

## PUBLIC DRAINAGE EASEMENT

**Date:** May 8, 2018

**Grantor:** County of Williamson County, Texas

**Grantor's Address:** 710 Main Street, Suite 101  
Georgetown, Texas 78626

**Easement Tract:** All that parcel of land situated in Williamson County, Texas, described in the attached **Exhibit A**

**Easement Duration:** Perpetual

**Easement Purpose:** To provide for drainage and related purposes

**Permitted Activity:** Installation, construction, operation, use, maintenance, repair, modification, upgrade, and replacement of any structure, building, retaining wall, or other similar improvement in the Easement Tract

**Permitted Encumbrances:** Any easements, liens, encumbrances, and other matters not subordinated to the Easement Tract and of record in the Real Property Records of the Texas county in which the Easement Tract is located that are valid, existing, and affect the Easement Tract as of the Date

**Repairable Improvements:** Asphalt or concrete walkways, driveways, and parking areas at grade level that do not interfere in any material way or are not inconsistent with the rights granted the under this Easement for the Easement Purpose

Grantor, for good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor, hereby dedicates to the public a perpetual, non-exclusive easement in, over, under, on, and across the Easement Tract for the Easement Purpose as may be necessary or desirable subject to the Permitted Encumbrances, together with (i) the right of ingress and egress at all times over, on, and across the Easement Tract for use of the Easement Tract for the Easement Purpose, (ii) the right to eliminate any encroachments in the Easement Tract that interfere in any material way or are inconsistent with the rights granted to the public under this instrument for the Easement Purpose, and (iii) any and all rights and appurtenances pertaining to use of the Easement Tract (collectively, the "**Easement**").

Grantor expressly reserves the right to enter upon and use any portion of the Easement Tract, including for the purposes of any Permitted Activity. Grantor shall be obligated to restore or replace to a good and functioning condition as determined by the Grantor in its reasonable discretion only the Repairable Improvements which have been removed, relocated, altered, damaged, or destroyed as a result of use of the Easement Tract.

Except where the context otherwise requires, *Grantor* includes *Grantor's successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

*[The remainder of this page is intentionally blank]*

Executed effective the Date first above stated.

Grantor: County of Williamson County, Texas

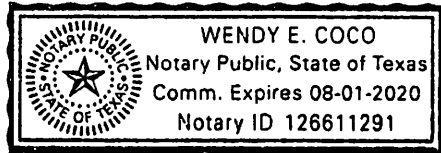
By: Valerie Covey  
Name: Valerie Covey  
Title: Commissioner Pct 3, Presiding Officer

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

Before me, the undersigned notary, on this day personally appeared Valerie Covey Commissioner of Pct 3, as Presiding Officer, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on this 8<sup>th</sup> day of May, 2018.

Wendy E. Coco  
Notary Public, State of Texas



# EXHIBIT A

## Property Description

### Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.2110 ACRE (9,190 SQUARE FEET) OUT OF THE NATHANIEL EDWARDS SURVEY NO. 21, ABSTRACT NO. 225, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.43 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2005053311 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID TRACT BEING A PORTION OF LOTS 23 & 24 BLOCK A, HUTTO SQUARE COMMERCIAL LOTS, RECORDED IN CABINET Z, PAGES 281-282 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID 0.2110 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
www.4wardls.com

**COMMENCING**, at a 1/2-inch iron rod with illegible cap found in the common line of said Lots 23 and 24, and being in the west line of a called 8.62 acre tract conveyed to the City of Hutto in Document No. 2008077696 (O.P.R.W.C.T.), and being at the southeast corner of a called 2.814 acre tract conveyed to WLD Petersen Investments-Hutto, LLC, in Document No. 2015048567 (O.P.R.W.C.T.), and being the northeast corner of said Williamson County tract, and being in the east line of a called 10-foot drainage easement dedicated in said Hutto Square Commercial Lots, from which a 1/2-inch iron rod with "RJ" cap found in the south line of Lot 15, Block A, Hutto Square Section 1, recorded in Cabinet W, Slides 263-267 (P.R.W.C.T.), and being the northeast corner of said WLD Petersen tract, and being the common north corner of Lots 23 and 24, Block A, of said Hutto Square Commercial Lots, and being the northwest corner of said City of Hutto tract bears, N05°40'42"E, a distance of 284.77 feet;

**THENCE**, leaving the common line of said Lots 23 and 24 and the common line of said City of Hutto tract and said Williamson County tract, and east line of said 10-foot drainage easement, over and across said Lot 24, said Williamson County tract and said 10-foot drainage easement, S17°01'46"W, a distance of 50.81 feet to a calculated point in the west line of said 10-foot drainage easement, for the northeast corner and **POINT OF BEGINNING** hereof;

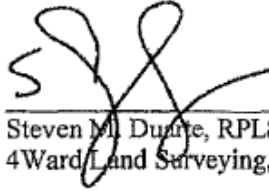
**THENCE**, continuing over and across said Lot 24 and said Williamson County tract, with the west line of said 10-foot drainage easement, S05°40'42"W, a distance of 229.35 feet to a calculated point for the southeast corner hereof, from which a disturbed 1/2-inch iron rod found at an angle point in the common line of said Lots 23 and 24, and being the common line of said City of Hutto tract and said Williamson County tract, and being the east line of said 10-foot drainage easement bears, S74°06'18"E, a distance of 10.16 feet;

**THENCE**, leaving the west line of said 10-foot drainage easement, continuing over and across said Lot 24 and said Williamson County tract, the following three (3) courses and distances:

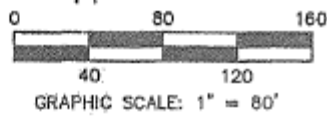
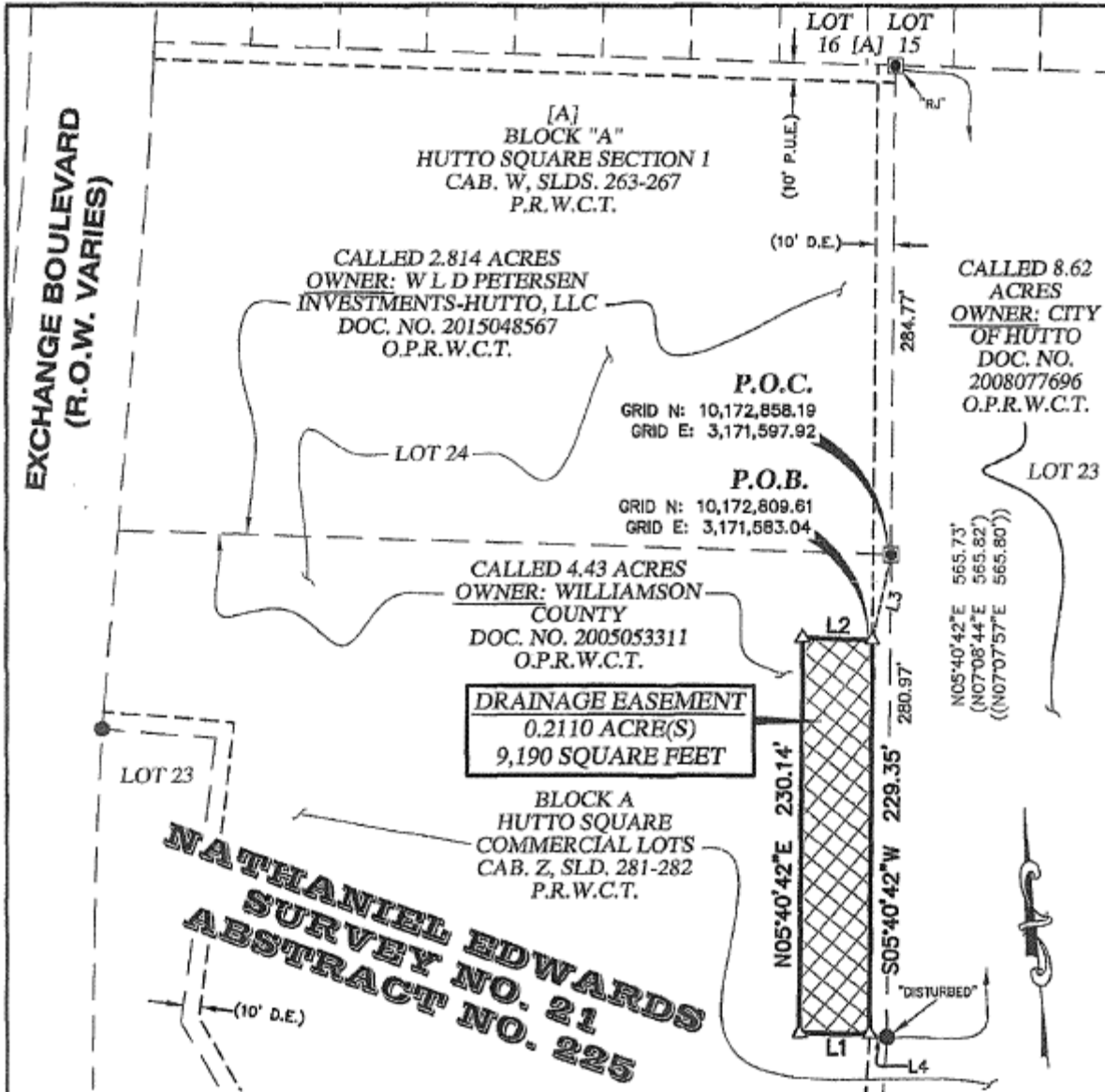
- 1) N84°19'18"W, a distance of 40.00 feet to a calculated point for the southwest corner hereof,
- 2) N05°40'42"E, a distance of 230.14 feet to a calculated point for the northwest corner hereof,  
and
- 3) S83°11'49"E, a distance of 40.01 feet to the **POINT OF BEGINNING** and containing 0.2110 Acre (9,190 Square Feet) of land, more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000117952327. See attached sketch (reference drawing: 00627\_drainage easement.dwg).

  
12/29/2017  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





**0.2110 ACRE  
 DRAINAGE EASEMENT  
 City of Hutto,  
 Williamson County,  
 Texas**

**4WARD**  
 Land Surveying  
 A Limited Liability Company

PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPLS FIRM #10174300

Date:	12/29/2017
Project:	00627
Scale:	1" = 80'
Reviewer:	SMD
Tech:	BP
Field Crew:	HT/DC
Survey Date:	AUG. 2017
Sheet:	1 OF 2

P:\00627\00627\_Drainage Easement (2017).dwg

**NOTES:**

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117952327.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N84°19'18"W	40.00'
L2	S83°11'49"E	40.01'
L3	S17°01'46"W	50.81'
L4	S74°06'18"E	10.16'

LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH ILLEGIBLE CAP FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. Z PGS. 281-282
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2008077696



12/29/2017

**0.2110 ACRE  
DRAINAGE EASEMENT  
City of Hutto,  
Williamson County,  
Texas**

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P:\90827\dwg\00627\_Drainage Easement (2017).dwg