

**MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN
CITY OF GEORGETOWN AND WILLIAMSON COUNTY, TEXAS**

This Memorandum of Understanding (MOU) is made by and between the City of Georgetown, Texas (the "City") and Williamson County (the "County"), political subdivisions of the State of Texas.

RECITALS

Whereas, the City desires to acquire a 1.314 acre tract of excess right-of-way owned by the County for the location of a City water storage tank (the "Tank Site"), and

Whereas, the County desires to convey the Tank Site to the City for the considerations as stated herein,

Now Therefore, in consideration of the mutual covenants and considerations contained in this MOU, the parties agree as follows:

**I.
City Obligations**

1. The City desires to acquire from the County, for the considerations stated herein, the Tank Site which is described in Exhibit A. attached hereto. The City has obtained an appraisal for the Tank Site, where it was valued in said appraisal at \$129,000.
2. In lieu of the cash payment, the City will credit the County for all permitting, impact and other fees due to the City from the County related to the construction of any new buildings within the City of Georgetown city limits and its extraterritorial jurisdiction constructed by the County, up to an amount totaling \$129,000.
3. As additional consideration, the City agrees to annex and assume operations and maintenance of CR111/Westinghouse Road from the IH-35 Northbound Frontage Road to FM 1460, after the County has completed certain road repairs as listed below in Exhibit B attached hereto.
4. The City will convey to the County two tracts of land comprising of 0.041 acres and 0.216 acres (attached as Exhibits C-1 and C-2) needed for the expansion of CR 111.

II.
County Obligations

1. The County agrees to convey the Tank Site to the City by Special Warranty Deed within five (5) days after parties both execute an Interlocal Agreement (ILA) memorializing the terms of this MOU.
2. The County agrees to cause certain repairs to be made to Westinghouse Road within twelve (12) months after the execution of the ILA. The road repairs are listed in Exhibit B, attached hereto.

III.
Legal Effect of MOU

The MOU is intended to provide an outline of the current understanding of the parties hereto, and is not intended to legally bind the parties to the terms and conditions hereof. The parties however agree that the terms and conditions of this MOU are reasonable and provide an outline for a future Interlocal Agreement between the parties.

This MOU is effective on the last date entered below:

CITY OF GEORGETOWN

By: _____
iDale Ross, Mayor Date: _____

ATTEST:

By: _____
Shelley Nowling, City Secretary

WILLIAMSON COUNTY
By: DAK A. GATTS
it's: County Public
Date: 1-20-2016

ATTEST:

By: _____
County Clerk

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CITY OF GEORGETOWN

By: _____
Dale Ross, Mayor Date: _____

ATTEST:

By: _____
Shelley Nowling, City Secretary

WILLIAMSON COUNTY
By: _____
it's: _____
Date: 01-20-2018

ATTEST:

By: _____
County Clerk

FIELD NOTES

1.314 ACRES
CITY OF GEORGETOWN

Page 1 of 3

EXHIBIT A

PROPERTY DESCRIPTION

DESCRIPTION OF A 1.314 ACRE (57,257 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOSEPH FISH SURVEY, ABSTRACT NO. 232, IN WILLIAMSON COUNTY, TEXAS, BEING A 1.156 ACRE PORTION OF THE 120 FOOT WIDE D. B. WOOD RIGHT-OF-WAY (ROW) AS REFERED TO IN CONTRACT FOR THE SALE OF LAND TO WILLIAMSON COUNTY (RIGHT OF WAY EASEMENT) BY INSTRUMENT RECORDED IN VOLUME 894, PAGE 600 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALSO BEING A 0.158 ACRE PORTION OF THAT CALLED 1.82 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY INSTRUMENT RECORDED IN DOCUMENT NO. 2001052829 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.314 ACRE (57,257 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with aluminum cap stamped "C.O.G." set in the existing southerly ROW of said D. B. Wood Road, same being in the northerly boundary line of that called 2055.12 acre Tract 1 conveyed to Jim Forrest Avant, Jeff Wood Avant and Jamie Avant Dyhle by instrument recorded in Volume 2334, Page 548 of the Official Records of Williamson County, Texas for the westerly corner and **POINT OF BEGINNING** of the herein described tract, and from which 1/2" iron rod found in the existing northerly ROW of said D. B. Wood Road, same being the southeasterly corner of that called 33.68 acre Tract II conveyed to said Jim Forrest Avant, Jeff Wood Avant and Jamie Avant Dyhle by instrument recorded in said Volume 2334, Page 548 of the Official Records of Williamson County, Texas, also being the southwesterly corner of said 1.82 acre Williamson County tract, bears N 20°03'41" E at a distance of 121.83 feet;

- 1) **THENCE**, departing said existing southerly ROW line, crossing through said D. B. Wood Road ROW, along a curve to the left, having a delta angle of 45°57'33", a radius of 393.66 feet, an arc length of 315.77 feet, and a chord which bears N 77°07'19" E for a distance of 307.37 feet to a calculated point in said existing northerly ROW line of D. B. Wood Road, same being the southerly boundary line of said 1.82 acre tract, and from which the above mentioned 1/2" iron rod found in the existing northerly ROW line bears, along said existing northerly ROW line, same being said southerly boundary line of 1.82 acre tract, N 79°53'55" W at a distance of 262.00 feet;

THENCE, departing said existing northerly ROW line, through said 1.82 acre tract, the following three (3) courses:

- 2) continuing along said curve to the left, having a delta angle of 07°54'23", a radius of 393.66 feet, an arc length of 54.32 feet, and a chord which bears N 50°11'21" E for a distance of 54.28 feet to a 1/2" iron rod with aluminum cap stamped "C.O.G." set;
- 3) N 46°14'09" E for a distance of 42.83 feet to a 1/2" iron rod with aluminum cap stamped "C.O.G." set for the northerly corner of the herein described tract;
- 4) S 48°21'50" E for a distance of 145.54 feet to a calculated point in said existing northerly ROW line of D. B. Wood Road, same being the southerly boundary line of said 1.82 acre tract;

THENCE, departing said common line, crossing through said D. B. Wood Road ROW, the following three (3) courses:

1.314 ACRES
CITY OF GEORGETOWN

Page 2 of 3

- 5) S 48°21'50" E for a distance of 51.34 feet to a 1/2" iron rod with aluminum cap stamped "C.O.G." set for an angle point;
- 6) S 58°54'57" E for a distance of 268.94 feet to a 1/2" iron rod with aluminum cap stamped "C.O.G." set for an angle point, and from which, a 1/2" iron rod with plastic cap stamped "PBS&J" found for an angle point in the northeasterly boundary line of said 1.82 acre tract, same being the southwesterly boundary line of the remainder of that called Lot 1, Home Place, a subdivision of record in Cabinet K, Slide 117 of the Plat records of Williamson County, Texas, bears N 28°37'47" E at a distance of 120.11 feet;
- 7) S 63°49'30" E for a distance of 174.32 feet to a 1/2" iron rod with aluminum cap stamped "C.O.G." set in said existing southerly ROW of D. B. Wood Road, same being in the northerly boundary line of said 2055.12 acre tract for the easterly corner of the herein described tract;

THENCE, with said common line, the following two (2) courses:

- 8) along a curve to the left, having a deflection angle of 15°44'42", a radius of 1372.68 feet, an arc length of 377.22 feet, and a chord which bears N 72°02'23" W for a distance of 376.03 feet to a 1/2" iron rod with aluminum cap stamped "C.O.G." set for a point of tangency;
- 9) N 79°53'55" W for a distance of 557.10 feet to the POINT OF BEGINNING, containing 1.314 acres (57,257 square feet) of land, more or less.

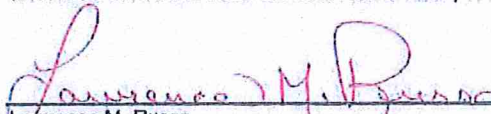
This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Lawrence M. Russo, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.


Lawrence M. Russo
Registered Professional Land Surveyor No. 5050
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

11/13/2014
Date



S:\CDM-SMITH PROJECTS\IDBWOODS-CEDAR BREAKS TOPO BNDY

EXHIBIT
PLAT TO ACCOMPANY DESCRIPTION

UNITED STATES OF AMERICA
333.00 ACRES
VOL. 516, PG. 349
D.R.W.C.T.

WILLIAMSON COUNTY
1.82 ACRES
D.O.C. No. 2001052829
O.P.R.W.C.T.

M. FORREST AVANT, JEFF
WOOD AVANT & JAMIE
AVANT DYHLE
TRACT 1 2055.12 ACRES
OLUME 2334, PAGE 548
O.R.W.C.T.

1.314 ACRE
57,257 SQ. FT.

REMAINDER LOT 1

HOME PLACE
SECTION TWO
1.82 ACRE SUBDIVISION
CABINET Y, SLIDE 81
P.R.W.C.T.

HOME PLACE
15.57 ACRE SUBDIVISION
CABINET K, SLIDE 117
P.R.W.C.T.

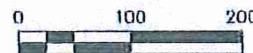
ALBERT LANDRY and wife,
WILMA LANDRY
15.57 ACRES
(HOME PLACE SUB'D)
VOLUME 2185, PAGE 58
O.R.W.C.T.

REMAINDER LOT 2

EXISTING ROW
CONTRACT FOR THE SALE
OF LAND TO
WILLIAMSON COUNTY
RIGHT OF WAY EASEMENT
VOL. 884, PG. 600
D.R.W.C.T.

LEGEND

- 1/2" IRON ROD W/ ALUMINUM CAP
STAMPED "C.O.G." SET
 - △ CALCULATED POINT
 - 1/2" IRON ROD FOUND
 - ⊙ 1/2" IRON ROD W/ PLASTIC
CAP FOUND (AS NOTED)
 - ⊖ 1/2" IRON PIPE END (UNLESS NOTED)
 - ⊞ CONCRETE MONUMENT FOUND
 - PROPERTY LINE
 - DENOTES COMMON OWNERSHIP
 - () RECORD INFORMATION
- D.R.W.C.T. DEED 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.R.W.C.T. PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS



BOUNDARY SURVEY
OF A 1.314 ACRE TRACT
D.B. WOODS ROAD @ CEDAR BREAKS ROAD
WILLIAMSON COUNTY, TEXAS

INLAND
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL, SUITE 103
ROUND ROCK, TX 78681
PLC 010 238-1000 FAX 010 238-1051

11/10/2014

PAGE 3 OF 3



BY A
JON

2014
E

Exhibit B

Requested Maintenance of Westinghouse Road from East of IH 35 to FM 1460

The following list of maintenance items is a result of a project inspection on October 28, 2015 by:

City of Georgetown: Ed Polasek and Jim Briggs

Williamson County: Joe England and Robert Daigh

Maintenance List

1. Larger Bike lane signs
2. Seal curb line / pavement edge joint for length of project
3. Sweep gutters for length of project
4. Clean silt fence from inlet openings
5. West bound / 100 feet east of Park Central / add rock rip rap at each end of North headwall
6. West bound/west of Park Central / clean area inlet and add rack rip rap to fix washes
7. West bound / north side of road / east of Park Central/ rework concrete rip rap joint to remove displaced joint. Make transitions smoother.
8. West bound / north side/ reset displaced metal manhole cover
9. East bound / Replace rip rap and curb on south side at Novak property or remove rip rap and support slope with added fill
10. East bound / west of water quality ponds / fill around headwalls
11. East bound / clean water quality pond
12. East bound / east of water quality pond / relocate driveway "bullet" nose curb out of bike lane
13. East bound / east of water quality pond/ provide "French Drain" if seep is not waterline related. (item deleted due to seep being waterline related)
14. East bound / by Park Central Blvd sign/ patch inlet vertical supports at curb face by park central Blvd sign
15. East bound / from Thermotec Glass to inlet west of Thermotec / saw cut , remove and replace pavement within bike lane

PLAT TO ACCOMPANY PARCEL DESCRIPTION

41.94 AC
THE CARL W. GATTIS &
DOROTHY F. GATTIS
REVOCABLE LIVING TRUST
9836358

59.91 AC
THE CARL W. GATTIS &
DOROTHY F. GATTIS
REVOCABLE LIVING TRUST
9836358

CITY OF GEORGETOWN
1970/497

89.64 AC
LOUIS MILTON COCKRUM & WIFE
JOSHEPHINE MARIE COCKRUM
376/334

1,779 SF
0.041 AC

J ROBERTSON
ABSTRACT No. 545

(N 71°09' E 1034.87')
N 68°24'45" E 809.72'

(S 71° W 777.3' VS)
N 69°07'00" 474.80'

CR 111 / WESTINGHOUSE RD.

5.468 AC
WILLIAMSON COUNTY, TEXAS
2014004559

2.00 AC
DONNA H GAWARECKI AS TRUSTEE FOR
BRIAN MICHAEL GAWARECKI &
ADAM WAYNE GAWARECKI
933/846

144.41 AC
JOHN S AVERY EXEMPT TRUST
2006112407

60 ACRES
DONNA GAWARECKI FAMILY LAND TRUST
9707225 & 9816901

CITY OF GEORGETOWN
1970/497

J MOTT
ABSTRACT No. 427

0 25 50 75 100
SCALE IN FEET

PAGE 1 OF 2

EXHIBIT

C-1

STEGE BIZZELL

1978 S. AUSTIN AVENUE
112.930.9412
GEORGETOWN, TX 78626
TELEPHONE 512.930.9412
FAX 512.930.9412
WWW.STEGEBIZZELL.COM

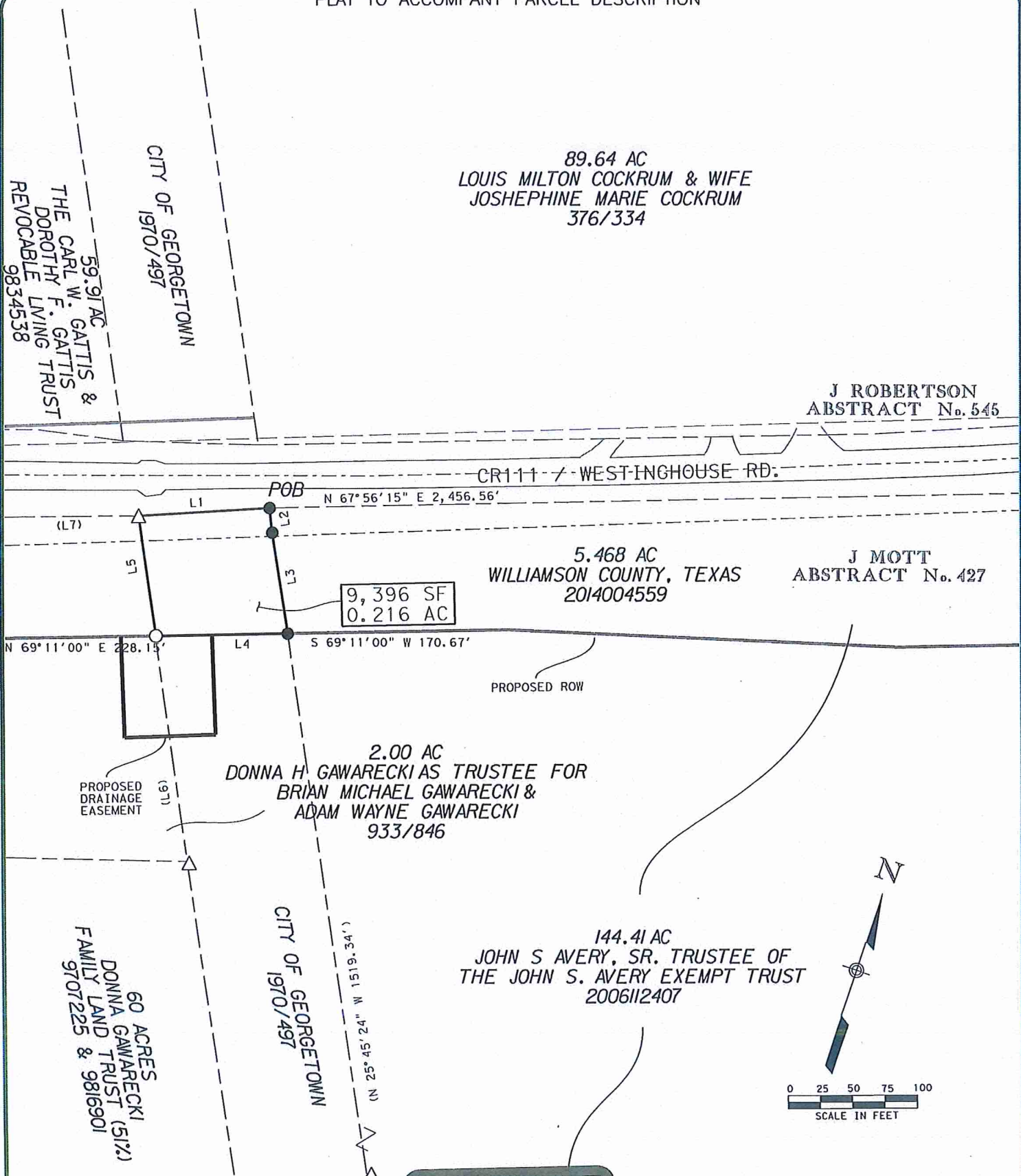
SCALE:
1"=100'

PARCEL:
8

PROJECT:
CR 111

COUNTY:
WILLIAMSON

W
WILLIAMSON
COUNTY
1848



89.64 AC
LOUIS MILTON COCKRUM & WIFE
JOSEPHINE MARIE COCKRUM
376/334

J ROBERTSON
ABSTRACT No. 545

CR111 - WESTINGHOUSE RD.

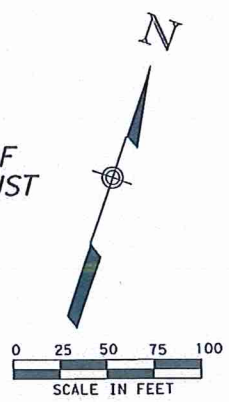
5.468 AC
WILLIAMSON COUNTY, TEXAS
2014004559

J MOTT
ABSTRACT No. 427

9,396 SF
0.216 AC

2.00 AC
DONNA H. GAWARECKI AS TRUSTEE FOR
BRIAN MICHAEL GAWARECKI &
ADAM WAYNE GAWARECKI
933/846

144.41 AC
JOHN S. AVERY, SR. TRUSTEE OF
THE JOHN S. AVERY EXEMPT TRUST
2006112407



EXHIBIT

C-2

STEGE BIZZELL

1978 S. AUSTIN AVENUE
512.930.9412
GEORGETOWN, TX 76626
STEGERBIZZELL.COM

ENGINEERS PLANNERS SURVEYORS

PA	PROPERTY OF:
tables	OWN
SCALE: 1"=100'	PARCEL: 9
PROJECT: CR 111	COUNTY: WILLIAMSON

WILLIAMSON COUNTY
1848