

PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENT

Date:

Grantor: Williamson County, Texas, a Political Subdivision

Grantor's Mailing Address (include County):

710 Main, Suite 210, Georgetown,
Williamson County, Texas 78626

Grantee: THE CITY OF TAYLOR, TEXAS, a Home Rule Municipal Political Subdivision
of the State of Texas

Grantee's Mailing Address (include County)

400 Porter Street
Taylor, Williamson County, Texas 76574

Consideration: TEN DOLLARS (\$10.00), AND OTHER GOOD AND VALUABLE
CONSIDERATION

Easement Description ("Easement"):

BEING a 5.610 acre tract of land situated in the W. J. Baker Survey, Abstract No. 65, City of Taylor, Texas, and being more fully described by metes and bounds on Exhibit "A", attached hereto and made a part hereof for all purposes.

Grantor, for the Consideration, grants, sells, and conveys to Grantee a perpetual exclusive public access, utility and drainage easement for the purpose of constructing, maintaining, repairing, abandoning in place, servicing, operating, controlling, and reconstructing existing and future public facilities, utilities and drainage facilities over, upon, through and across the Easement described above, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold the Easement to Grantee and Grantee's successors, and assigns forever.

Grantor and Grantor's heirs executors, administrators, successors and assigns warrant and forever defend all and singular the Easement to Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Prior to construction of any public facility or utility, Grantee shall have the right to go over and across land owned by Grantor which is adjacent to the Easement for purposes of performing surveys and other necessary construction work provided that the public access, utility and drainage easement and all public facilities located therein and such work pertaining to them shall be undertaken by Grantee on only the Easement. After the initial construction of any public facilities, Grantee, from time to time and as often as necessary, shall have the right of ingress and

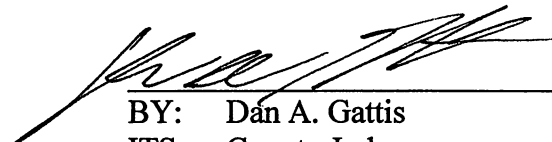
egress over, along and across the Easement for purposes of maintaining, altering, inspecting or operating within the Easement the public facilities and all other associated equipment and appurtenances thereto.

Grantor shall not use the property on which the Easement is granted in a manner that interferes with the rights granted herein to Grantee.

This Public Access, and Drainage Utility Easement is binding upon Grantor and Grantee, their respective heirs, executors, administrators, successors and assigns and all rights, and privileges granted herein shall run with the land.

When the context requires, singular nouns and pronouns include the plural.

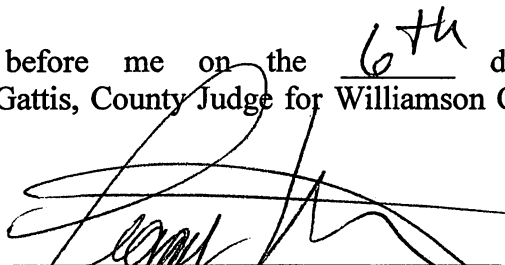
WILLIAMSON COUNTY, TEXAS


BY: Dan A. Gattis
ITS: County Judge

GRANTOR

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 6th day of May, 2008, by Dan A. Gattis, County Judge for Williamson County, Texas, on behalf of Williamson County, Texas

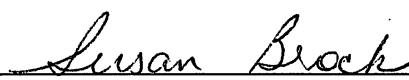

Notary Public, State of Texas

AGREED AND ACCEPTED:

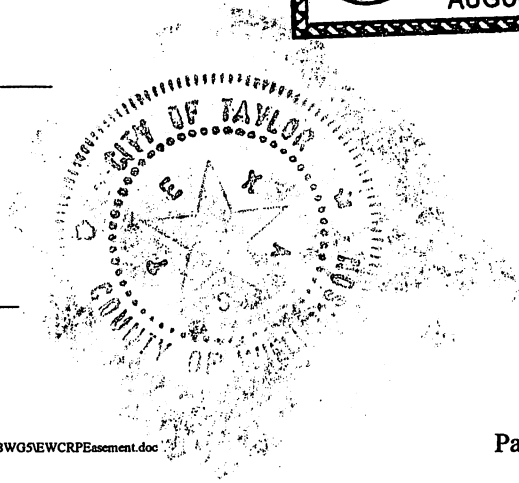
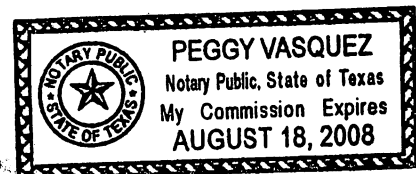
CITY OF TAYLOR, TEXAS

By: 
FRANK SALVATO
City Manager

ATTEST:


SUSAN BROCK
City Clerk

STATE OF TEXAS §



5.610 ACRES

These notes describe that certain tract of land situated in the **WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65**, located in Williamson County, Texas; subject tract being over and across a called "135.00 Acres", conveyed in a Deed from Roy Schroeder, et ux, to Williamson County Park Foundation, Inc., dated 5-25-01 and recorded in Document No. 2001039326, of the Official Public Records of Williamson County, Texas, (OPRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on April 28, 2004, subject tract being more fully described as follows:

BEGINNING at a ½" Iron Rod found (with cap), being the southernmost Southeast corner of said "135.00 Acres", same being in the North Right-of-Way of Farm to Market Road No. 397, same being the Southwest corner of a called "(Residual) First Tract – 50 Acres" conveyed in a Deed from Jessie Tennill to Roy Schroeder, et ux, dated 11-28-61 and recorded in Volume 448, Page 127, of the Deed Records of Williamson County, Texas, (DRWC); same being the southernmost Southeast corner of subject tract;

THENCE North 17°28'34" West, a distance of **525.00 feet**, to a ½" Iron Rod found (with cap), being an interior corner of said "135.00 Acres", same being the Northwest corner of said "(Residual) First Tract – 50 Acres", same being an interior corner of subject tract;

THENCE North 72°31'26" East, a distance of **563.44 feet**, to a ½" Iron Rod found (with cap), being the Southwest corner of a called "74.863 Acres" (surveyed by this firm on 4-16-04), being recorded in Document No. 2001039326, OPRWC; same being the Easternmost corner of subject tract;

THENCE North 19°16'30" West, with the West line of said "74.863 Acres", a distance of **1339.36 feet**, to a ½" Iron Rod found (with cap), being in the West line of said "74.863 Acres", same being the Southeast corner of a called "26.133 Acres" (surveyed by this firm on 2-19-04); same being the Northernmost corner of subject tract;

THENCE South 70°43'30" West, with the South line of said "26.133 Acres", a distance of **91.69 feet**, to a ½" Iron Rod set (with cap), being in the South line of said "26.133 Acres", same being the Northwest corner of subject tract; ½" Iron Rod found (with cap), bearing South 70°43'30" West, a distance of **559.02 feet**, being the Southwest corner of said "26.133 Acres";

THENCE South 17°33'59" East, a distance of **1204.77 feet**, to a ½" Iron Rod set (with cap), being an interior corner of subject tract;

THENCE South 72°42'57" West, a distance of **489.60 feet**, to a ½" Iron Rod set (with cap), being the Westernmost corner of subject tract;

THENCE South 17°27'22" East, a distance of **657.70 feet**, to a ½" Iron Rod set (with cap), being in the South line of said "135.00 Acres", same being in the North Right-of-Way of Farm to Market Road No. 397, same being the southernmost Southwest corner of subject tract;

THENCE North 72°31'26" East, with said Right-of-Way of Farm to Market Road No. 397 (100' in width), a distance of **58.18 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated an area of **5.610 Acres**.

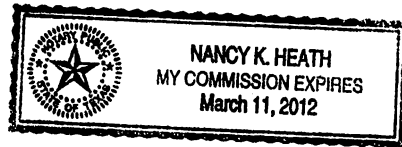
Surveyor's Note: Attention is invited to accompanying plat for location of improvements, visible utilities, encroachments and roadways. Bearings based on existing horizontal control network.

Bruce Lane Bryan Registered Professional Land Surveyor No. 4249

COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on the 7~~th~~ day of May, 2008, by FRANK SALVATO, City Manager for and on behalf of the CITY OF TAYLOR, TEXAS, a Home Rule Municipal Political Subdivision of the State of Texas.



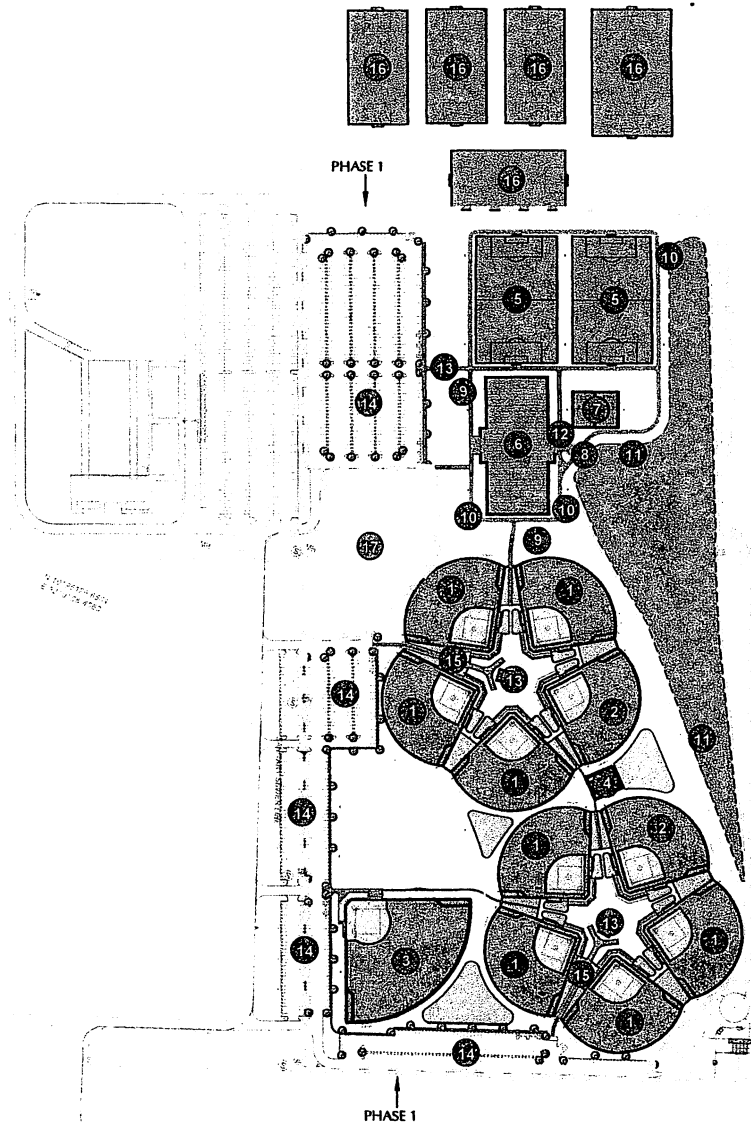
Nancy K. Heath
Notary Public, State of Texas

EAST WILLIAMSON COUNTY REGIONAL PARK

Overall Site Plan

LEGEND

- 1 Ball Field (8 Little League w/ Lighting)
- 2 Championship Ball Field (2 Little League w/ Lighting)
- 3 Softball Field (1 Adult Softball w/ Lighting)
- 4 Batting Cage (4 Lane w/ Lighting)
- 5 Soccer Field (2 Adult w/ Lighting)
- 6 Football Field (1 Popwarmer w/ Lighting)
- 7 Basketball Courts (2 w/ Lighting)
- 8 Picnic Pavilion (2)
- 9 Playground (2)
- 10 Hike and Bike Trails (1-1/2 mile)
- 11 Wetland Enhancement Garden
- 12 Xeriscape Demonstration Garden
- 13 Concession/ Restroom Building (3)
- 14 Parking (1,200 spaces)
- 15 Fire Lane
- 16 Future Soccer Fields
- 17 Future Community Recreation Center Site



THIS EXHIBIT IS RELEASED UNDER THE AUTHORITY OF
BRIAN BINKOWSKI, RLA #1895 FOR REVIEW AND
DISCUSSION PURPOSES ONLY. NOT FOR REGULATORY
APPROVAL, PERMITTING OR CONSTRUCTION.



CITY OF TAYLOR

NORTH

0 100 200 400 FEET

REVISED DATE: 12-19-07

SW GROUP

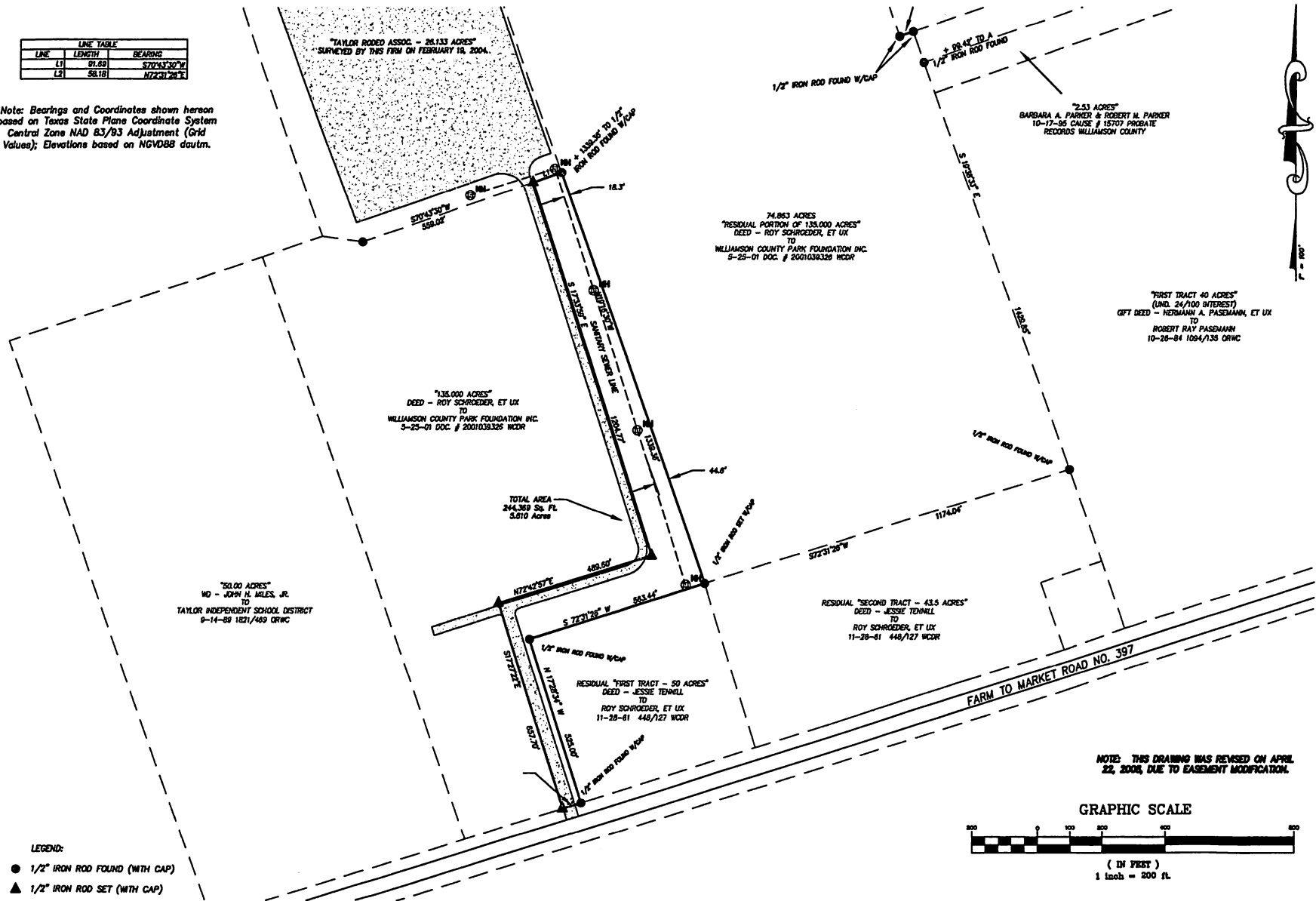
PLANNING / LANDSCAPE ARCHITECTURE

100 E. MAIN, SUITE 200
BOULDER ROCK, TX 75004
T: (972) 258-0812
F: (972) 258-0813
swgroup.com

FARM TO MARKET ROAD NO. 397

LINE TABLE		
LINE	LENGTH	BEARING
L1	91.69	S72°43'30"W
L2	58.18	N72°31'28"E

Note: Bearings and Coordinates shown hereon based on Texas State Plane Coordinate System Central Zone NAD 83/93 Adjustment (Grid Values); Elevations based on NGVD88 datum.



SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATIONS AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITH THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: JULY 11, 2005 Revised Easement 1-31-2008

FLOOD NOTE:

THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48491 00275 C, EFFECTIVE DATE SEPTEMBER 27, 1991, LOCATED IN ZONE "X".

NOTE:

NO TITLE COMMITMENT REVIEWED FOR THIS TRACT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ANY COVENANTS, EASEMENTS OR CONDITIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

BRYAN TECHNICAL SERVICES, INC.

P.O. BOX 1371
TAYLOR, TEXAS 76574
512-365-2524
512-365-2526 (Fax)
surveying@austin.tr.com

DRAWN BY: BCH

CHECKED BY: BLB

SCALE: 1" = 200'

DATE: JULY 11, 2005

JOB NUMBER

SHEET

05-514

1 OF 1

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