

## WATER LINE EASEMENT

207

8

20

20

1

11

**PROJECT:** Multiple water lines and all necessary or desirable facilities, equipment and appurtenances thereto including, without limitation, valves, meters and communication lines and related facilities. In the event Grantor constructs an additional water line or lines in the future after construction of an initial water line, any such line or lines shall be constructed adjacent to and generally parallel with the first water line laid by Grantee within the Water Line Easement.

**Other Rights Granted to Grantee:** Grantee shall have such other right and benefits necessary and/or convenient for the full enjoyment and use of the rights herein granted, including without limitation, (1) the reasonable right of ingress and egress over and across the area encompassed by the Water Line Easement and over the adjacent lands owned by Grantor, but only to the extent that ingress or egress is not available or adequate from a public right-of-way; (2) the reasonable right from time to time to remove any and all improvements, undergrowth and other obstructions that may injure Grantee's facilities and appurtenances in the Water Line Easement Tract or materially interfere with the exercise of Grantee's authorized rights; and (3) the right to abandon-in-place any and all water supply lines, service lines and associated appurtenances, such that Grantee shall have no obligation or liability to Grantor or their successors or assigns to move or remove any such abandoned lines or appurtenances.

**Obligation of Grantee:** By acceptance of this grant and utilization of any rights granted hereby, Grantee agrees that it will at all times, after doing any work pursuant to the rights hereby granted, restore the surface of the Waterline Easement Tract to substantially the same condition as existed prior to such work taking into consideration the nature of the work being performed; and that Grantee will not do any act, or fail to do any act, that will be detrimental or create a hazard to the surface of the lands covered thereby or to the use thereof. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the utilization by the Grantee of any rights granted herein.

**Rights of Grantor:** Grantor shall have the right to abate any unauthorized use of the Water Line Easement by Grantee by any lawful method. Grantor, its successors and assigns shall retain the right to use the surface of the lands within the boundary lines of the Waterline Easement Tract, including, but not limited to, for the construction of roads, driveways, curbs, sidewalks, fences, and light poles; provided, however, that (1) no buildings, water quality or detention or similar drainage features, or permanent structures of any kind shall be placed, erected or maintained thereon; (2) such improvements shall not damage facilities located within, or materially interfere with Grantee's use and enjoyment of, the Waterline Easement Tract; and (3) except as otherwise provided in this document, only subsurface utilities which cross perpendicular to, rather than run parallel with, the Project facilities, and which do not otherwise directly or indirectly interfere with, interrupt or impair Grantee's use of the Water Line Easement and rights hereunder, and that do not directly or indirectly interfere with or damage the Project facilities, may be located within the Waterline Easement Tract. Grantee agrees to repair damages that it causes to any of Grantor's authorized improvements within the Waterline Easement Tract. Grantee shall not be responsible for damage it causes to unauthorized improvements within the Waterline Easement Tract.

**Representations of Grantor:** Grantor represents, covenants and warrants that it has full power and authority to enter into this instrument and to convey the Water Line Easement to Grantee.

**Exclusivity:** Grantee's easement rights within the Waterline Easement Tract shall be exclusive, with the exception of use by Pedernales Electric Cooperative for electric facilities, or other permitted uses that are authorized in writing by grantee, or as otherwise permitted or authorized by Grantee in writing.

**Habendum:** To HAVE AND HOLD the Water Line Easement and all and singular the rights and appurtenances thereunto belonging unto Grantee, its successors and assigns.

**Warranty:** Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Water Line Easement unto Grantee, its successors and assigns, against every person whomsoever claiming, or to claim, the same or any part thereof, by through or under Grantor, but not otherwise.

**Successors and Assigns:** The rights granted hereby and the rights, agreements and burdens pertaining thereto shall constitute a covenant running with the land and inure to the benefit of and shall be binding upon the Grantor, any other owner in the future on any part of the Waterline Easement Tract, and the Grantee, and all of their respective successors, heirs, legal representatives, executors, administrators and assigns. Grantee's rights hereunder may be assigned in whole or in part to one or more assignees.

**Covenant of Grantor:** Grantor covenants that Grantor is the owner of the Waterline Easement Tract and that the person signing this instrument is authorized to execute the same on behalf of the owner or all the owners of all such real property.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

GRANTOR:

WILLIAMSON COUNTY, TEXAS

By: 

Dan A. Gattis, County Judge

**Acknowledgement**

STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON       §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

(Seal and Expiration)

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

After recording return to:  
Sheets & Crossfield, P.C.  
309 E. Main St.  
Round Rock, Texas 78664



STATE OF TEXAS  
COUNTY OF WILLIAMSON

WATERLINE  
EASEMENT

0.044 ACRE SITUATED IN  
JOHN B. ROBINSON SURVEY  
ABSTRACT 521  
WILLIAMSON COUNTY, TEXAS

**LEGAL DESCRIPTION**

DESCRIPTION OF A 0.044 ACRE (1,911 SQUARE FEET) TRACT SITUATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT 521, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 1.00 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO RUSSELL U. JONES AND RECORDED IN DOCUMENT NO. 199944197 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** in the north line of Tract A, Baker Estates, a subdivision according to the plat of record in Cabinet H, Slides 394-396 of the Plat Records of Williamson County Texas, at the southeast corner of said 1.00 acre tract, same being an angle point in the south line of a called 86.070 acres tract as described in a General Warranty Deed to 5WS, LP and recorded in Document No. 2007079117 of the Official Public Records of Williamson County, Texas;

**THENCE** with said north line of Tract A, same being the south line of said 1.00 acre tract, S69°18'07"W a distance of 40.94 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for the for the **POINT OF BEGINNING** of the tract described herein;

**CONTINUING** with said north line of Tract A and said south line of the 1.00 acre tract, S69°18'07"W a distance of 111.18 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and from which a point in the existing east right-of-way line of US183, a 120-foot wide right-of-way, for the northwest corner of said Tract A, same being the southwest corner of said 1.00 acre tract bears, S69°18'07"W a distance of 56.54 feet;

**THENCE** leaving said north line of Tract A and said south line of the 1.00 acre tract, crossing said 1.00 acre tract the following three (3) courses and distances:

1. N58°56'17"E a distance of 150.21 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in the proposed east right-of-way line of US183, for a non-tangent point of curvature to the left,
2. with said proposed east right-of-way line of US183, with the arc of said curve to the left a distance of 20.00 feet, said curve having a radius of 6700.00 feet, a central angle of 00°10'16", and a chord bearing S31°03'43"E a distance of 20.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and

3. leaving said proposed east right-of-way line of US183, S58°56'17"W a distance of 40.85 feet to said **POINT OF BEGINNING** and containing 0.044 acre (1,911 square feet).

THE STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby state that the above description 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 during the month of February 2010.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18th day of February 2011, A.D.

Halff Associates, Inc.  
4030 West Braker Lane  
Suite 450  
Austin, Texas 78759



 2/18/2011  
Dan H. Clark  
Registered Professional Land Surveyor  
No. 6011 – State of Texas

ADDITIONAL NOTES:

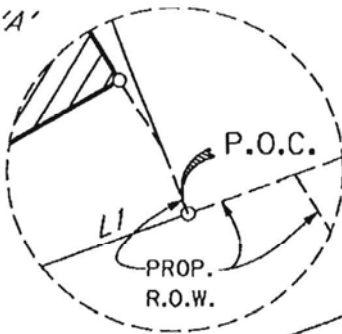
1. Bearings shown hereon are based on the Texas State Plane Coordinates System, NAD 83, Central Zone, using a combined surface adjustment factor of 1.00012. Distances shown hereon are surface distances.
2. This description has been prepared as a result of a survey completed in February of 2010 and is submitted in connection with a survey drawing prepared by Halff Associates, Inc. titled S301-IS(12-1)-26974.dgn, dated February 18, 2011, AVO No. 26974.
3. See Texas Department of Transportation Right-of-Way map CCSJ No. 0151-04-063/064 for detailed information regarding United States Highway 183.

GRAPHIC SCALE 1"=50'

0' 25' 50' 100'

## LEGEND:

- 1/2" IRON ROD FOUND W/CAP 'TXDOT'
- 1/2" IRON ROD SET W/HALFF ESMT' CAP
- △ CALCULATED POINT
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON CO., TX
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON CO., TX
- D.R.W.C.TX. DEED RECORDS OF WILLIAMSON CO., TX
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ( ) RECORD INFORMATION

DETAIL 'A'  
N.T.S.JOHN B. ROBINSON SURVEY,  
ABSTRACT NO. 521

RUSSELL U. JONES  
CALLED 1.00 ACRE  
DOC. NO. 199944197  
O.P.R.W.C.TX.

PROPOSED WATER  
LINE ESMT.  
0.044 AC.  
1,911 SQ. FT.

SEE  
DETAIL  
'A'

TRACT A  
BAKER ESTATES  
CAB. H. SLIDES 394-396  
P.R.W.C.TX.

15' CHISHOLM WATERLINE ESMT.  
VOL. 1020, PG. 173  
D.R.W.C.TX.

LINE	BEARING	DISTANCE
L1	S 69° 18' 07" W	40.94'
L2	S 58° 56' 17" W	40.85'

CURVE	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	6700.00'	00° 10' 16"	20.00'	S 31° 03' 43" E	20.00'

**HALFF**

4030 WEST BRAKER LANE, SUITE 450  
AUSTIN, TEXAS 78759-5356  
TEL (512) 262-8184  
FAX (512) 262-8141

PARCEL 12-1  
SKETCH TO ACCOMPANY DESCRIPTION

HALFF AVO:  
26974

DATE:  
2/18/2011

ACCOMPANYING FILE NAME:  
SV-LD-PI2-1-26974.doc

SKETCH BY:  
KKH

1,911 SQUARE FEET  
~ 0.044 ACRE  
SITUATED IN THE  
JOHN B. ROBINSON SURVEY,  
ABSTRACT NO. 521  
WILLIAMSON COUNTY, TEXAS

2W-103235.8-5x11.FW.dwt

E:\260009\26974\CADD\Survey\SS01-1512-11-26974.dgn Design

10-19-56 AM

2/18/2011