

**DRAINAGE EASEMENT**

County Road 110

THE STATE OF TEXAS

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

That SEDC DEVCO, INC., a Texas corporation, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of One and No/100 (\$1.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by WILLIAMSON COUNTY, TEXAS, its agents and assigns, hereinafter referred to as "Grantee", receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual drainage easement interest in, on, over, upon, above and across the below-described Property:

All of that certain 0.058 acre tract of land situated in the Henry Millard Survey, Abstract No. 452 in Williamson County, Texas; said tract of land being more particularly described by metes as bounds in Exhibit "A", attached hereto and incorporated herein for all purposes **(Parcel 7M-E)**.

The perpetual easement, right-of-way, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage easement and channel, along with any structures, materials, improvements, pipes, culverts, storm sewer, grading and related appurtenances and equipment which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon, under and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress from to and from said premises from the adjacent right of way for the purpose of making any improvements, modifications or repairs which the Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the easement herein acquired by Grantee. Any such trees or vegetation cut by Grantee shall promptly be removed from the Property.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage and for making connections therewith.

Grantor does hereby bind its heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantors, but not otherwise. This conveyance is made subject to any validly existing matters of record affecting this Property which are recorded in the Official Records of Williamson County, Texas.

The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements placed thereon, or the maintenance of the Property for the conveyance of stormwater drainage without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the 4<sup>th</sup> day of November, 2016.

*[signature pages follow]*

**GRANTOR:**

SEDC DEVCO, INC.,  
a Texas corporation

By: \_\_\_\_\_

John S. Lloyd, President

**ACKNOWLEDGMENT**

STATE OF TEXAS

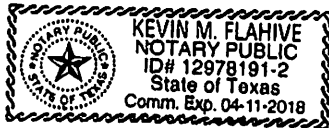
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COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the 4 day of NOVEMBER, 2016 by John S. Lloyd, in the capacity and for the purposes and consideration recited therein.



\_\_\_\_\_

Notary Public, State of Texas

ACCEPTED:

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_

Dan A. Gattis, County Judge

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF WILLIAMSON

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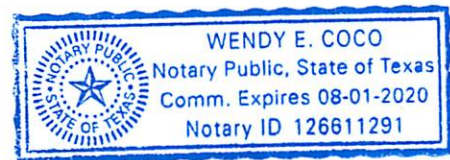
This instrument was acknowledged before me on this the 10th day of January, 2016 by Dan A. Gattis, in the capacity and for the purposes and consideration recited therein.

Wendy E. Coco

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.  
309 East Main  
Round Rock, Texas 78664



GRANTEE'S MAILING ADDRESS:

Williamson County, Texas  
Attn: County Judge  
710 Main Street, Suite 101  
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

EXHIBIT A

County: Williamson  
Parcel : 7M-E  
Highway: County Road 110

**PROPERTY DESCRIPTION FOR PARCEL 7M-E**

DESCRIPTION OF A 0.058 ACRE (2,503 SQUARE FOOT) TRACT OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT CALLED 34.74 ACRE TRACT OF LAND CONVEYED TO SEDC DEVCO, INC. (EXHIBIT A) BY INSTRUMENT RECORDED IN DOCUMENT NO. 2015089800 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.058 ACRE (2,503 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point, for the northeasterly corner of the herein described tract (Grid Coordinates determined as N=10182150.43, E=3153777.17 TxSPC Zone 4203) set 68.00 feet right of proposed County Road (C.R.) 110 Baseline Station 241+99.55 in the proposed easterly Right-of-Way (ROW) line of C.R. 110 (variable width ROW), for the northwesterly corner of the herein described tract, and from which a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet right of proposed C.R.110 Baseline Equation Station 245+71.25 BK = 245+70.00 AH bears N 24°02'59" W at a distance of 371.70 feet;

**THENCE**, departing said proposed easterly ROW line, through the interior of said 34.74 acre tract the following three (3) courses:

- 1) **N 65°57'01" E** for a distance of 25.00 feet to a calculated point, for the northeasterly corner of the herein described tract;
- 2) **S 24°02'59" E** for a distance of 100.12 feet to a calculated point, for the southeasterly corner of the herein described tract;
- 3) **S 65°57'01" W** for a distance of 25.00 feet to a calculated point in said proposed easterly ROW line, for the southeasterly corner of the herein described tract, and from which a 1/2" iron rod with aluminum cap stamped "WILCO ROW" set 68.00 feet right of proposed C.R.110 Baseline Station 240+92.69 in the southerly boundary line of said 34.74 acre tract, same being the northerly boundary line of the remainder of that called 105.031 acre tract of land (Tract 2) conveyed to SEDC DEVCO, Inc. by instrument recorded in Document No. 2013084234 of the Official Public Records of Williamson County, Texas, bears S 24°02'59" E at a distance of 6.73 feet;

- 4) **THENCE** with said proposed easterly ROW line, **N 24°02'59" W** for a distance of **100.12** feet to the **POINT OF BEGINNING**, containing **0.058** acres (**2,503** 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.

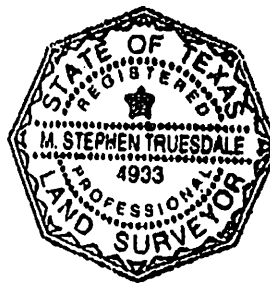
THE STATE OF TEXAS       §  
COUNTY OF WILLIAMSON §       §   KNOW ALL MEN BY THESE PRESENTS:

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify 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 under my direct supervision.

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

  
M. Stephen Truesdale  
Registered Professional Land Surveyor No. 4933  
Licensed State Land Surveyor  
Inland Geodetics, LLC  
Firm Registration No: 100591-00  
1504 Chisholm Trail Road, Suite 103  
Round Rock, TX 78681

25 July 2016  
Date

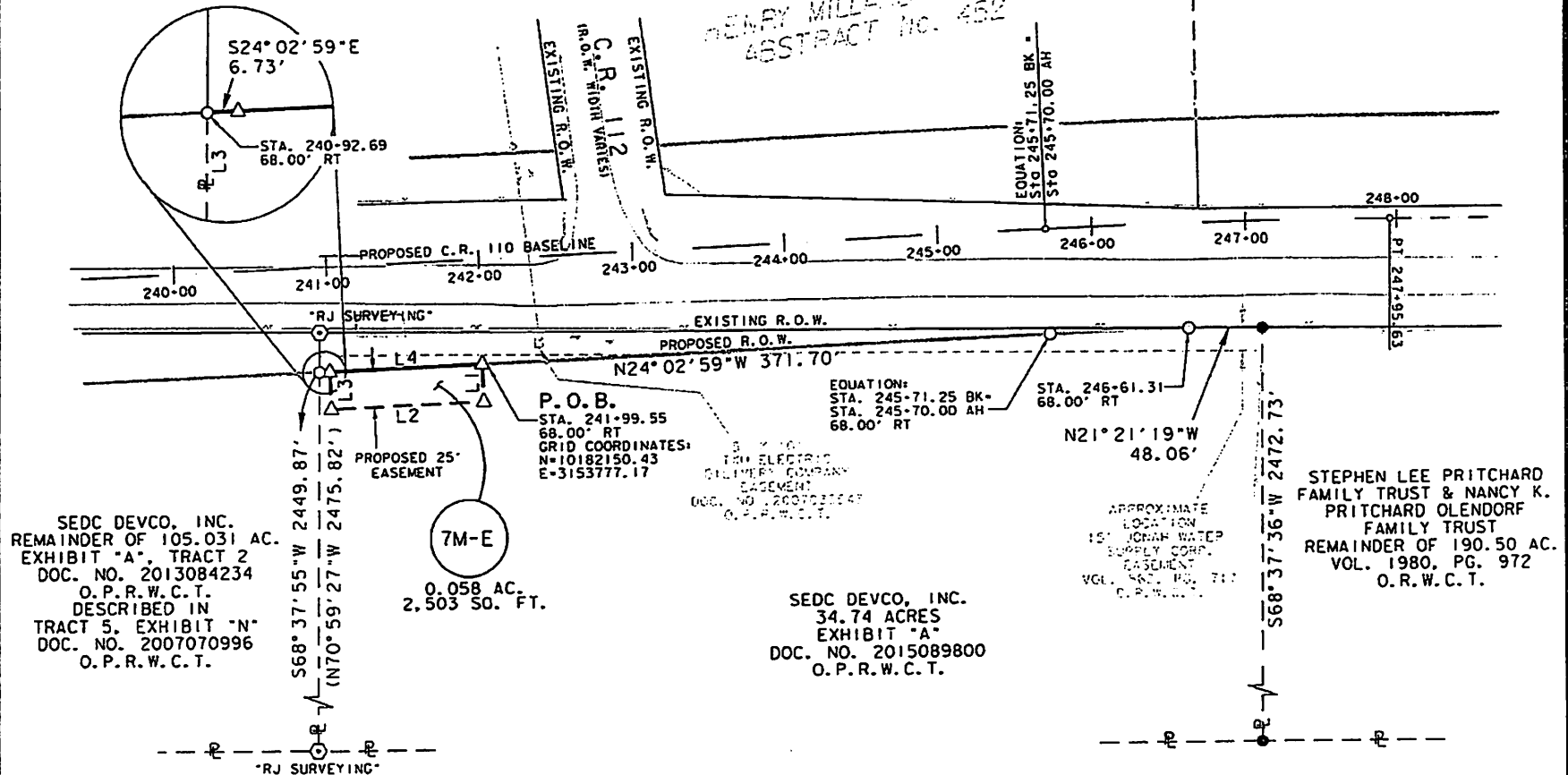
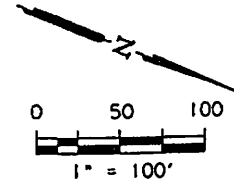


# EXHIBIT "A"

## PLAT TO ACCOMPANY PARCEL DESCRIPTION

REV. 07/26/16  
PAGE 3 OF 4

NUMBER	DIRECTION	DISTANCE
L1	N65°57'01"E	25.00'
L2	S24°02'59"E	100.12'
L3	S65°57'01"W	25.00'
L4	N24°02'59"W	100.12'



PARCEL PLAT SHOWING PROPERTY OF  
SED DEVCO, INC.

PARCEL 7M-E

SCALE  
1" = 100'

PROJECT  
CR 110

COUNTY  
WILLIAMSON

EXHIBIT **A.**  
**LEGEND**  
**PLAT TO ACCOMPANY PARCEL DESCRIPTION**

■	TXDOT TYPE 1 CONCRETE MONUMENT FOUND	£	CENTER LINE
✱	FENCE CORNER POST FOUND	ε	PROPERTY LINE
●	1/2" IRON ROD FOUND UNLESS NOTED	( )	RECORD INFORMATION
⊙	1/2" IRON ROD FOUND W/PLASTIC CAP	—	LINE BREAK
⊙	COTTON GIN SPINDLE FOUND	N	DENOTES COMMON OWNERSHIP
⊙	1/2" IRON PIPE FOUND UNLESS NOTED	P.O.B.	POINT OF BEGINNING
X	X CUT FOUND	P.O.R.	POINT OF REFERENCE
▲	60/D NAIL FOUND	N.T.S.	NOT TO SCALE
Δ	CALCULATED POINT	D.R.W.C.T.	DEED RECORDS
○	1/2" IRON ROD W/ ALUMINUM CAP	O.R.W.C.T.	OFFICIAL RECORDS
	STAMPED "WILCO-ROW" SET	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS
	(UNLESS NOTED OTHERWISE)	P.R.W.C.T.	PLAT RECORDS
			WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone using a combined surface adjustment factor of 1.00011.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. 1608513-GTN, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MARCH 23, 2016, ISSUE DATE APRIL 1, 2016.

- 10A. EASEMENT GRANTED TO JONAH WATER SUPPLY CORP. BY INSTRUMENT IN VOLUME 563, PAGE 717, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- B. RIGHT OF WAY AND ACCESS EASEMENT BY INSTRUMENT IN VOLUME 69, PAGE 608, VOLUME 70, PAGE 555 AND VOLUME 131, PAGE 131 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.
- C. EASEMENT GRANTED TO TXU ELECTRIC DELIVERY COMPANY BY INSTRUMENT IN DOCUMENT NO. 2007035543, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AFFECTS AS SHOWN.
- E. INCLUSION WITHIN THE UPPER BRUSHY CREEK WCID NO. 1A, SUBJECT TO IF APPLICABLE.
- F. INCLUSION WITHIN THE SIENA MUD NO. 2, SUBJECT TO.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

*M. Stephen Truesdale*  
DATE: *25 Aug 2016*

M. STEPHEN TRUESDALE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933  
INLAND GEODETICS, LLC  
FIRM REGISTRATION NO. 100591-00  
1504 CHISHOLM TRAIL ROAD, SUITE 103  
ROUND ROCK, TX 78681



**INLAND GEODETICS**  
PROFESSIONAL LAND SURVEYORS  
1504 CHISHOLM TRAIL RD., STE. 103  
ROUND ROCK, TX 78681  
PH 512 238-1200, FAX 512 238-1251  
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF		
SEDC DEVCO, INC.		
SCALE 1" = 100'	PROJECT CR 110	COUNTY WILLIAMSON
PARCEL 7M-E		