

Sheets & Crossfield, P.C.

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

January 12, 2017

UPDATED JANUARY 13, 2017

Robert & Melissa Tyrone
9008 Bancroft Trail
Austin, TX 78729

RE: Williamson County – Forest North Drainage Improvements
Drainage Easement and Temporary Construction Easement at 9306
Meadowheath Drive

Dear Mr. and Mrs. Tyrone:

I am again writing on behalf of Williamson County, Texas regarding the Forest North Drainage Improvement Project. I am glad that we have been able to reach an agreement for the acquisition of the enclosed easements on your property at 9306 Meadowheath Drive (the "Easements"). Please allow this letter to set out our agreement for the County's purchase of the Easements.

In return for granting the Easements, the County will pay you the total sum of \$2,400.00.

As we discussed, the enclosed easements reflect the most recent plan you discussed with the County, which allows for all of your trees to remain on the property.

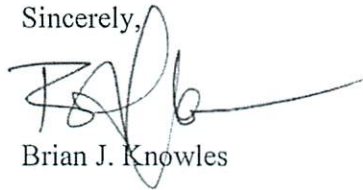
If this meets with your understanding, please execute this letter where indicated and return it to me. Please also execute the Easements with a notarized signature and return them to me.

In order to process your payment, the County also needs a completed W-9 tax form. Please complete the enclosed W-9 and return it to me.

Upon receipt of this letter and the Easements signed by you, we will have the letter executed by the County Judge and processed for payment as quickly as possible. I will return a copy of the fully executed letter to you. The Easements will not be recorded until I have delivered the payment to you.

Please feel free to contact me at any time if you have any questions or concerns. It has been a pleasure working with you to resolve these issues.

Sincerely,



Brian J. Knowles

AGREED:

By: 
Robert Tyrone

Date: JAN. 17, 2017

By: 
Melissa Tyrone

Date: 11/7/17

WILLIAMSON COUNTY, TEXAS

By: 
Dan A. Gattis, County Judge

Enclosures

DRAINAGE EASEMENT

Forest North Estates

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

That ROBERT C. TYRONE AND MELISSA J. TYRONE, and their successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) 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 easement interest in, on, over, upon, above and across the following property ("Property"):

All of that certain 0.016 acre (716 square foot), tract of land situated in the Elisha Allen Survey, Williamson County, Texas, being a portion of Lot 273, of Forest North Estates Phase Two, a subdivision according to the plat thereof recorded in Cabinet B, Slide 278-281 of the Plat Records of Williamson County, Texas, and being conveyed to Robert C. Tyrone and Melissa J. Tyrone by instrument recorded in Document No. 9660897 of the Official Records of Williamson County, Texas, said 0.016 acre (716 square foot) tract of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage way and/or channel, along with any structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibit "A", generally in accordance with the notes, details, specifications or other requirements or restrictions as shown on the plan sheets attached as Exhibit "B" and incorporated herein, together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which 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.

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

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 way and for making connections therewith.

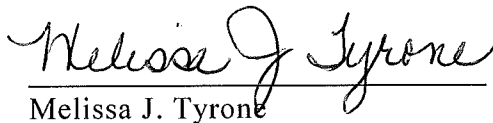
And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This grant is subject to any easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time. 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 or modifications placed thereon, or the maintenance of the surface 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 17 day of JAN., 2017.

GRANTORS:


Robert C. Tyrone


Melissa J. Tyrone

ACKNOWLEDGMENT

STATE OF TEXAS

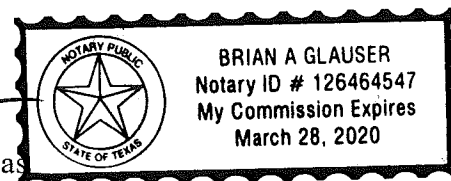
§
§
§

COUNTY OF Williamson

This instrument was acknowledged before me on this the 17 day of Jan, 2017 by Robert C. Tyrone, in the capacity and for the purposes and consideration recited therein.



Notary Public, State of Texas



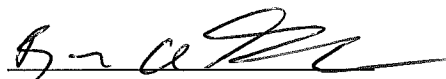
ACKNOWLEDGMENT

STATE OF TEXAS

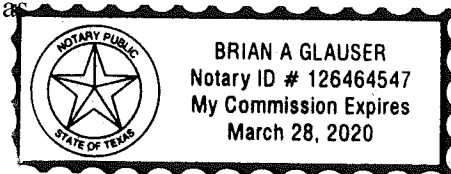
§
§
§

COUNTY OF Williamson

This instrument was acknowledged before me on this the 17 day of Jun, 2017 by Melissa J. Tyrone, in the capacity and for the purposes and consideration recited therein.



Notary Public, State of Texas



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

Page 1 of 3

PROPERTY DESCRIPTION

STATE OF NEW YORK
REGISTERED
LAWRENCE M. RUSSO
5050
PROFESSIONAL
LAND SURVEYOR

EXHIBIT A PLAT TO ACCOMPANY DESCRIPTION

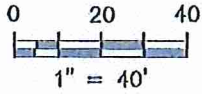
FOREST NORTH ESTATES
PHASE THREE
CAB B, SLIDES 326-327
P.R.W.C.T.

LOT 372

LOT 371

LOT 370

LOT 369



70' DRAINAGE
EASEMENT PER PLAT

20' P.U.E. PER PLAT

10' P.U.E. PER PLAT

LOT 272

EASEMENT
0.016 AC.
716 SQ. FT.

PROPOSED
10 T.C.E.
(0.033 AC.)
(1,425 SQ. FT.)

ROBERT C. TYRONE
& MELISSA J. TYRONE
DOC. NO. 9660897
O.R.W.C.T.

LOT 273

10' P.U.E. PER PLAT

LOT 271

FOREST NORTH ESTATES
PHASE TWO
CAB. B, SLDS. 278-281
P.R.W.C.T.

ELISHA ALLEN SURVEY

25' BUILDING LINE/PLAT

P.O.B.

C1

C2

(C3)
EXISTING R.O.W.

MEADOWHEATH DR.
(60' ROW WIDTH)

HAVERSHAM CT.
(50' ROW WIDTH)

NUMBER	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	02°27'52"	970.00'	41.72'	41.72'	S59°26'35"W
C2	00°17'45"	970.00'	5.01'	5.01'	S60°49'24"W
(C3)		(970.00')	(96.04')	(96.00')	(N65°17'E)



ROBERT C. TYRONE
& MELISSA J. TYRONE
EASEMENT
0.016 ACRES
716 SQUARE FEET

EXHIBIT

A

PLAT TO ACCOMPANY DESCRIPTION

LEGEND

○	IRON ROD SET W/ ALUMINUM CAP STAMPED "COG-ROW"	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
⊙	1/2" IRON PIPE FOUND	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
⊗	IRON ROD WITH CAP FOUND	P.U.E.	PUBLIC UTILITY EASEMENT
●	1/2" IRON ROD FOUND UNLESS NOTED	()	RECORD INFORMATION
△	CALCULATED POINT	⊗	WATER VALVE
ℙ	PROPERTY LINE	⊙	GAS METER
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS	⋈	POWER POLE
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS	—OE—	OVERHEAD UTILITY
		↗	DENOTES COMMON OWNERSHIP

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.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

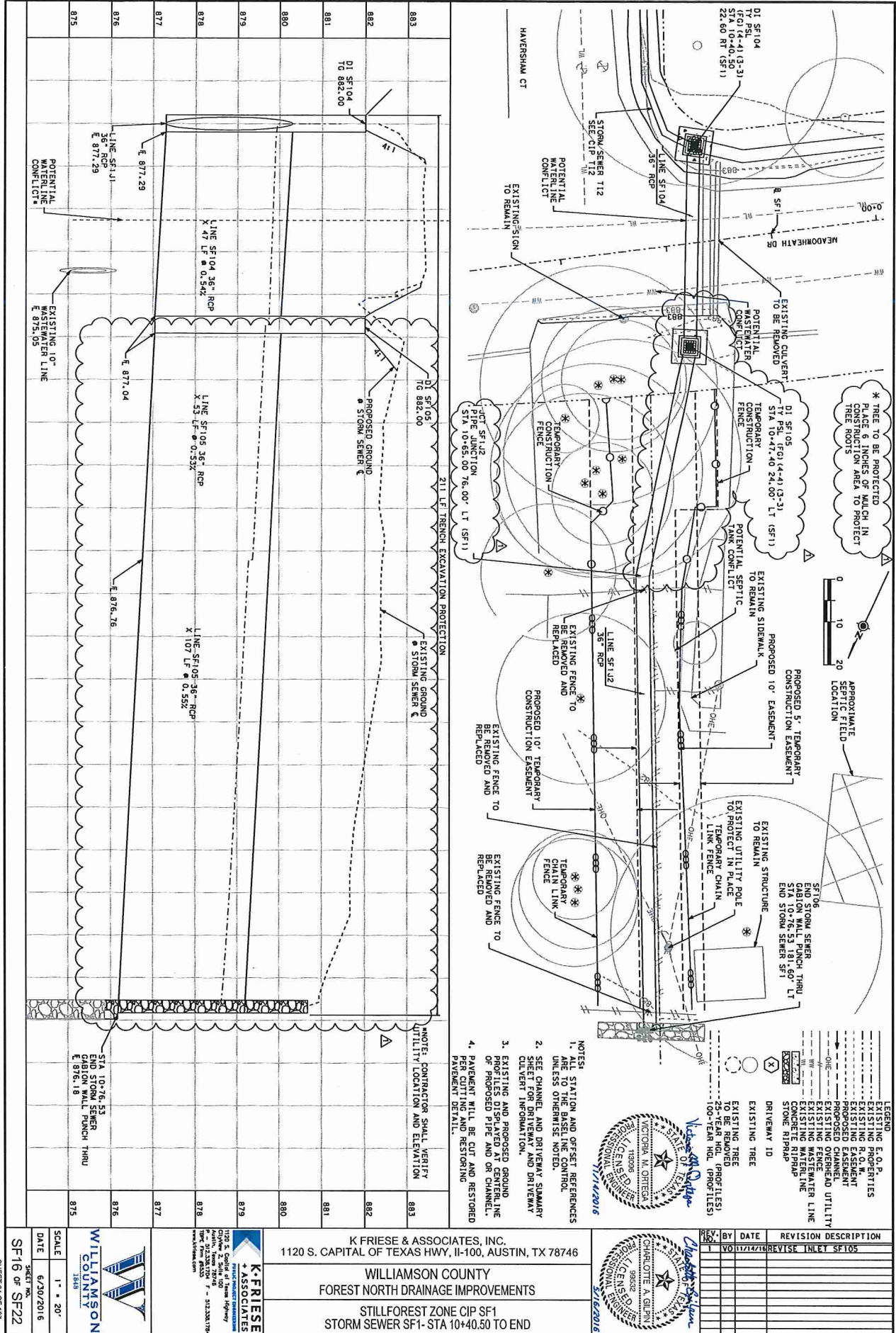
Lawrence M. Russo 11/05/2015
 LAWRENCE M. RUSSO
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
 INLAND GEODETICS, LLC
 FIRM REGISTRATION NO. 100591-00
 1504 CHISHOLM TRAIL ROAD, SUITE 103
 ROUND ROCK, TEXAS 78681



ROBERT C. TYRONE
 & MELISSA J. TYRONE
 EASEMENT
 0.016 ACRES
 716 SQUARE FEET

EXHIBIT B

X:\Projects\0300 - Forest North Phase 2\DWG\Sheets\0300-SF-PP12.dgn modified by dcryon on 11/14/2016 - 11:10:52 AM



SHEET 14 OF 167

SF16 or SF22

SCALE 1" = 20'

DATE 6/20/2016

WILLIAMSON COUNTY

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

SHEET 14 OF 167

SF16 or SF22

SCALE 1" = 20'

DATE 6/20/2016

WILLIAMSON COUNTY

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

1848

TEMPORARY CONSTRUCTION EASEMENT
Forest North Drainage Improvement Project

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§
§

KNOW ALL BY THESE PRESENTS:

That ROBERT C. TYRONE AND MELISSA J. TYRONE, and their successors and assigns (hereinafter referred to as "Grantor"), for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration paid by WILLIAMSON COUNTY, TEXAS (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby GRANT, SELL and CONVEY unto Grantee a Temporary Construction Easement, in, upon, over, under, above and across the following described Property of Grantor, to-wit:

See Exhibit "A" note, describing a proposed T.C.E. being a 1,425 square foot tract of land situated in the Elisha Allen Survey, Williamson County, Texas, being a portion of Lot 273, of Forest North Estates Phase Two, a subdivision according to the plat thereof recorded in Cabinet B, Slide 278-281 of the plat records of Williamson County, Texas, and being conveyed to Robert C. Tyrone and Melissa J. Tyrone by instrument recorded in Document No. 9660897 of the Official Records of Williamson County, Texas, attached hereto and made a part hereof for all intents and purposes.

Such temporary construction easement shall be for the purpose of allowing Grantee, or its agents, to construct, install, maintain, inspect, reconstruct, rebuild, repair, abandon in place, and remove drainage lines and associated facilities, appurtenances and grading on adjacent property within permanent easement areas or right of way held or owned by Grantee, and generally in accordance with the notes, details, specifications or other requirements or restrictions as shown on the plan sheets attached as Exhibit "B" and incorporated herein. This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Williamson County, Texas.

Grantee shall have the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of construction, maintenance, abandonment and/or removal of drainage line and related improvements and grading in the adjacent permanent easement or right of way areas, and for making connections therewith; all upon the condition that upon completion of construction of the improvements and connections referenced herein, Grantee shall repair and restore the surface of said premises and improvements as nearly as is reasonably possible to the condition which the Property was in before the work was undertaken given the uses of the Property, including repair or replacement of any fencing, landscaping, ornamental trees, driveway, walkway, irrigation, or other vegetative material.

At no time during the grant of this easement shall Grantor be denied reasonable driveway ingress and egress to its property for the purposes to which the parent tract is currently being put, unless there is an agreement between Grantor and Grantee in advance.

This Temporary Construction Easement shall expire upon the earlier of (1) twelve (12) months after the date the Grantee, its agents or assigns first take possession of the property for the purposes identified herein, or (2) December 31, 2017.

Grantee hereby covenants and agrees:

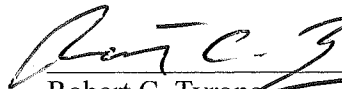
- (a) To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.
- (b) Grantor also retains, reserves, and shall continue to enjoy the surface of such Temporary Construction Easement for any and all purposes which do not interfere with and prevent the use by Grantee of the Temporary Construction Easement.

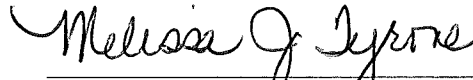
TO HAVE AND TO HOLD the rights and interests described unto Grantee and its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, and legal representatives, to warrant and forever defend, all and singular, the above-described Temporary Construction Easement and rights and interests unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim same, or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed this 17 day of JAN., 2017.

(signatures on following page)

GRANTORS:


Robert C. Tyrone


Melissa J. Tyrone

ACKNOWLEDGMENT

STATE OF TEXAS

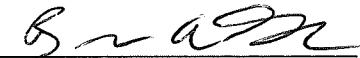
§

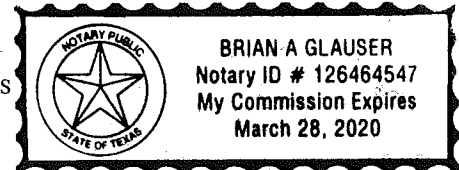
COUNTY OF WILLIAMSON

§

§

This instrument was acknowledged before me on this the 17 day of January, 2017 by Robert C. Tyrone, in the capacity and for the purposes and consideration recited therein.


Notary Public, State of Texas



ACKNOWLEDGMENT

STATE OF TEXAS

§

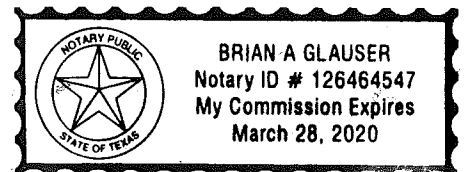
COUNTY OF WILLIAMSON

§

§

This instrument was acknowledged before me on this the 17 day of January, 2017 by Melissa J. Tyrone, in the capacity and for the purposes and consideration recited therein.


Notary Public, State of Texas



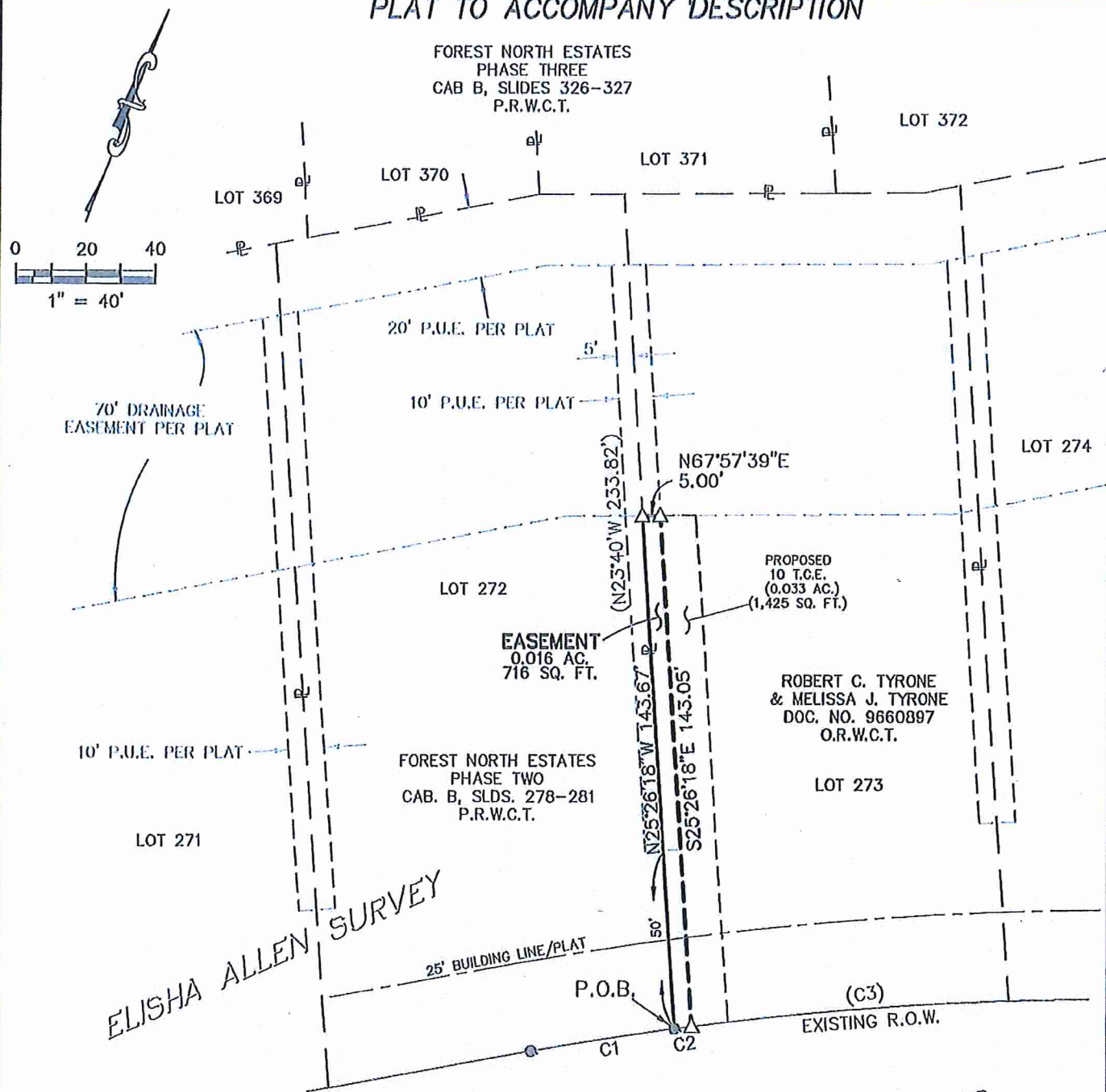
After recording return to:
Sheets & Crossfield, P.C.
309 E. Main St.
Round Rock, Texas 78664

Page 1 of 3

PROPERTY DESCRIPTION

STATE OF TEXAS
REGISTERED
LAWRENCE M. RUSSO
5050
PROFESSIONAL
LAND SURVEYOR

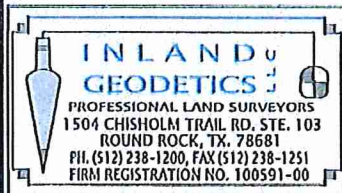
EXHIBIT A PLAT TO ACCOMPANY DESCRIPTION



NUMBER	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	02°27'52"	970.00'	41.72'	41.72'	S59°26'35"W
C2	00°17'45"	970.00'	5.01'	5.01'	S60°49'24"W
(C3)		(970.00')	(96.04')	(96.00')	(N65°17'E)

MEADOWHEATH DR.
(60' ROW WIDTH)

HAVERSHAM CT.
(50' ROW WIDTH)



ROBERT C. TYRONE
& MELISSA J. TYRONE
EASEMENT
0.016 ACRES
716 SQUARE FEET

PLAT TO ACCOMPANY DESCRIPTION

LEGEND

○	IRON ROD SET W/ ALUMINUM CAP STAMPED "COG-ROW"	O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
⊙	1/2" IRON PIPE FOUND	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
⊗	IRON ROD WITH CAP FOUND	P.U.E.	PUBLIC UTILITY EASEMENT
●	1/2" IRON ROD FOUND UNLESS NOTED	()	RECORD INFORMATION
△	CALCULATED POINT	⊗	WATER VALVE
ℙ	PROPERTY LINE	⊙	GAS METER
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS	⌋	POWER POLE
P.R.W.C.T.	PLAT RECORDS WILLIAMSON COUNTY, TEXAS	—OE—	OVERHEAD UTILITY
		↗	DENOTES COMMON OWNERSHIP

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.

2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

Lawrence M. Russo 11/05/2015
 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, TEXAS 78681



ROBERT C. TYRONE
 & MELISSA J. TYRONE
 EASEMENT
 0.016 ACRES
 716 SQUARE FEET

X:\Projects\0300 - Forest North Phase 2\DGN\Sheets\0300-SF-PP12.dgn modified by dcryon on 11/14/2016 - 11:10:52 AM

