

**SLOPE EASEMENT**

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

This Slope Easement Agreement (this "Agreement") is made on the \_\_\_\_ day of \_\_\_\_\_, 2025, at Georgetown, Texas, by and between Williamson County, a political subdivision of the State of Texas, whose address is 710 S. Main Street, Georgetown, 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, a non-exclusive easement and right-of-way (the "Easement") for slopes of cuts and fills adjacent to public road improvements and appurtenances thereto (collectively, the "Facilities"), which non-exclusive easement and right-of-way shall specifically include the right to use the Easement Area (as defined below) for excavating, sloping, cutting, filling, the construction or retaining walls, the installation of stormwater drain pipes or other drainage facilities, and including grading or otherwise changing the natural contours of the land in order to support and accommodate the adjacent 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 (herein referred to as 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, and the rights and privileges granted by this Agreement, are non-exclusive to Grantee, and Grantee's successors and assigns, but Grantor covenants that it will not convey any other easement, license, or conflicting right to use in any manner, the Easement Area (or any portion thereof) covered by this grant.
4. The duration of the Easement is perpetual. Upon completion and acceptance of the Facilities by Grantee, the Easement may used by Grantor and Grantor's heirs, personal representatives, successors, and assigns for any purpose that does not conflict with any federal, state or local laws, regulations or ordinances, including, but not limited to local development codes and regulations, and for any purpose which does not, in the sole discretion of the Grantee, compromise the structural integrity of the Facilities.
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 herein to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof, by through or under Grantor, but not otherwise.
6. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Easement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.
7. 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 has caused this instrument to be executed on this \_\_\_ day of \_\_\_\_\_, 2025.

GRANTOR:

Williamson County,  
a political subdivision of the State of Texas

By: \_\_\_\_\_  
Steve Snell, County Judge

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

This instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, 2025 by Steve Snell, County Judge of Williamson County, Texas, on behalf of said County.

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

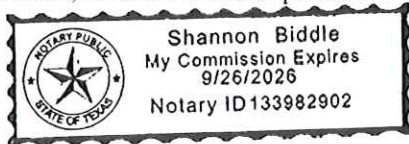
GRANTEE:

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 4<sup>th</sup> day of November, 2025, by David Morgan, City Manager of the City of Georgetown, a Texas home-rule municipal corporation, on behalf of said corporation.



Shannon Biddle  
Notary Public, State of Texas

APPROVED AS TO FORM:

Andrew Culpepper  
Andrew Culpepper, Assistant City Attorney

AFTER RECORDING, RETURN TO GRANTEE:

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



1 Chisholm Trail, Suite 150  
Pound Rock, TX 78681  
t: 512.248.0065 | f: 512.248.0359  
stvinc.com

## EXHIBIT "A"

### METES AND BOUNDS DESCRIPTION SLOPE EASEMENT

BEING A 0.551 ACRE TRACT OF LAND OUT OF THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS; SAID 0.551 ACRE TRACT BEING A PART OF THAT CERTAIN CALLED 179.2993 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO COUNTY JUDGE JOHN DOERFLER, IN HIS OFFICE CAPACITY, AND TO HIS SUCCESSORS IN THE OFFICE OF THE COUNTY JUDGE OF THE COUNTY OF WILLIAMSON OF THE STATE OF TEXAS, AS RECORDED IN DOCUMENT NO. 199975478 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 0.551 ACRE TRACT SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with aluminum cap stamped "COG ROW" found marking the east corner of said 179.2993 acre tract, being the intersection of the existing north right-of-way (R.O.W.) line of SE Inner Loop (R.O.W. width varies) and the existing west R.O.W. line of County Road 110 (R.O.W. width varies);

**THENCE**, (L1) South 69° 24' 49" West, with said existing north R.O.W. line of SE Inner Loop and the south line of said 179.2993 acre tract, a distance of 9.62 feet to a calculated point and being the beginning of a curve, with the arc of said curve to the left, (C1) having a radius of 1,648.00 feet, an arc length of 116.22 feet, a central angle of 04° 02' 26", and a chord bearing and distance of South 67° 24' 08" West – 116.19 feet to a 1/2-inch iron rod with aluminum cap stamped "COG ROW" found at the end of said curve and (L2) South 65° 22' 40" West, a distance of 359.34 feet to a 5/8-inch iron rod with yellow plastic cap stamped "STV" (hereafter referred to as "STV cap") set, for the east corner and **POINT OF BEGINNING** hereof;

**THENCE**, continuing with the existing R.O.W. line of said Inner Loop and the south line of said 179.2993 acre tract, the following five (5) calls:

- 1) (L3) South 65° 22' 40" West, a distance of 46.39 feet to a 1/2-inch iron rod with aluminum cap (illegible) found and being the beginning of a curve to the left, for an angle point of the herein described tract;
- 2) with the arc of said curve to the left, (C2) having a radius of 1,648.00 feet, an arc length of 612.21 feet, a central angle of 21° 17' 05", and a chord bearing and distance of South 54° 46' 18" West – 608.70 feet to a 1/2-inch iron rod found at the end of said curve;
- 3) (L4) North 44° 14' 49" West, a distance of 9.73 feet to a 1/2-inch iron rod with aluminum cap stamped "COG ROW" found for a corner of the herein described tract and being the beginning of a curve to the left;
- 4) with the arc of said curve to the left, (C3) having a radius of 1,658.00 feet, an arc length of 93.66 feet, a central angle of 03° 14' 12", and a chord bearing and distance of South 42° 29' 52" West – 93.65 feet to a calculated point, for the south corner of the herein described tract;


- 5) (L5) **North 49° 06' 45" West**, a distance of **34.92 feet** to a 5/8-inch iron rod with "STV cap" set on the beginning of a curve to the right, for the west corner of the herein described tract, from which a 1/2-inch iron rod with aluminum cap (illegible) found bears (L6) **North 49° 06' 45" West**, a distance of 12.60 feet;

**THENCE**, departing said right-of-way line, through the interior of said 179.2993 acre tract, the following two (2) calls:

- 1) with the arc of said curve to the right, (C4) having a radius of **1,930.00 feet**, an arc length of **765.87 feet**, a central angle of **22° 44' 11"**, and a chord bearing and distance of **North 55° 07' 23" East – 760.86 feet** to a 5/8-inch iron rod with "STV cap" set for an angle point of the herein described tract and the end of said curve;
- 2) (L7) **South 24° 37' 41" East**, a distance of **27.95 feet** to the **POINT OF BEGINNING** and containing 0.551 acre of land, more or less.

**Basis of Bearings:** Bearings are based on the Texas Coordinate System (Central Zone, NAD83), which is based on Trimble's Central Texas GPS Cooperative CORS RTK Network.

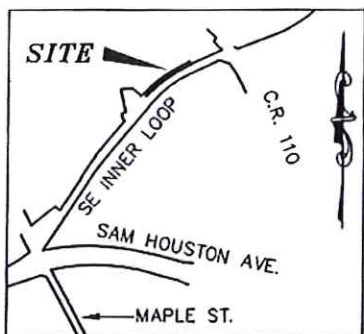
That I, Douglas A. McKoy, a Registered Professional Land Surveyor, do hereby certify that the above description and drawing attached hereto is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

  
2024.10.01  
Douglas A. McKoy, R.P.L.S. No. 5799  
STV  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (512) 248-0065  
TBPLS Firm No. 10194125  
Project No. 2100704



10-01-2024  
Date

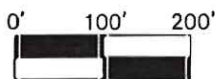
**EXHIBIT "B"**



**GENERAL NOTES:**

- 1) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE.
- 2) BEARINGS ARE BASED ON THE TEXAS CENTRAL ZONE STATE COORDINATE SYSTEM NAD'83 (HARN'93) WHICH IS BASED ON THE TRIMBLE RTKNET.
- 3) ALL DISTANCES ARE SURFACE DISTANCES.

COUNTY JUDGE JOHN DOERFLER  
 THE OFFICE OF THE COUNTY JUDGE OF  
 THE COUNTY OF WILLIAMSON OF THE STATE OF TEXAS  
 CALLED 179.2993 ACRES  
 DOCUMENT NO. 199975478  
 O.P.R.W.C.T.



WILLIAM ADDISON SURVEY  
 ABSTRACT NO. 21  
 WILLIAMSON COUNTY, TEXAS

**PARCEL 10  
 SLOPE EASEMENT  
 0.551 ACRE**

LERA B. HUGHES ESTATE  
 CALLED 153.48 ACRES  
 LAST WILL AND TESTAMENT  
 CAUSE NO. 9243  
 DESCRIBED IN  
 VOL. 397, PG. 194  
 D.R.W.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 69°24'49" W	9.62'
L2	S 65°22'40" W	359.34'
L3	S 65°22'40" W	46.39'
L4	N 44°14'49" W	9.73'
L5	N 49°06'45" W	34.92'
L6	N 49°06'45" W	12.60'
L7	S 24°37'41" E	27.95'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C1	1648.00'	116.22'	004°02'26"	S 67°24'08" W	116.19'
C2	1648.00'	612.21'	021°17'05"	S 54°46'18" W	608.70'
C3	1658.00'	93.66'	003°14'12"	S 42°29'52" W	93.65'
C4	1930.00'	765.87'	022°44'11"	N 55°07'23" E	760.86'



**LEGEND**

- △ = CALCULATED POINT
- = 5/8" IRON ROD WITH YELLOW CAP STAMPED "STV" SET
- = 1/2" IRON ROD WITH CAP "AS NOTED" FOUND
- = 1/2" IRON ROD FOUND

- D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.P.R.W.C.T. = REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

*[Signature]* 2024.10.01  
 Douglas A. McKoy, RPLS NO. 5799

SURVEYED: DECEMBER, 2022

PAGE 3 OF 4



1 Chisholm Trail, Suite 130  
 Round Rock, Texas 78681 512.248.0065  
 TEXAS REGISTERED ENGINEERING FIRM F-1741  
 TBPELS 10194125

DRAFT DATE 09-30-2024  
 DRAWN BY DLM/JLC  
 DIGITAL FILE P10 - 0.551 AC.DWG  
 FIELDBOOK 532, 530, 535, 556, 569

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**EXHIBIT "B"**

**TITLE COMMITMENT NOTE:**

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TEXAN TITLE INSURANCE COMPANY, TITLE COMMITMENT GF NO. GT2402880, EFFECTIVE DATE SEPTEMBER 9 2024, ISSUED DATE SEPTEMBER 17, 2024 AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY STV.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: NONE OF RECORD.

**TRACT 1:**

- a. Public Electric Utility Easement dated January 8, 2002, executed by the County Judge of Williamson County, Texas to the City of Georgetown, recorded under Document No. 2002005226, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)
- b. Public Electric Utility Easement dated January 8, 2002, executed by the County Judge of Williamson County, Texas to the City of Georgetown, recorded under Document No. 2002005227, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)
- c. Electric Easement dated June 9, 2006, executed by Williamson County, Texas to the City of Georgetown, recorded under Document No. 2006048903, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)
- d. Wastewater Easement dated June 9, 2006, executed by Williamson County, Texas to the City of Georgetown, recorded under Document No. 2006048904, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)
- e. Water & Electric Easement dated June 9, 2006, executed by Williamson County, Texas to the City of Georgetown, recorded under Document No. 2006048905, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)
- f. Georgetown Utility Easement dated January 28, 2013, executed by Williamson County, Texas to the City of Georgetown, recorded under Document No. 2013011495, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)
- g. Georgetown Utility Easement dated February 12, 2013, executed by Williamson County, Texas to the City of Georgetown, recorded under Document No. 2013018001, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)
- h. Utility Easement dated February 6, 2018, executed by Williamson County, Texas to Atmos Energy Corporation, recorded under Document No. 2018033025, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)
- i. Above ground Facilities Easement dated December 12, 2023, executed by Williamson County, Texas to Atmos Energy Corporation, recorded under Document No. 2023103888, Official Records, Williamson County, Texas. (MAY OR MAY NOT AFFECT THIS TRACT - DOCUMENT CONTAINS NO METES AND BOUNDS DESCRIPTION AND ONLY A "PRELIMINARY" SKETCH)
- j. Drainage Easement dated January 3, 2024, executed by Williamson County, Texas to the City of Georgetown, recorded under Document No. 2024001366, Official Records, Williamson County, Texas. (DOES NOT AFFECT THIS TRACT)



1 Chisholm Trail, Suite 130  
Round Rock, Texas 78681 512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPELS 10194115

DRAFT DATE 09-30-2024  
DRAWN BY JLC  
DIGITAL FILE P10 - 0.551 AC.DWG  
FIELDBOOK 532, 530, 535, 556, 569

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November 6, 2025

Sheets & Crossfield, PLLC  
309 East Main Street  
Round Rock , TX 78664

RE: City of Georgetown's SE Inner Loop Road Improvement  
Williamson County Slope Easement conveyance  
Per the fully executed Southwestern Boulevard Improvement  
Interlocal Agreement between the City and the County

Greetings:

Enclosed with this letter is the original City-signed Slope Easement to be executed by Williamson County, pursuant to the attached copy of the Interlocal Agreement.

Please note that the City of Georgetown's Assistant City Attorney, Andrew Culpepper and Adam Hill have both reviewed and approved the enclosed Easement document.

Once the County executes the Easement document, I can pick it up and record it and can send you a copy for your records.

Please call me or email me with any questions you may have about this matter.

Thank you.

Juan C. Rodriguez, SR/WA  
Real Estate Program Manager  
City of Georgetown, Texas  
809 Martin Luther King, Jr. Street  
Georgetown, TX 78626  
[JuanCarlos.Rodriguez@georgetowntexas.gov](mailto:JuanCarlos.Rodriguez@georgetowntexas.gov)