

ENCROACHMENT AND CROSSING AGREEMENT

This ENCROACHMENT AND CROSSING AGREEMENT (this “**Agreement**”) is made and entered into as of _____, 2025, by and between Williamson County, Texas (“**County**”) and the City of Georgetown, Texas (“**Georgetown**”).

RECITALS:

A. County is the holder of all of the rights of the grantee under that certain Drainage Easement in favor of County, as Grantee, recorded on February 23, 2018 as Document No. 2018015412, in the Official Public Records, of Williamson County, Texas (the “**County Drainage Easement**”) in, on, over, upon, above and across the 2.8893 acre (125,858 square feet) parcel of land situated in the John B. Robinson Survey, Abstract No. 521 in Williamson County, Texas described as Parcel 2DE and more particularly described in the Drainage Easement (the “**Drainage Easement Area**”).

B. Georgetown desires to obtain an easement and right-of-way (the “**Water Line Easement**”) for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of a water line and related facilities (collectively, the “**Water Line Facilities**”) on, over, under, and across the property situated in the County of Williamson, State of Texas, being more particularly described by metes and bounds and depicted in Exhibit A attached hereto and made a part hereof for all purposes (the “**Water Line Easement Area**”).

C. A small portion of the Waterline Easement Area crosses the Drainage Easement Area and Georgetown desires to install Waterline Facilities within the Drainage Easement in accordance with the Water Line Easement.

D. The Water Line Easement and installation of the Water Line Facilities will constitute an encroachment upon the Drainage Easement, and County and Georgetown desire to enter into this Agreement to regulate and control this encroachment and the respective rights and obligations of the parties.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Encroachment and Right to Cross. County hereby consents to the Water Line Easement and grants to Georgetown the right to place, construct, operate, repair, maintain, replace, upgrade, rebuild, relocate and/or remove the Water Line Facilities, or any portion thereof, within the portion of the Water Line Easement Area located within the Drainage Easement Area and for no other purpose. Notwithstanding anything to the contrary contained herein or within the County Drainage Easement, so long as the City places, constructs, operates, repairs, maintains, replaces, upgrades, rebuilds, relocates and/or removes the Water Line Facilities within the Water Line Easement Area in accordance with the terms of the Water Line Easement and the requirements of this Agreement, the County shall not require, or otherwise force, the City to move or relocate the Water Line Facilities.

2. Georgetown's Obligations.

(a) Installation and Maintenance: Georgetown shall install and maintain the Water Line Facilities in a manner that does not interfere with or impede the flow of storm water or the functionality of the Drainage Easement.

(b) Repair and Restoration: Georgetown shall be responsible for all costs and expenses associated with the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of the Water Line Facilities. If any part of the Drainage Easement is disturbed or damaged during such work, Georgetown shall restore the area to substantially the same condition or better as prior to such work.

(c) Permitting: Georgetown shall obtain all necessary permits and approvals from the relevant governmental authorities prior to commencing any work within the Drainage Easement Area.

4. County's Reservations. County reserves the right to use the Drainage Easement Area for any purpose permitted under the Drainage Easement that does not interfere with Georgetown's rights granted herein, including, but not limited to, the right to perform routine maintenance in the Drainage Easement Area.

5. Termination. This Agreement shall remain in effect for as long as the Water Line Easement is in full force and effect, unless otherwise agreed upon in writing by both parties.

6. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

7. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations, and discussions, whether oral or written.

8. Amendments. This Agreement may only be amended by a written instrument signed by both County and Georgetown.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, County and Georgetown have executed this Agreement as of the date first above written.

COUNTY:

WILLIAMSON COUNTY,
TEXAS

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the _____ day of _____, 2025, by _____, the _____ of Williamson County, Texas, on behalf of said county.

Notary Public, State of Texas

APPROVED AS TO FORM:

GEORGETOWN:

CITY OF GEORGETOWN,
a Texas home-rule municipal
corporation

By:

Name: Josh Schroeder

Title: Mayor

STATE OF TEXAS

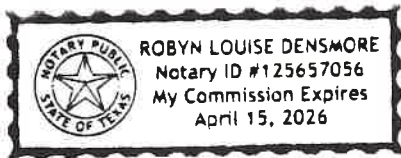
§

COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on this the 26th day of August, 2025, by Josh Schroeder, the Mayor of the City of Georgetown, a Texas home-rule municipal corporation, on behalf of said corporation.



Robyn Louise Densmore
Notary Public, State of Texas

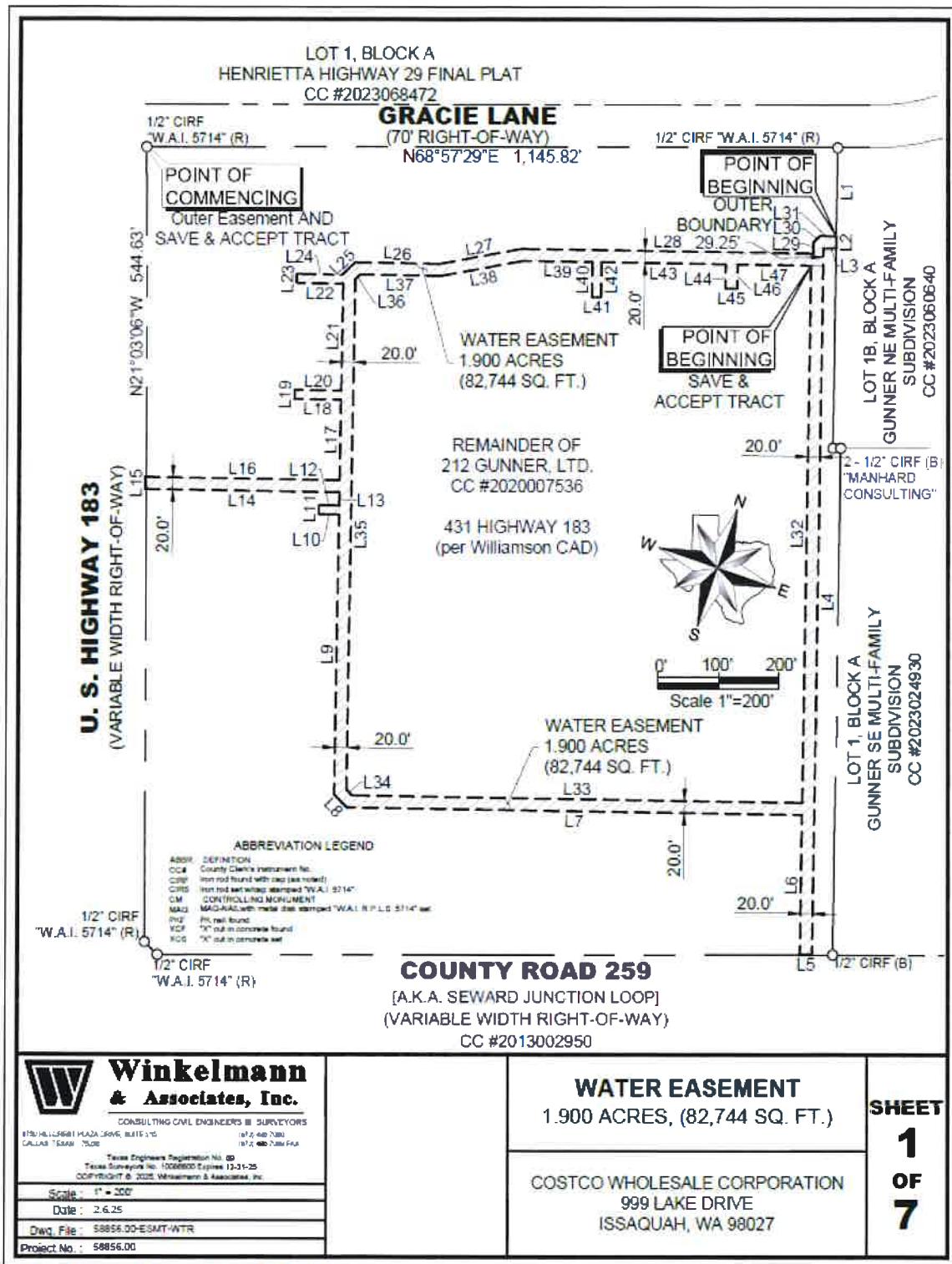
APPROVED AS TO FORM:

Skylar Plasse, City Attorney

AFTER RECORDING, RETURN TO GRANTEE:

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

EXHIBIT A
[SEE ATTACHED]



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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S20°09'39"E	145.87'
L2	S20°09'39"E	20.00'
L3	S69°50'21"W	21.00'
L4	S20°09'39"E	1165.40'
L5	S68°54'54"W	20.00'
L6	N20°09'39"W	230.25'
L7	S69°50'21"W	753.58'
L8	N65°09'39"W	29.82'
L9	N20°09'39"W	461.23'
L10	S69°50'21"W	33.00'
L11	N20°09'39"W	15.00'
L12	N69°50'21"E	33.00'
L13	N20°09'39"W	21.83'
L14	S69°50'21"W	321.24'
L15	N21°03'06"W	20.00'
L16	N69°50'21"E	321.55'
L17	N20°09'39"W	132.75'
L18	S69°50'21"W	76.50'
L19	N20°09'39"W	15.00'
L20	N69°50'21"E	76.50'
L21	N20°09'39"W	176.44'
L22	S69°50'21"W	76.17'
L23	N20°09'39"W	15.00'
L24	N69°50'21"E	74.84'

LINE TABLE		
LINE #	BEARING	DISTANCE
L25	N24°50'21"E	29.23'
L26	N69°50'21"E	139.89'
L27	N58°35'21"E	139.52'
L28	N69°50'21"E	482.05'
L29	N20°09'39"W	18.82'
L30	N24°50'21"E	14.75'
L31	N69°50'21"E	27.13'
L32	N20°09'39"W	886.22'
L33	N69°50'21"E	745.29'
L34	S65°09'39"E	13.25'
L35	S20°09'39"E	842.01'
L36	S24°50'21"W	10.77'
L37	S69°50'21"W	133.58'
L38	S58°35'21"W	139.52'
L39	S69°50'21"W	114.26'
L40	N20°10'00"W	57.80'
L41	S69°50'00"W	15.00'
L42	S20°10'00"E	57.80'
L43	S69°50'21"W	206.45'
L44	N20°09'39"W	40.20'
L45	S69°50'21"W	20.00'
L46	S20°09'39"E	40.20'
L47	S69°50'21"W	120.92'

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WATER EASEMENT
(Outer Easement)

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEING a tract of land situated in the JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, in the City of Liberty Hill, Williamson County, Texas, being the remainder of a tract of land described in deed to 212 Gunner, Ltd., as recorded in County Clerk's Instrument No. 2020007536, Official Public Records, Williamson County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of the remainder of said 212 Gunner Ltd. tract at the intersection of the Southeast right-of-way of Gracie Lane, a 70-foot right-of-way, the South 35-foot being described in Dedication Deed with Special Warranty as recorded in County Clerk's Instrument No. 2024064170, Official Public Records, Williamson County, Texas, with the East right-of-way of U. S. Highway 183, a variable width right-of-way;

THENCE North 68 degrees 57 minutes 29 seconds East, along the Northwest line of the remainder of said 212 Gunner Ltd. tract, along the South right-of-way of said Gracie Lane, a distance of 1,145.82 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of Lot 1B, Block A, Gunner NE Multifamily Subdivision, an addition to the City of Liberty Hill, Williamson County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 2023060640, Official Public Records, Williamson County, Texas;

THENCE South 20 degrees 09 minutes 39 seconds East, departing the Southeast right-of-way, along the Southwest line of said Lot 1B, Block A, a distance of 145.87 feet to a point for the POINT OF BEGINNING;

THENCE South 20 degrees 09 minutes 39 seconds East, continuing along the Northeast line of the remainder of said 212 Gunner Ltd. tract and the Southwest line of said Lot 1B, Block A, a distance of 20.00 feet to a point for corner;

THENCE departing the Southwest line of said Lot 1B, Block A, over and across the remainder of said 212 Gunner Ltd. tract, the following courses and distances:

South 69 degrees 50 minutes 21 seconds West, a distance of 21.00 feet to a point for corner;

South 20 degrees 09 minutes 39 seconds East, a distance of 1,165.40 feet to a point for corner on the Southeast line of the remainder of said 212 Gunner Ltd. tract and the Northwest right-of-way of County Road 259 [a.k.a. Seward Junction Loop], (a variable width right-of-way);

THENCE South 68 degrees 54 minutes 54 seconds West, along the Southeast line of the remainder of said 212 Gunner Ltd. tract and the Northwest right-of-way of said County Road 259, a distance of 20.00 feet to a point for corner;

THENCE departing the Northwest right-of-way of said County Road 259, over and across the remainder of said 212 Gunner Ltd. tract, the following courses and distances:

North 20 degrees 09 minutes 39 seconds West, a distance of 230.25 feet to a point for corner;

South 69 degrees 50 minutes 21 seconds West, a distance of 753.58 feet to a point for corner;

(Continued on sheet 4)

 Winkelmann & Associates, Inc. <small>CONSULTING CIVIL ENGINEERS ■ SURVEYORS</small> <small>1500 W. HIGHWAY 100, SUITE 100 • DALLAS, TEXAS 75243</small> <small>TEL: 972.442.1100 FAX: 972.442.1101</small> <small>TX Engineer Registration No. 39</small> <small>TX Surveyor No. 1306600 Expires 12-31-25</small> <small>©COPYRIGHT © 2025 Winkelmann & Associates, Inc.</small> <hr/> <small>Scale: N/A</small> <hr/> <small>Date: 2.5.25</small> <hr/> <small>Dwg. File: 58856-00-ESMT-WTR</small> <hr/> <small>Project No.: 58856.00</small>		<p align="center">WATER EASEMENT 1.900 ACRES, (82,744 SQ. FT.)</p>	<p align="center">SHEET 3 OF 7</p>
		<p align="center">COSTCO WHOLESALE CORPORATION 999 LAKE DRIVE ISSAQUAH, WA 98027</p>	

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WATER EASEMENT
(Outer Easement)

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

(Continued from Sheet 3)

North 65 degrees 09 minutes 39 seconds West, a distance of 29.82 feet to a point for corner;
North 20 degrees 09 minutes 39 seconds West, a distance of 461.23 feet to a point for corner;
South 69 degrees 50 minutes 21 seconds West, a distance of 33.00 feet to a point for corner;
North 20 degrees 09 minutes 39 seconds West, a distance of 15.00 feet to a point for corner;
North 69 degrees 50 minutes 21 seconds East, a distance of 33.00 feet to a point for corner;
North 20 degrees 09 minutes 39 seconds West, a distance of 21.83 feet to a point for corner;

THENCE South 69 degrees 50 minutes 21 seconds West, a distance of 321.24 feet to a point for corner on the Southwest line of said 212 Gunner Ltd. tract and the Northeast right-of-way of U. S. Highway 183 (variable width right-of-way);

THENCE North 21 degrees 03 minutes 06 seconds West, along on the Southwest line of said 212 Gunner Ltd. tract and the Northeast right-of-way of said U. S. Highway 183, a distance of 20.00 feet to a point for corner;

THENCE departing the Northeast right-of-way of said U. S. Highway 183, over and across the remainder of said 212 Gunner Ltd. tract, the following courses and distances:

North 69 degrees 50 minutes 21 seconds East, a distance of 321.55 feet to a point for corner;
North 20 degrees 09 minutes 39 seconds West, a distance of 132.75 feet to a point for corner;
South 69 degrees 50 minutes 21 seconds West, a distance of 76.50 feet to a point for corner;
North 20 degrees 09 minutes 39 seconds West, a distance of 15.00 feet to a point for corner;
North 69 degrees 50 minutes 21 seconds East, a distance of 76.50 feet to a point for corner;
North 20 degrees 09 minutes 39 seconds West, a distance of 176.44 feet to a point for corner;
South 69 degrees 50 minutes 21 seconds West, a distance of 76.17 feet to a point for corner;
North 20 degrees 09 minutes 39 seconds West, a distance of 15.00 feet to a point for corner;
North 69 degrees 50 minutes 21 seconds East, a distance of 74.84 feet to a point for corner;
North 24 degrees 50 minutes 21 seconds East, a distance of 29.23 feet to a point for corner;

(Continued on sheet 5)



CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4010 HILLVIEW PLAZA, SUITE 100
DALLAS, TEXAS 75206 (972) 442-1101 (972) 442-1104 FAX
Texas Engineer Registration No. 32
Texas Surveyor No. 1226600 Expires 12-31-25
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Scale: NA
Date: 2-5-25
Dwg. File: S8856-00-ESMT-WTR
Project No.: S8856-00

WATER EASEMENT
1.900 ACRES, (82,744 SQ. FT.)

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027

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OF
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WATER EASEMENT
(Outer Easement)

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

(Continued from sheet 4)

North 69 degrees 50 minutes 21 seconds East, a distance of 139.89 feet to a point for corner;

North 58 degrees 35 minutes 21 seconds East, a distance of 139.52 feet to a point for corner;

North 69 degrees 50 minutes 21 seconds East, a distance of 482.05 feet to a point for corner;

North 20 degrees 09 minutes 39 seconds West, a distance of 18.82 feet to a point for corner;

North 24 degrees 50 minutes 21 seconds East, a distance of 14.75 feet to a point for corner;

THENCE North 69 degrees 50 minutes 21 seconds East, continuing over and across the remainder of said 212 Gunner Ltd. tract, a distance of 27.13 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 17.082 acres or 744,092 square feet of land, more or less., *save and accept* the following described tract:

WATER EASEMENT
(Save and accept tract)

BEING a tract of land situated in the JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, in the City of Liberty Hill, Williamson County, Texas, being the remainder of a tract of land described in deed to 212 Gunner, Ltd. as recorded in County Clerk's Instrument No. 2020007536, Official Public Records, Williamson County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of the remainder of said 212 Gunner Ltd. tract at the intersection of the Southeast right-of-way of Gracie Lane, a 70-foot right-of-way, the South 35-foot being described in Dedication Deed with Special Warranty as recorded in County Clerk's Instrument No. 2024064170, Official Public Records, Williamson County, Texas, with the East right-of-way of U. S. Highway 183, a variable width right-of-way;

THENCE North 68 degrees 57 minutes 29 seconds East, along the Northwest line of the remainder of said 212 Gunner Ltd. tract, along the South right-of-way of said Gracie Lane, a distance of 1,145.82 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of Lot 1B, Block A, Gunner NE Multifamily Subdivision, an addition to the City of Liberty Hill, Williamson County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 2023060640, Official Public Records, Williamson County, Texas;

(Continued on Sheet 6)



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
5701 HENDERSON BLVD. SUITE 100
DALLAS, TEXAS 75243
TEL: 972.986.7860
FAX: 972.986.7861
Texas Engineers Registration No. 30
Texas Surveyors No. 13088002 Expires 12-31-25
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Scale: NA
Date: 2.6.25
Dwg. File: 58856.DD-ESMT-WTR
Project No.: 58856.00

WATER EASEMENT
1.900 ACRES, (82,744 SQ. FT.)

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027

**SHEET
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OF
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WATER EASEMENT
(Save and accept Tract)

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THENCE South 20 degrees 09 minutes 39 seconds East, departing the Southeast right-of-way, along the Northeast line of the remainder of said 212 Gunner Ltd. tract and the Southwest line of said Lot 1B, Block A, a distance of 145.87 feet to a point for corner;

THENCE South 20 degrees 09 minutes 39 seconds East, continuing along the Northeast line of the remainder of said 212 Gunner Ltd. tract and the Southwest line of said Lot 1B, Block A, a distance of 20.00 feet to a point for corner;

THENCE departing the Southwest line of said Lot 1B, Block A, over and across the remainder of said 212 Gunner Ltd. tract, the following courses and distances:

South 69 degrees 50 minutes 21 seconds West, a distance of 21.00 feet to a point for corner;

South 20 degrees 09 minutes 39 seconds East, a distance of 29.25 feet to a point for corner;

South 69 degrees 50 minutes 21 seconds East, a distance of 20.00 feet to POINT OF BEGINNING;

THENCE continuing over and across the remainder of said 212 Gunner Ltd. tract, the following courses and distances:

South 20 degrees 09 minutes 39 seconds East, a distance of 886.22 feet to a point for corner;

South 69 degrees 50 minutes 21 seconds West, a distance of 745.29 feet to a point for corner;

North 65 degrees 09 minutes 39 seconds West, a distance of 13.25 feet to a point for corner;

North 20 degrees 09 minutes 39 seconds West, a distance of 842.01 feet to a point for corner;

North 24 degrees 50 minutes 21 seconds East, a distance of 10.77 feet to a point for corner;

North 69 degrees 50 minutes 21 seconds East, a distance of 133.58 feet to a point for corner;

North 58 degrees 35 minutes 21 seconds East, a distance of 139.52 feet to a point for corner;

North 69 degrees 50 minutes 21 seconds East, a distance of 114.26 feet to a point for corner;

South 20 degrees 10 minutes 00 seconds East, a distance of 57.80 feet to a point for corner;


North 69 degrees 50 minutes 00 seconds East, a distance of 15.00 feet to a point for corner;

North 20 degrees 10 minutes 00 seconds West, a distance of 57.80 feet to a point for corner;

North 69 degrees 50 minutes 21 seconds East, a distance of 206.45 feet to a point for corner;

South 20 degrees 09 minutes 39 seconds East, a distance of 40.20 feet to a point for corner;

(Continued on Sheet 7)

 Winkelmann & Associates, Inc. <small>CONSULTING CIVIL ENGINEERS ■ SURVEYORS</small> <small>5701 HILLCREST PLAZA, SUITE 100 • DALLAS, TEXAS 75206</small> <small>TEL: 972.447.1000 FAX: 972.447.1001</small> <small>Texas Engineer Registration No. 80</small> <small>Texas Surveyor No. 1008650 Exp. Date 12-31-25</small> <small>COPYRIGHT © 2025 Winkelmann & Associates, Inc.</small>		<p align="center">WATER EASEMENT 1.900 ACRES, (82,744 SQ. FT.)</p>	<p align="center">SHEET 6 OF 7</p>
		<p align="center">COSTCO WHOLESALE CORPORATION 999 LAKE DRIVE ISSAQUAH, WA 98027</p>	
<p>Scale: NA</p> <p>Date: 2.6.25</p> <p>Dwg. File: 58855 00-ESMT-WTR</p> <p>Project No.: 58855 00</p>			

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WATER EASEMENT
(Save and accept Tract)

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

(Continued from Sheet 6)

North 69 degrees 50 minutes 21 seconds East, a distance of 20.00 feet to a point for corner;

North 20 degrees 09 minutes 39 seconds West, a distance of 40.20 feet to a point for corner;

THENCE North 69 degrees 50 minutes 21 seconds East, continuing over and across the remainder of said 212 Gunner Ltd. tract a distance of 120.92 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 15.182 acres or 661,348 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 20th day of July, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

AREA TABLE

	ACRES	SQ. FT.
Outer Easement	17.082	744,092
-SAVE & ACCEPT TRACT	15.182	661,348
NET	1.900	82,744



CONSULTING CIVIL ENGINEERS & SURVEYORS
8700 WILLOW CREEK PLAZA DRIVE, SUITE 1100 (409) 445-7380
DALLAS, TEXAS 75243 (409) 445-7380 FAX
Texas Engineer Registration No. 35
Texas Surveyor No. 11080000 Expires 12-31-25
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Scale: NA
Date: 2.6.25
Dwg. File: 53856-00-ESMT-WTR
Project No.: 53856-00

WATER EASEMENT
1.900 ACRES, (82,744 SQ. FT.)

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027

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