

## 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 Williamson County, Texas, whose address is 3101 S.E Inner Loop, Georgetown, Williamson County, Texas 78626 (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 “Easement Area”).

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 Easement Area; and (3) the right to remove from the Easement Area 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:

Williamson County, Texas

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: County Judge / Presiding Officer

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, County Judge / Presiding Officer of Williamson County, Texas, on behalf of said County.

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

GRANTEE:

City of Georgetown,  
a Texas home-rule municipal corporation

By: \_\_\_\_\_  
David Morgan, City Manager

STATE OF TEXAS           §  
                                     §  
COUNTY OF WILLIAMSON   §

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

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Andrew Culpepper, Assistant City Attorney

AFTER RECORDING, RETURN TO GRANTEE:  
City of Georgetown  
Attn: Real Estate Services  
P.O. Box 409  
Georgetown, Texas 78627

EXHIBIT "A"

310 SQUARE FEET (±0.007-ACRE) WATER LINE EASEMENT  
OUT OF THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21  
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

EASEMENT DESCRIPTION

**FIELD NOTES** TO THAT CERTAIN **0.007 OF AN ACRE (±310 SQUARE FEET)** TRACT SITUATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE TRACT DESCRIBED AS 179.2993 ACRES IN A WARRANTY DEED TO WILLIAMSON COUNTY, RECORDED UNDER INSTRUMENT NUMBER 1999075478, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; THE SUBJECT TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A REBAR WITH A 1.5" ALUMINUM CAP STAMPED "COG ROW" FOUND IN THE INTERIOR OF SAID 179.2993 ACRE TRACT AND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTHWESTERN BOULEVARD (ALSO KNOWN AS COUNTY ROAD 110, PARTIALLY DEDICATED BY INSTRUMENT NUMBERS 2011018248 AND 2024001363 OF SAID OFFICIAL PUBLIC RECORDS), AT THE SOUTH CORNER OF THAT TRACT DESCRIBED AS 3.233 ACRES IN A WARRANTY DEED TO CITY OF GEORGETOWN, TEXAS, RECORDED UNDER INSTRUMENT NUMBER 2024001363 OF SAID OFFICIAL PUBLIC RECORDS; **THENCE NORTH 50° 20' 59" WEST, 429.83 FEET** WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHWESTERN BOULEVARD AND THE SOUTHWEST LINE OF SAID 3.233 ACRE TRACT TO A 5/8" REBAR FOUND; **THENCE NORTH 49° 40' 33" WEST, 18.88 FEET** CONTINUING WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHWESTERN BOULEVARD AND THE SOUTHWEST LINE OF SAID 3.233 ACRE TRACT TO THE **POINT OF BEGINNING**;

**THENCE** THROUGH THE INTERIOR OF SAID 179.2993 ACRE TRACT, THE FOLLOWING CALLS:

- 1. SOUTH 39° 56' 40" WEST, 10.94 FEET,**
- 2. NORTH 50° 21' 57" WEST, 27.87 FEET,**
- 3. NORTH 39° 56' 40" EAST, 11.27 FEET** TO THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHWESTERN BOULEVARD AND THE SOUTHWEST LINE OF SAID 3.233 ACRE TRACT, FROM WHICH A 5/8" CAPPED REBAR STAMPED "A.C.S." FOUND BEARS NORTH 49° 40' 33" WEST, 553.33 FEET;

**THENCE SOUTH 49° 40' 33" EAST, 27.87 FEET** TO THE **POINT OF BEGINNING**, ENCLOSING **0.007 OF AN ACRE (±310 SQUARE FEET)** OF LAND.

  
MICHAEL JACK NEEDHAM  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5183  
JNEEDHAM@LANGAN.COM  
MARCH 5, 2025



**LANGAN**

Langan Engineering and  
Environmental Services, LLC  
9606 N. Mopac Expressway, Suite 110  
Austin, TX 78759  
T: 737.289.7800 F: 737.289.7801 www.langan.com  
TBPELS Firm No. 10194888

Project  
**WILLIAMSON COUNTY HQ**  
SITUATED IN  
WILLIAM ADDISON SURVEY,  
ABSTRACT NO. 21  
CITY OF GEORGETOWN  
WILLIAMSON COUNTY TEXAS

Drawing Title  
**EXHIBIT SHOWING  
310 SQUARE FEET**

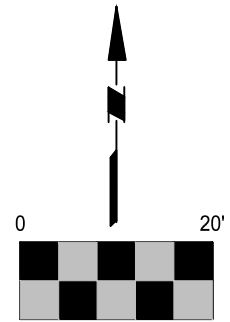
Project No.  
2022.071.002  
Date  
2025/03/05  
Drawn By  
R. GONZALES  
Checked By  
Z. MOORE

Drawing No.  
**01**  
Sheet 1 of 2

## EXHIBIT "B"

## LEGEND OF LINE TYPES

- PROPERTY LINE (SUBJECT TRACT)  
- - - - - PROPERTY LINE (ADJOINING TRACT)  
——— EASEMENT LINE (HEREIN DESCRIBED)

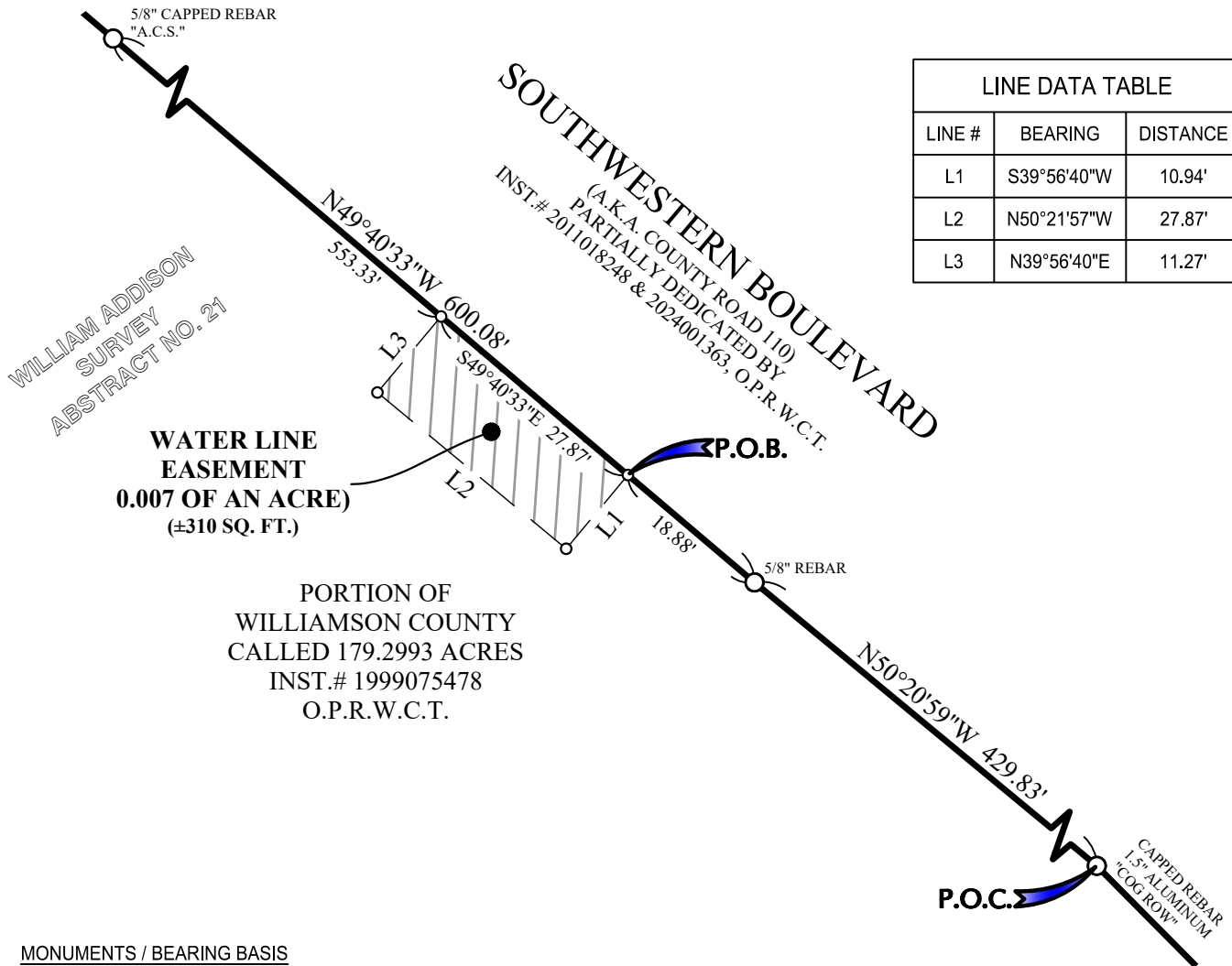


SCALE: 1" = 20'

SKETCH TO ACCOMPANY  
BOUNDARY DESCRIPTION

## LINE DATA TABLE

LINE #	BEARING	DISTANCE
L1	S39°56'40"W	10.94'
L2	N50°21'57"W	27.87'
L3	N39°56'40"E	11.27'



## MONUMENTS / BEARING BASIS

- CALCULATED POINT (NOT FOUND OR SET)  
● FOUND MONUMENTS ARE AS NOTED  
THE BEARINGS SHOWN HEREON ARE  
TEXAS STATE PLANE GRID BEARINGS  
(TEXAS CENTRAL ZONE, NAD83).

## LEGEND OF ABBREVIATIONS

- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS  
P.O.B./P.O.C. POINT OF BEGINNING/POINT OF COMMENCING

**LANGAN**

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Environmental Services, LLC  
9606 N. Mopac Expressway, Suite 110  
Austin, TX 78759  
T: 737.289.7800 F: 737.289.7801 www.langan.com  
TBPELS Firm No. 10194888

Project  
**WILLIAMSON COUNTY HQ**  
SITUATED IN  
WILLIAM ADDISON SURVEY,  
ABSTRACT NO. 21  
CITY OF GEORGETOWN  
WILLIAMSON COUNTY TEXAS

Drawing Title

**EXHIBIT SHOWING  
310 SQUARE FEET**

Project No.  
2022.071.002Date  
2025/03/05Drawn By  
R. GONZALESChecked By  
Z. MOORE

Drawing No.

**01**

Sheet 2 of 2