affected and this Agreement will be construed as if the invalid portion had never been contained herein.

5.04 Payments from Current Revenues. Any payments required to be made by a Party under this Agreement will be paid from current revenues or other funds lawfully available to the Party for such purpose.

5.05 Cooperation. The Parties agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement.

5.06 Entire Agreement. This Agreement contains the entire agreement of the Parties regarding the subject matter hereof and supersedes all prior or contemporaneous understandings or representations, whether oral or written, regarding the subject matter and only relates to the County Project.

5.07 Amendments. Any amendment of this Agreement must be in writing and will be effective if signed by the authorized representatives of the Parties.

5.08 Applicable Law; Venue. This Agreement will be construed in accordance with Texas law. The venue for any action arising hereunder will be in Williamson County, Texas.

5.09 Notices. Any notices given under this Agreement will be effective if (i) forwarded to a Party by hand-delivery; (ii) transmitted to a Party by confirmed telecopy; or (iii) deposited with the U.S. Postal Service, postage prepaid, certified, to the address of the Party indicated below:

LIBERTY HILL: 926 Main Street
Liberty Hill, Texas 78642
Attn. Paul Brandenburg, City Manager
Telephone: (512) 778-5449
Facsimile: (512) 778-5418

COUNTY: 710 S. Main Street,
Georgetown, Texas 78626
Attn: Bill Gravell, Jr.
Telephone: (512) 943-1550
Facsimile: (512) 943-1662

5.10 Counterparts; Effect of Partial Execution. This Agreement may be executed simultaneously in multiple counterparts, each of which will be deemed an original, but all of which will constitute the same instrument.

5.11 Authority. Each Party represents and warrants that it has the full right, power, and authority to execute this Agreement.

5.12 Effective Date. This Agreement is executed to be effective on the date the last Party signs this Agreement.

5.13 No Joint Venture. The County Project is a sole project of the County and is not a joint venture or other partnership with the City.

5.14 Exhibits.

Exhibit A – Improvements to Ronald Reagan Blvd. “County Project”

Exhibit B – Location of waterline easement between the City of Liberty Hill and the City of Georgetown

Exhibit C – Form of waterline easement between the City of Liberty Hill and the City of Georgetown

Exhibit D – Donation Deed between the City of Liberty Hill and Williamson County

Exhibit E – Temporary Construction Easement Field Notes

(SIGNATURES ON THE FOLLOWING PAGE)

CITY OF LIBERTY HILL, TEXAS

By: Crystal Mancell

Title: Mayor

ATTEST:

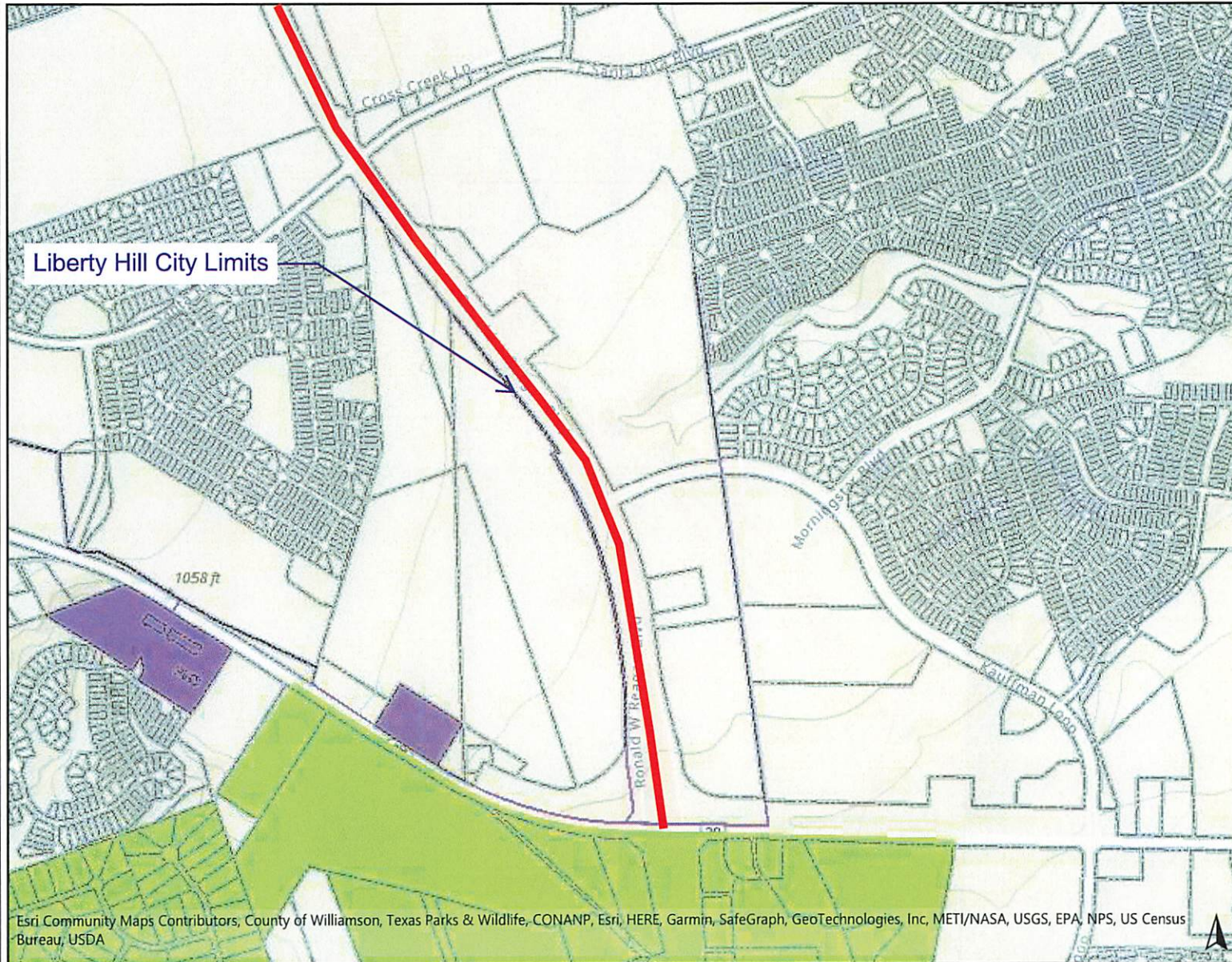
By: Elaine Simpson
Elaine Simpson, City Secretary

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr., County Judge

ATTEST:

By: _____
Nancy Rister, County Clerk

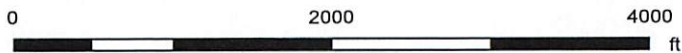


Legend

- Development Boundaries
 - WCAD Parcels
- Municipalities
 - Incorporated Cities
 - LEANDER
 - LIBERTY HILL
- Ronald Reagan Widening Project

Notes

This map and data are for general planning purposes only. The base map conforms to National Map Accuracy Standards in unobstructed areas. Williamson County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the database information or spatial locations depicted. Furthermore, all warranties on merchantability and fitness for a particular purpose are hereby disclaimed. In no event shall Williamson County be liable to the recipient or any other party for damages of any type, including but not limited to incidental, consequential or exemplary damages arising out of the use or inability to use these materials.



1:16170

3/17/2023 10:47:44 AM

THIS MAP IS NOT TO BE USED FOR NAVIGATION

R555053/R556966
City of Liberty Hill
Parent Tract = 6.4 Acres
ROW Acquisition = 0.471 Acres
Remainder = 5.93 Acres

EXHIBIT B

R555053
LIBERTY HILL

R556966
- LIBERTY HILL
ROW

20ft COGT Waterline
Easement "Exclusive"

0.26 gc

Ronald Reagan ROW ACQUISITION

County: Williamson
Parcel: 13E – City of Liberty Hill
Highway: Ronald Reagan Boulevard

EXHIBIT **B**
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.2577 OF ONE ACRE (11,224 SQUARE FEET) PARCEL OF LAND SITUATED IN THE IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 6.40 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE CITY OF LIBERTY HILL, RECORDED IN DOCUMENT NO. 2017014139 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.2577 OF ONE ACRE (11,224 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 47.22 feet Left of Ronald Reagan Baseline Station 2537+49.92 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard, (Grid Coordinates: N=10,216,627.06, E=3,080,135.95), being in the South line of said 6.40 acre tract and the North line of a called 87.066 acre tract of land described as Tract Two in a Special Warranty Deed to Santa Rita Investments, LTD, recorded in Document No. 2021148213 of said O.P.R.W.C.T., from which a 1/2-inch rebar with cap stamped "CBD SETSTONE" found for the Southeast corner of said 6.40 acre tract and the common Northeast corner of said 87.066 acre tract, also being in the existing West ROW line of said Ronald Reagan Boulevard (Variable Width ROW), bears North 88°27'20" East a distance of 50.89 feet;

1) **THENCE** with the South line of said 6.40 acre tract and the common North line of said 87.066 acre tract, **South 88°27'20" West** a distance of **20.00** feet a Calculated Point, 67.22 feet Left of Ronald Reagan Baseline Station 2537+49.88, from which a 1/2-inch rebar with cap stamped "CBD SETSTONE" found for the Southwest corner of said 6.40 acre tract and a common corner of said 87.066 acre tract, bears South 88°27'20" West a distance of 439.85 feet;

THENCE over and across said 6.40 acre tract, the following three (3) courses and distance:

- 2) **North 01°53'34" West** a distance of **330.43** feet a Calculated Point, 69.14 feet Left of Ronald Reagan Baseline Station 2540+81.14;
- 3) **North 03°04'53" East** a distance of **100.26** feet a Calculated Point, 59.50 feet Left of Ronald Reagan Baseline Station 2541+81.63; and
- 4) Along a curve to the **Left** having a radius of **9,340.50** feet, an arc length of **130.51** feet, a delta angle of **00°48'02"**, and a chord which bears **North 03°08'38" West** a distance of **130.50** feet to a Calculated Point in the North line of said 6.40 acre tract and the common South line of a called 17.50 acre tract of land described as Tract 3 in a Correction Special Warranty Deed to Santa Rita Commercial, LLC, recorded in Document No. 2014012340 of said O.P.R.W.C.T., 59.50 feet Left of Ronald Reagan Baseline Station 2543+12.97;

County: Williamson
Parcel: 13E – City of Liberty Hill
Highway: Ronald Reagan Boulevard

- 5) **THENCE** with the North line of said 6.40 acre tract and the common South line of said 17.50 acre tract, **North 88°20'43" East** a distance of **20.01** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 39.50 feet Left of Ronald Reagan Baseline Station 2543+12.30, from which a 1/2-inch rebar with cap stamped "RJ SURVEYING" found for the Northeast corner of said 6.40 acre tract and the common Southeast corner of said 17.50 acre tract, also being in the existing West ROW line of said Ronald Reagan Boulevard, bears North 88°20'43" East a distance of 15.90 feet;

THENCE over and across of said 6.40 acre tract and with the proposed West ROW line of said Ronald Reagan Boulevard, the following three (3) courses and distances:

- 6) Along a curve to the **Right** having a radius of **9,360.50** feet, an arc length of **131.14** feet, a delta angle of **00°48'10"**, and a chord which bears **South 03°08'19" East** a distance of **131.14** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 39.50 feet Left of Ronald Reagan Baseline Station 2541+80.61;
- 7) **South 03°04'53" West** a distance of **100.41** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set, 49.15 feet Left of Ronald Reagan Baseline Station 2540+80.19; and



County: Williamson
Parcel: 13E – City of Liberty Hill
Highway: Ronald Reagan Boulevard

- 8) **South 01°53'34" East** a distance of **329.69** feet to the **POINT OF BEGINNING**, containing 0.2577 of one acre (11,224 Square Feet) of land more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00012.

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

That I, Frank W. Funk, a Registered Profession 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 was determined by a survey made on the ground under my direct supervision.

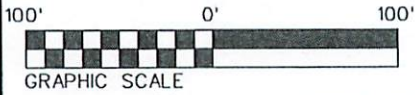
 01/25/2024

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



EXHIBIT "B"

PLAT TO ACCOMPANY PARCEL DESCRIPTION



SANTA RITA COMMERCIAL, LLC
TRACT 3 (17.50 ACRES)
DOC. NO. 2014012340
O.P.R.W.C.T.

B. MANLOVE SURVEY
ABSTRACT No. 417

CITY OF LIBERTY HILL
(6.40 ACRES)
DOC. NO. 2017014139
O.P.R.W.C.T.

LINE DATA		
LINE	BEARING	LENGTH
L1	N88° 27' 20"E	50.89'
L2	S88° 27' 20"W	20.00'
L3	N03° 04' 53"E	100.26'
L4	N88° 20' 43"E	20.01'
L5	N88° 20' 43"E	15.90'
L6	S03° 04' 53"W	100.41'

(N88°27'27"E)
S88°27'20"W 439.85'

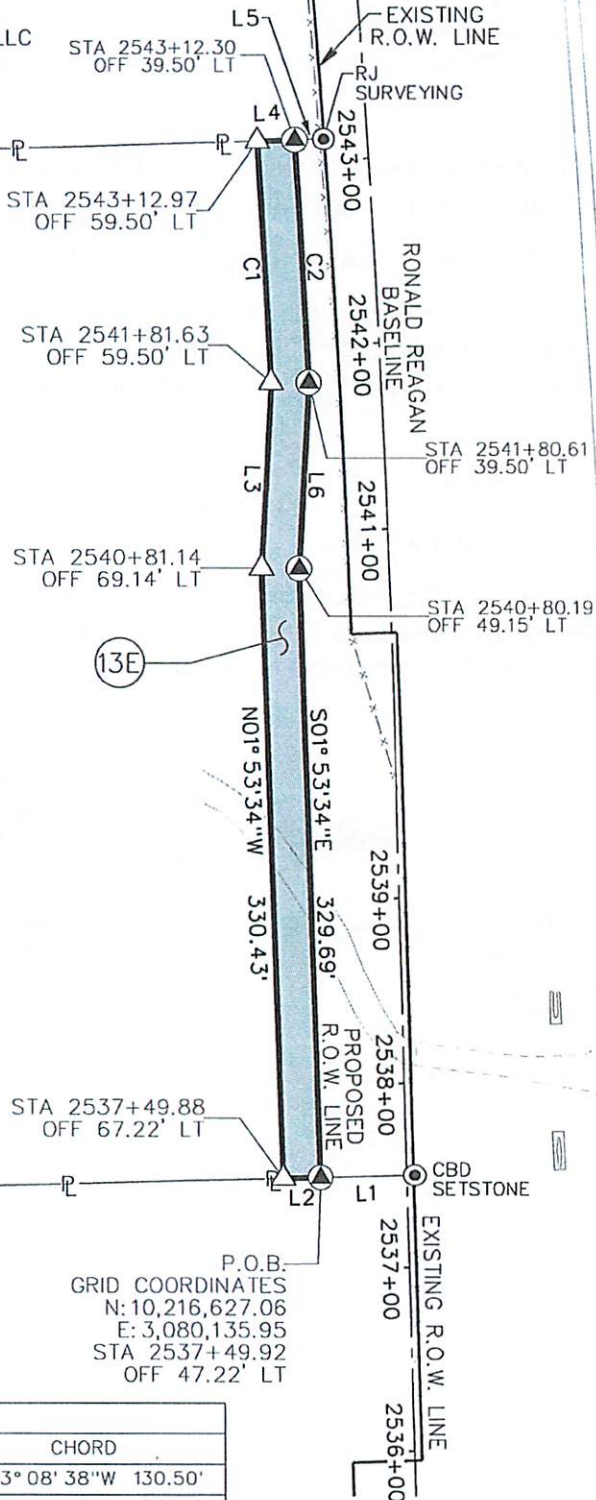
CBD
SETSTONE

SANTA RITA INVESTMENTS, LTD
TRACT TWO (87.066 ACRES)
DOC. NO. 2021148213
O.P.R.W.C.T.

STA 2537+49.88
OFF 67.22' LT

P.O.B.
GRID COORDINATES
N: 10,216,627.06
E: 3,080,135.95
STA 2537+49.92
OFF 47.22' LT

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	00° 48' 02"	9,340.50'	130.51'	N03° 08' 38"W 130.50'
C2	00° 48' 10"	9,360.50'	131.14'	S03° 08' 19"E 131.14'



RONALD REAGAN BLVD
(R.O.W. VARIES)

WILLIAMSON COUNTY, TEXAS
(50.016 ACRES)
DOC. NO. 2004032994
O.P.R.W.C.T.

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
CITY OF LIBERTY HILL

SCALE
1" = 100'

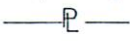
PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

01/25/2024
PARCEL 13E
0.2577 ACRES
11,224 Sq. Ft.
SHEET 4 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

	CALCULATED POINT
	1/2-INCH REBAR WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS OTHERWISE NOTED)
	1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
	1/2-INCH REBAR FOUND WITH CAP STAMPED AS NOTED
O.P.R.W.C.T	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
()	RECORD INFORMATION
	PROPERTY LINE
	SURVEY LINE

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. COORDINATES, DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

Frank W. Funk 01/25/2024
FRANK W. FUNK DATE
RPLS 6803



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CITY OF LIBERTY HILL

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

01/25/2024

PARCEL 13E

0.2577 ACRES
11,224 Sq. Ft.

SHEET 5 OF 6

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-168284
 ISSUED: DECEMBER 6, 2022
 EFFECTIVE DATE: NOVEMBER 28, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN INSTRUMENT NO. 2017014139, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ITEMS 10.10, 10.11 THROUGH 10.17 ARE NOT A SURVEY MATTER.

- 10:1. A FLOWAGE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 514 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
2. A RIGHT-OF-WAY EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 518 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
3. A DRAINAGE DITCH EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 525 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
4. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 826, PAGE 333 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT PARTIAL RELEASE AND RATIFICATION OF RIGHT OF WAY AND PIPELINE EASEMENT RECORDED IN DOCUMENT NO. 2008036253, AS CORRECTED IN DOCUMENT NO. 2008051479, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
5. A WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 939, PAGE 271 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION)
6. A WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL, WSC AS DESCRIBED IN VOLUME 939, PAGE 306 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - BLANKET IN TYPE)
7. A WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 9743610 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT SPECIAL WARRANTY DEED AND ASSIGNMENT OF EASEMENTS RECORDED IN DOCUMENT NO. 2014076202, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - BLANKET IN TYPE)
8. A TEMPORARY CONSTRUCTION EASEMENT GRANTED TO WILLIAMSON COUNTY AS DESCRIBED IN DOCUMENT NO. 2004032993 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
9. AN ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2018079583 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - BLANKET IN TYPE)
18. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)(NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TBP&LS FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
 CITY OF LIBERTY HILL

SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

01/25/2024
 PARCEL 13E
 0.2577 ACRES
 11,224 Sq. Ft.
 SHEET 6 OF 6

EXHIBIT "C"

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 _____, 20__, at Georgetown, Texas, between _____, a _____, whose address is _____ (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 meter 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.

GRANTOR:

By: _____
Name: _____
Title: _____

STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 20____, by _____, _____ of _____.

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 _____, _____ 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

EXHIBIT "D"

Parcel 13

DONATION DEED

Ronald Reagan Boulevard Right of Way

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

§

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 IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **CITY OF LIBERTY HILL, TEXAS**, a Type-A general law municipality, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Donate, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

Being a 0.4714-acre (20,534 square foot) parcel of land out of the B. Manlove Survey, Abstract No. 417 in Williamson County, Texas; said parcel of land being more particularly described by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof. (Parcel 13)

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

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.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of public roadway facilities and related appurtenances.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2024.

[signature on following page]

GRANTOR:

CITY OF LIBERTY HILL, TEXAS

By: _____

Name: _____

Its: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF _____

§

This instrument was acknowledged before me on this the _____ day of _____, 2024 by _____ in the capacity and for the purposes and consideration recited therein.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

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

GRANTEE'S MAILING ADDRESS:

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

AFTER RECORDING RETURN TO:

County: Williamson
Parcel: 13 – City of Liberty Hill
Highway: Ronald Reagan Boulevard

EXHIBIT A-1
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.4714 OF ONE ACRE (20,534 SQUARE FEET) PARCEL OF LAND SITUATED IN THE IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 6.40 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE CITY OF LIBERTY HILL, RECORDED IN DOCUMENT NO. 2017014139 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.4714 OF ONE ACRE (20,534 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 47.22 feet Left of Ronald Reagan Baseline Station 2537+49.92 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,216,627.06, E=3,080,135.95), being in the South line of said 6.40 acre tract and the North line of a called 87.066 acre tract of land described as Tract Two in a Special Warranty Deed to the Santa Rita Investments, LTD, recorded in Document No. 2021148213 of said O.P.R.W.C.T., from with a 1/2-inch rebar with cap stamped "CBD SETSTONE" found for the Southwest corner of said 6.40 acre tract and a common corner of said 87.066 acre tract, bears North 88°27'20" West a distance of 459.85 feet;

THENCE with the proposed West ROW line of said Ronald Reagan Boulevard over and across said 6.40 acre tract, the following three (3) courses and distance:

- 1) **North 01°53'34" West** a distance of **329.69** feet a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 49.15 feet Left of Ronald Reagan Baseline Station 2540+80.19;
- 2) **North 03°04'53" East** a distance of **100.41** feet a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 39.50 feet Left of Ronald Reagan Baseline Station 2541+80.61;
- 3) Along a curve to the **Left** having a radius of **9,360.50** feet, an arc length of **131.14** feet, a delta angle of **00°48'10"**, and a chord which bears **North 03°08'19" West** a distance of **131.14** feet to a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set 39.50 feet Left of Ronald Reagan Baseline Station 2543+12.30 in the North line of said 6.40 acre tract and the common South line of a called 17.50 acre tract of land described as Tract 3 in a Correction Special Warranty Deed to Santa Rita Commercial, LLC;
- 4) **THENCE** with the common line of said 6.40 acre tract and said 17.50 acre tract, **North 88°20'43" East** a distance of **15.90** feet to a 1/2-inch rebar with cap stamped "RJ SURVEYING" found for the Northeast corner of said 6.40 acre tract and the common Southeast corner of said 17.50 acre tract, also being in the existing West ROW line of said Ronald Reagan Boulevard;



County: Williamson
Parcel: 13 – City of Liberty Hill
Highway: Ronald Reagan Boulevard

THENCE with the common line of said 6.40 acre tract and existing West ROW line of said Ronald Reagan Boulevard, the following four (4) courses and distances:

- 5) Along a curve to the **Right** having a radius of **8,375.00** feet, an arc length of **267.39** feet, a delta angle of **01°49'45"**, and a chord which bears **South 03°04'18" East** a distance of **267.38** feet to a 1/2-inch rebar with cap stamped "HAYNIE CONSULTING" found;
- 6) **North 87°50'37" East** a distance of **25.00** feet to a 1/2-inch rebar with cap stamped "RJ SURVEYING" found;
- 7) Along a curve to the **Right** having a radius of **8,400.00** feet, an arc length of **92.12** feet, a delta angle of **00°37'42"**, and a chord which bears **South 01°50'35" East** a distance of **92.12** feet to a 1/2-inch rebar with cap stamped "PBS&J" found;
- 8) **South 01°31'44" East** a distance of **201.75** feet to a 1/2-inch rebar with cap stamped "CBD SETSTONE" found for the Southeast corner of said 6.04 acre tract and the common Northeast corner of said 87.066 acre tract;



County: Williamson
Parcel: 13 – City of Liberty Hill
Highway: Ronald Reagan Boulevard

- 9) **THENCE** with the common line of said 6.04 acre tract and said 87.066 acre tract, **South 88°27'20" West** a distance of **50.89** feet to the **POINT OF BEGINNING**, containing 0.4714 of one acre (20,533 Square Feet) of land more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000106179.

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

That I, Frank W. Funk, a Registered Profession 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 was determined by a survey made on the ground under my direct supervision.

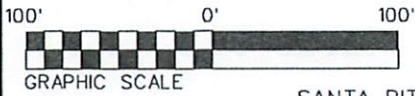
 03/31/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



EXHIBIT A-1

PLAT TO ACCOMPANY PARCEL DESCRIPTION

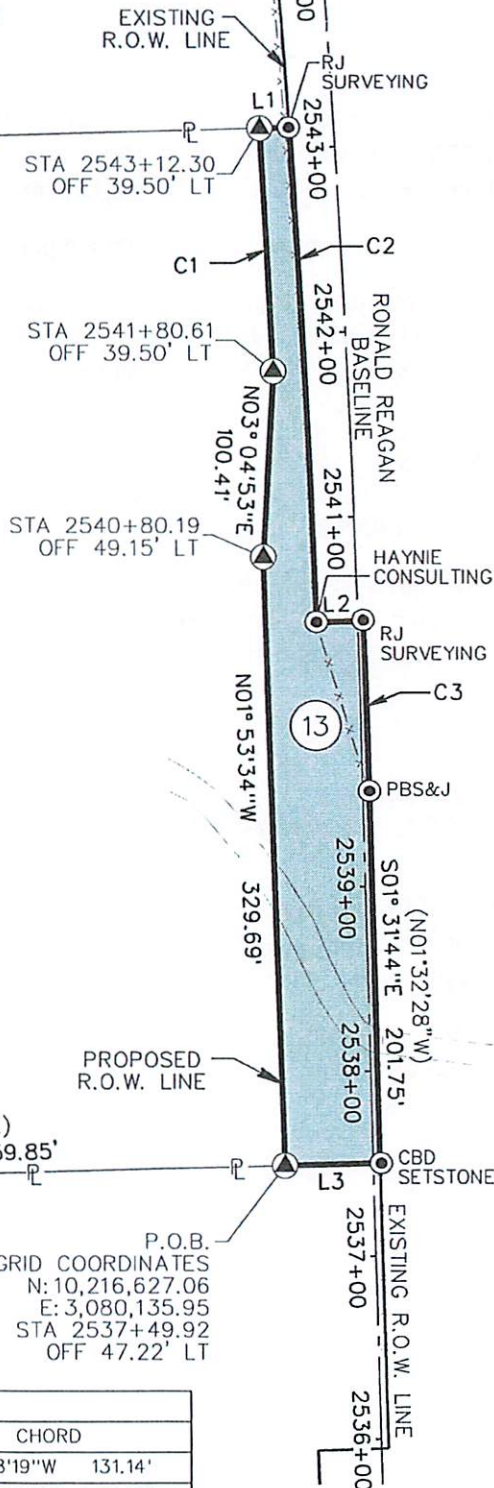


SANTA RITA COMMERCIAL, LLC
TRACT 3
(17.50 ACRES)
DOC. NO. 2014012340
O.P.R.W.C.T.

B. MANLOVE SURVEY
ABSTRACT No. 417

CITY OF LIBERTY HILL
(6.40 ACRES)
WASTEWATER TREATMENT PLANT
DOC. NO. 2017014139
O.P.R.W.C.T.

LINE DATA		
LINE	BEARING	LENGTH
L1	N88° 20'43"E	15.90'
L2	N87° 50'37"E	25.00'
L3	S88° 27'20"W	50.89'



SANTA RITA INVESTMENTS, LTD
(87.066 ACRES)
TRACT TWO
DOC. NO. 2021148213
O.P.R.W.C.T.

P.O.B. GRID COORDINATES
N: 10,216,627.06
E: 3,080,135.95
STA 2537+49.92
OFF 47.22' LT

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	00° 48'10"	9,360.50'	131.14'	N03° 08'19"W 131.14'
C2	01° 49'45"	8,375.00'	267.39'	S03° 04'18"E 267.38'
C3	00° 37'42"	8,400.00'	92.12'	S01° 50'35"E 92.12'

RONALD REAGAN BLVD
(R.O.W. VARIES)

WILLIAMSON COUNTY TEXAS
(50.016 ACRES)
DOC. NO. 2004032994
O.P.R.W.C.T.

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBP/ELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CITY OF LIBERTY HILL

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

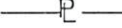
10/28/2022

PARCEL
13

0.4714 ACRES
20,534 Sq. Ft.
SHEET 4 OF 6

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

-  CALCULATED POINT
 1/2-INCH REBAR WITH ALUMINUM
 CAP STAMPED "WILLIAMSON COUNTY" SET
 (UNLESS OTHERWISE NOTED)
 1/2-INCH REBAR FOUND
 (UNLESS OTHERWISE NOTED)
 1/2-INCH REBAR FOUND WITH CAP
 STAMPED AS NOTED
 O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF
 WILLIAMSON COUNTY, TEXAS
 P.O.B. POINT OF BEGINNING
 R.O.W. RIGHT OF WAY
 () RECORD INFORMATION
 PROPERTY LINE
 SURVEY LINE

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. COORDINATES, DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.

 03/31/2023
 FRANK W. FUNK DATE
 RPLS 6803



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPPLS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CITY OF LIBERTY HILL

SCALE
1" = 100'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022
PARCEL
13
0.4714 ACRES
20,534 Sq. Ft.
SHEET 5 OF 6

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-168284
 ISSUED: DECEMBER 6, 2022
 EFFECTIVE DATE: NOVEMBER 28, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:
 THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN INSTRUMENT NO. 2017014139, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ITEMS 10.10, 10.11 THROUGH 10.17 ARE NOT A SURVEY MATTER.

- 10: 1. A FLOWAGE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 514 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
2. A RIGHT-OF-WAY EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 518 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
3. A DRAINAGE DITCH EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 525 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
4. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 826, PAGE 333 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT PARTIAL RELEASE AND RATIFICATION OF RIGHT OF WAY AND PIPELINE EASEMENT RECORDED IN DOCUMENT NO. 2008036253, AS CORRECTED IN DOCUMENT NO. 2008051479, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
5. A WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 939, PAGE 271 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION)
6. A WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL, WSC AS DESCRIBED IN VOLUME 939, PAGE 306 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - BLANKET IN TYPE)
7. A WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 9743610 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT SPECIAL WARRANTY DEED AND ASSIGNMENT OF EASEMENTS RECORDED IN DOCUMENT NO. 2014076202, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - BLANKET IN TYPE)
8. A TEMPORARY CONSTRUCTION EASEMENT GRANTED TO WILLIAMSON COUNTY AS DESCRIBED IN DOCUMENT NO. 2004032993 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
9. AN ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2018079583 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - BLANKET IN TYPE)
18. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)(NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TBP&S FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
 CITY OF LIBERTY HILL

SCALE
 1" = 100'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

10/28/2022
 PARCEL
 13
 0.4714 ACRES
 20,534 Sq. Ft.
 SHEET 6 OF 6

EXHIBIT "E"

Sheet 1 of 5
10-28-22

County: Williamson
Parcel: 13 TCE – City of Liberty Hill
Highway: Ronald Reagan Boulevard

EXHIBIT _____ PROPERTY DESCRIPTION

DESCRIPTION OF A 0.0074 OF ONE ACRE (322 SQUARE FEET) PARCEL OF LAND SITUATED IN THE IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 6.40 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE CITY OF LIBERTY HILL, RECORDED IN DOCUMENT NO. 2017014139 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.0074 OF ONE ACRE (322 SQUARE FEET) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Calculated Point 48.19 feet Left of Ronald Reagan Baseline Station 2538+73.58 in the proposed West Right-of-Way (ROW) line of Ronald Reagan Boulevard (Variable Width ROW), (Grid Coordinates: N=10,216,750.65, E=3,080,131.86), from which a 1/2-inch rebar with aluminum cap stamped "WILLIAMSON COUNTY" set in the South line of said 6.40 acre tract and the North line of a called 87.066 acre tract of land described as Tract Two in a Special Warranty Deed to the Santa Rita Investments, LTD, recorded in Document No. 2021148213 of said O.P.R.W.C.T., bears South 01°53'34" East a distance of 123.66 feet;

THENCE over and across said 6.40 acre tract, the following two (2) courses and distance:

- 1) **North 31°26'30" West** a distance of **33.70** feet a Calculated Point, 65.04 feet Left of Ronald Reagan Baseline Station 2539+02.76;
- 2) **North 58°33'34" East** a distance of **19.10** feet a Calculated Point, 48.49 feet Left of Ronald Reagan Baseline Station 2539+12.31 in the proposed West ROW line of said Ronald Reagan Boulevard;



County: Williamson
Parcel: 13 TCE – City of Liberty Hill
Highway: Ronald Reagan Boulevard

- 3) **THENCE** with the proposed West ROW line of said Ronald Reagan Boulevard over and across said 6.40 acre tract, **South 01°53'34" East** a distance of **38.73** feet to the **POINT OF BEGINNING**, containing 0.0074 of one acre (322 Square Feet) of land more or less.

This property description is accompanied by a separate plat of even date.

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000106179.

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

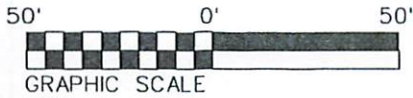
That I, Frank W. Funk, a Registered Profession Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described was determined by a survey made on the ground under my direct supervision.

 03/31/2023

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803
Landesign Services, Inc.
FIRM 10001800
10090 W Highway 29
Liberty Hill, Texas 78642



PLAT TO ACCOMPANY PARCEL DESCRIPTION



CITY OF LIBERTY HILL
(6.40 ACRES)
WASTEWATER TREATMENT PLANT
DOC. NO. 2017014139
O.P.R.W.C.T.

B. MANLOVE SURVEY
ABSTRACT No. 417

STA 2539+12.31
OFF 48.49' LT

STA 2539+02.76
OFF 65.04' LT

13 TCE
TEMPORARY CONSTRUCTION
EASEMENT

P.O.B.
GRID COORDINATES
N: 10,216,750.65
E: 3,080,131.86
STA 2538+73.58
OFF 48.19' LT

S01° 53' 34" E 123.66'

PROPOSED R.O.W. LINE

00+6652 RONALD REAGAN
BASELINE

EXISTING R.O.W. LINE

RONALD REAGAN BLVD
(R.O.W. VARIES)

WILLIAMSON COUNTY, TEXAS
(50.016 ACRES)
DOC. NO. 2004032994
O.P.R.W.C.T.

(N88°27'27"E)
N88°27'20"E 459.85'

CBD
SETSTONE

SANTA RITA INVESTMENTS, LTD
TRACT TWO
(87.066 ACRES)
DOC. NO. 2021148213
O.P.R.W.C.T.

LINE DATA		
LINE	BEARING	LENGTH
L1	N31° 26' 30" W	33.70'
L2	N58° 33' 30" E	19.10'
L3	S01° 53' 34" E	38.73'

LSI LANDESIGN
SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF

CITY OF LIBERTY HILL

SCALE
1" = 50'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022

PARCEL
13 TCE

0.0074 ACRES
322 Sq. Ft.

SHEET 3 OF 5

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

-  CALCULATED POINT
 1/2-INCH REBAR WITH ALUMINUM
CAP STAMPED "WILLIAMSON COUNTY" SET
(UNLESS OTHERWISE NOTED)
 1/2-INCH REBAR FOUND
(UNLESS OTHERWISE NOTED)
 1/2-INCH REBAR FOUND WITH CAP
STAMPED AS NOTED
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
() RECORD INFORMATION
 PROPERTY LINE
 SURVEY LINE

NOTES:

1. BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 2011 ADJUSTMENT), CENTRAL ZONE [FEDERAL INFORMATION PROCESSING STANDARD (FIPS) 4203].

2. COORDINATES, DISTANCES AND AREAS SHOWN HEREON ARE PROJECT SURFACE VALUES EXPRESSED IN U.S. SURVEY FEET. THE PROJECT GRID-TO-SURFACE COMBINED SURFACE ADJUSTMENT FACTOR IS 1.00012.

3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PARCEL PLAT.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

STATE OF TEXAS:
WILLIAMSON COUNTY:

THIS SURVEY PLAT WAS PREPARED
FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION.


 FRANK W. FUNK DATE 03/31/2023
 RPLS 6803



LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
TBPELS FIRM NO. 10001800
512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
CITY OF LIBERTY HILL

SCALE
1" = 50'

PROJECT
RONALD REAGAN

COUNTY
WILLIAMSON

10/28/2022
PARCEL
13 TCE
0.0074 ACRES
322 Sq. Ft.
SHEET 4 OF 5

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

FIRST AMERICAN TITLE GUARANTY COMPANY
 GF NO. T-168284
 ISSUED: DECEMBER 6, 2022
 EFFECTIVE DATE: NOVEMBER 28, 2022

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THE SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:
 THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS DESCRIBED IN INSTRUMENT NO. 2017014139, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ITEMS 10.10, 10.11 THROUGH 10.17 ARE NOT A SURVEY MATTER.

- 10: 1. A FLOWAGE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 514 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION IN INSTRUMENT)
2. A RIGHT-OF-WAY EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 518 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
3. A DRAINAGE DITCH EASEMENT GRANTED TO THE UNITED STATES OF AMERICA AS DESCRIBED IN VOLUME 582, PAGE 525 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
4. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 826, PAGE 333 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT PARTIAL RELEASE AND RATIFICATION OF RIGHT OF WAY AND PIPELINE EASEMENT RECORDED IN DOCUMENT NO. 2008036253, AS CORRECTED IN DOCUMENT NO. 2008051479, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
5. A WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 939, PAGE 271 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - UNABLE TO LOCATE BASED ON DESCRIPTION)
6. A WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL, WSC AS DESCRIBED IN VOLUME 939, PAGE 306 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - BLANKET IN TYPE)
7. A WATER PIPELINE EASEMENT GRANTED TO CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AS DESCRIBED IN DOCUMENT NO. 9743610 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY THAT SPECIAL WARRANTY DEED AND ASSIGNMENT OF EASEMENTS RECORDED IN DOCUMENT NO. 2014076202, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - BLANKET IN TYPE)
8. A TEMPORARY CONSTRUCTION EASEMENT GRANTED TO WILLIAMSON COUNTY AS DESCRIBED IN DOCUMENT NO. 2004032993 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(DOES NOT AFFECT)
9. AN ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS DESCRIBED IN DOCUMENT NO. 2018079583 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.(MAY AFFECT - BLANKET IN TYPE)
18. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)(NOTED HEREON)



10090 W HIGHWAY 29 LIBERTY HILL, TX 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

PARCEL PLAT SHOWING PROPERTY OF
 CITY OF LIBERTY HILL

SCALE
 1" = 50'

PROJECT
 RONALD REAGAN

COUNTY
 WILLIAMSON

10/28/2022
 PARCEL
 13 TCE
 0.0074 ACRES
 322 Sq. Ft.
 SHEET 5 OF 5