

**DRAINAGE EASEMENT**

Georgetown Inner Loop at Central Maintenance Facility

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

This instrument is made on the 16<sup>th</sup> day of July, 2019 between COUNTY OF WILLIAMSON, TEXAS, a political subdivision of the State of Texas, whose address is 710 Main Street, Suite 101, Georgetown, Texas 78626 (hereinafter referred to as "Grantor"), and the City of Georgetown, a Texas home-rule municipal corporation, whose address is P.O. Box 409 Georgetown, Texas 78627, ATTN: Georgetown City Secretary (herein referred to as "Grantee").

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns a non-exclusive easement and right-of-way (the "Easement") for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of public drainage facilities and related appurtenances (collectively, the "Facilities") and allowing the flow of water on, over and across the following described property of the Grantor, to wit:

Being all those certain tracts, piece or parcels of land lying and being situated in the County of Williamson, State of Texas, being more particularly described by metes and bounds and accompanying sketches in **Exhibit A (Parcel E1) and Exhibit B (Parcel E2)** attached hereto and made a part hereof for all purposes (herein sometimes referred to as the "Easement Area" or the "Property").

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.
3. The Easement, with its rights and privileges, shall be used only for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, upgrading, relocating, and/or removing the Facilities and allowing the flow of water on, over and across the Easement.
4. The duration of the Easement is perpetual.
5. Grantor and Grantor's heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof.

6. This Agreement contains the entire agreement between the parties relating to its subject matter. Any oral representations or modifications concerning this Agreement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.
7. The terms of this Agreement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 16<sup>th</sup> day of July, 2019.

GRANTOR:

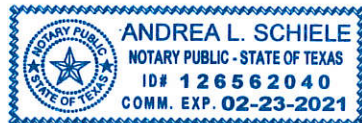
COUNTY OF WILLIAMSON, TEXAS

By: Bill Gravell, Jr.  
Bill Gravell, Jr. County Judge

**Acknowledgment**

STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON       §

This instrument was acknowledged before me on this the 16<sup>th</sup> day of July, 2019, by Bill Gravell, Jr., County Judge of the County of Williamson, Texas.



Andrea L. Schiele  
Notary Public, State of Texas

**APPROVED, AS TO FORM:**

James Kachelmeyer  
James Kachelmeyer, Asst. City Attorney

**EXHIBIT A**

**County:** Williamson  
**Parcel No.:** Drainage Easement 1  
**Highway:** Williamson County South Inner Loop

**DRAINAGE EASEMENT**

DESCRIPTION OF A 0.0233 ACRE (1,014 SQ. FT.) EASEMENT, LOCATED IN THE ADDISON, W. SURVEY, SECTION NO. 2, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 103.5913 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO WILLIAMSON COUNTY, RECORDED IN VOLUME 2332, PAGE 144 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.), SAID 0.0233 ACRE (1,014 SQ. FT.) EASEMENT, AS SHOWN ON AN EASEMENT SKETCH PREPARED BY SAM, LLC., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at the corner of the south line of Belmont Drive as recorded in the Berry Creek Subdivision Section 8 as recorded in document number 2000023853 Official Public Records of Williamson County Texas (O.P.R.W.C.TX.), and the of east margin of South Inner Loop Boulevard as recorded in a deed as Williamson County public right-of-way, recorded in Document No. 1995007267, D.R.W.C.TX. (no right of way width defined), from which bears N 19°54'22" E a 1/2-inch iron rod found, (surface coordinates= N:10204525.40, E:3142951.83), at a distance of 0.24 feet.

**THENCE** S 01°21'15" W with the east margin of said South Inner Loop Boulevard and the west line of said Berry Creek Subdivision Section 8, a distance of 348.42 feet to the south west corner of said Berry Creek Subdivision Section 8, and point being in the north line of a said 103.5913 acres tract;

**THENCE** N 68°40'03 E with the south line of said Berry Creek Subdivision Section 8 and the north line of said 103.5913 acre tract a distance of 14.10 feet same point being in the margin of said South Inner Loop Boulevard (width undefined);

**THENCE** S 01°23'44" W along the east margin of said South Inner Loop Boulevard 33.84 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for corner, (surface coordinates= N:10204148.16, E:3142955.82) and the **POINT OF BEGINNING** for the northwest corner of the easement described herein;

**1) THENCE** N 71°54'13" E, departing the east margin of said South Inner Loop Boulevard, for a distance of 22.59 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for the northeast corner of the easement described herein;

**2) THENCE** S 01°23'44" W, a distance of 43.71 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for corner;

**3) THENCE** S 71°53'55" W, a distance of 17.29 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for corner;

**4) THENCE** S 01°23'44" W, a distance of 17.48 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for the southeast corner of the easement described herein;



5) **THENCE** N 88°05'26" W, a distance of 5.00 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW", point being in the east margin of said South Inner Loop Boulevard and the southwest corner of the easement described herein;

6) **THENCE** N 01°23'44" E, along the east margin of said South Inner Loop Boulevard, a distance of 59.37 feet to the **POINT OF BEGINNING** and containing 0.0233 acre (1,014 sq. ft.) of land, more or less.;

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS

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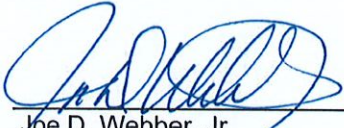
KNOW ALL MEN BY THESE PRESENTS:

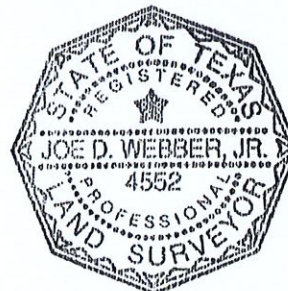
COUNTY OF TRAVIS

That I, Joe D. Webber, 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 direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 21st day of January, 2016.

SURVEYING AND MAPPING, LLC.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
Texas Firm Registration No. 10064300

 1-21-16  
Joe D. Webber, Jr.  
Registered Professional Land Surveyor  
Texas No. 4552



# LEGEND

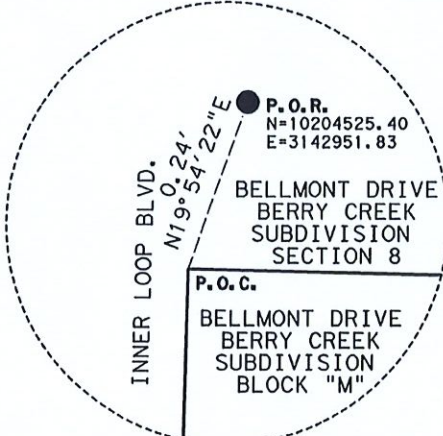
- 1/2" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY ROW"  
UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ▲ CALCULATED POINT
- P PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- N.T.S. NOT TO SCALE
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS



GRAPHIC SCALE  
SCALE: 1" = 20'  
WILLIAMSON COUNTY, TEXAS

## LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N68° 40' 03"E	14.10'
L2	N88° 05' 26"W	5.00'



## NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL COORDINATES AND DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000120. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]*

JOE D. WEBBER, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4552, STATE OF TEXAS

1-21-16  
DATE



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

WILLIAMSON COUNTY, TX.  
EASEMENT SKETCH  
SHOWING EASEMENT OF  
E1 DRAINAGE  
0.0233 AC. (1,014 SQ. FT.)

BELLMONT DRIVE  
BERRY CREEK SUBDIVISION SECTION 8

SEE  
DETAIL "A"

BERRY CREEK SUBDIVISION  
SECTION 8, BLOCK "M"  
DOC. NO. 2000023853  
O.P.R.W.C.TX.

UTILITY EASEMENT

EAST MARGIN OF SOUTH INNER LOOP  
S01° 21' 15" W 348.42'

UTILITY EASEMENT

UTILITY EASEMENT

WILLIAMSON COUNTY  
CALLED 103.5913 AC.  
VOL. 2332, PG. 144  
D.R.W.C.TX.

P.O.B.  
N=10204148.16  
E=3142955.82

S01° 23' 44" W 33.84'

22.59'  
N71° 54' 13"E

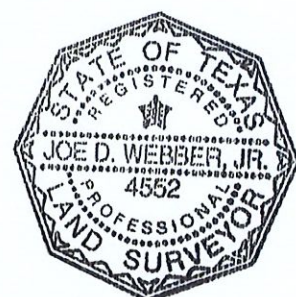
N01° 23' 44" E 59.37'

E1

S01° 23' 44" W 43.71'

17.29'  
S71° 53' 55"W

S01° 23' 44" W  
17.48'



PAGE 3 OF 3  
REF. FIELD NOTE NO. 30695

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**EXHIBIT B**

**County:** Williamson  
**Parcel No.:** Drainage Easement 2  
**Highway:** Williamson County South Inner Loop

**DRAINAGE EASEMENT**

DESCRIPTION OF A 0.1386 ACRE (6,036 SQ. FT.) EASEMENT, LOCATED IN THE ADDISON, W. SURVEY, SECTION NO. 2, ABSTRACT NO. 21, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 103.5913 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO WILLIAMSON COUNTY, RECORDED IN VOLUME 2332, PAGE 144 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.TX.), SAID 0.1386 ACRE (6,036 SQ. FT.) EASEMENT, AS SHOWN ON AN EASEMENT SKETCH PREPARED BY SAM, LLC., BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY ROW", (surface coordinates= N:10202439.30, E:3142882.79), set on the east margin of South Inner Loop Boulevard as recorded in a deed as Williamson County public right-of-way, recorded in Document No. 1995007267, D.R.W.C.TX., for the southwest corner of the easement described herein and the beginning of a curve, from which bears S 18°01'44" W 174.20 feet to a 1/2-inch iron rod found, (surface coordinates= N:10202405.64, E:3142845.37) for the northeast corner of City of Georgetown tract called 5.24 acres as recorded in document number 2005099448 Official Public Records of Williamson County Texas, and marking the beginning of a curve to the left;

**1) THENCE** with a curve to the left, and said east margin of South Inner Loop Boulevard, an Arc distance of 37.37 feet, a Central angle of 01°06'35", a Radius of 1,929.20 feet, and a Chord that bears N 02°11'44" E, a distance of 37.37 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for corner;

**2) THENCE** N 01°29'17" E, continuing along said east margin of South Inner Loop Boulevard a distance of 293.61 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for the northwest corner of the easement described herein;

**3) THENCE** S 88°05'26" E, leaving said east margin of South Inner Loop Boulevard a distance of 10.00 feet to a cut "X" set in concrete for the northeast corner of the easement described herein;

**4) THENCE** S 01°29'17" W, a distance of 115.60 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for an interior ell corner of the easement described herein;

**5) THENCE** N 53°45'26" E, a distance of 57.84 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for corner;

**6) THENCE** S 12°07'06" E, a distance of 46.16 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for corner;

**7) THENCE** S 53°45'25" W, a distance of 71.57 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for an interior ell corner of the easement described herein;

8) **THENCE** S 01°29'17" W, a distance of 124.72 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for the corner and the beginning of a curve;

9) **THENCE** with a curve to the right an Arc distance of 37.58 feet, through a Central angle of 01°06'38", having a Radius of 1,939.20 feet, and a Chord that bears S 02°11'44" W, a Distance of 37.58 feet to a 1/2-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY ROW" for the southeast corner of the easement described herein;

10) **THENCE** N 87°11'52" W, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 0.1386 acre (6,036 sq. ft.) of land, more or less.;

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000120

THE STATE OF TEXAS

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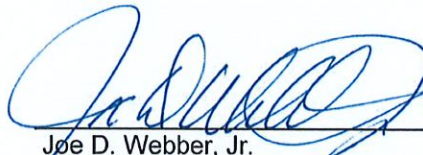
KNOW ALL MEN BY THESE PRESENTS:

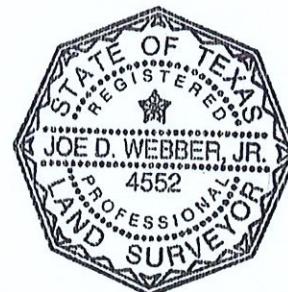
COUNTY OF TRAVIS

That I, Joe D. Webber, 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 direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 21<sup>th</sup> day of January, 2016.

SURVEYING AND MAPPING, LLC.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
Texas Firm Registration No. 10064300

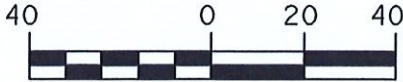
 1-21-16  
Joe D. Webber, Jr.  
Registered Professional Land Surveyor  
No. 4552-State of Texas





# LEGEND

- 1/2" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY ROW"  
UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ▲ CALCULATED POINT
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.C. POINT OF CURVATURE
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WILLIAMSON COUNTY, TEXAS
- D.R.W.C.TX. DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS

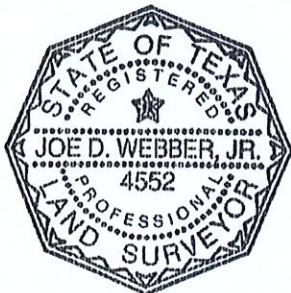


GRAPHIC SCALE  
SCALE: 1" = 40'  
WILLIAMSON COUNTY, TEXAS  
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S18°01'44"W	174.20'
L2	S88°05'26"E	10.00'
L3	N87°11'52"W	10.00'

## CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	01°06'35"	1,929.20'	37.37'	37.37'	N02°11'44"E
C2	01°06'38"	1,939.20'	37.58'	37.58'	S02°11'44"W



## NOTES:

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- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Joe D. Webber, Jr.*  
JOE D. WEBBER, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4552, STATE OF TEXAS

1-21-16  
DATE

SEE  
DETAIL "A"

P.O.R.  
1/2-INCH WITH  
CAP FOUND  
N=10202405.64  
E=3142845.37

P.O.B.  
N=10202439.30  
E=3142882.79

WILLIAMSON COUNTY  
CALLED 103.5913 AC.  
VOL. 2332, PG. 144  
D.R.W.C.TX.  
P.O.R.  
1/2-INCH WITH  
CAP FOUND  
N=10202405.64  
E=3142845.37

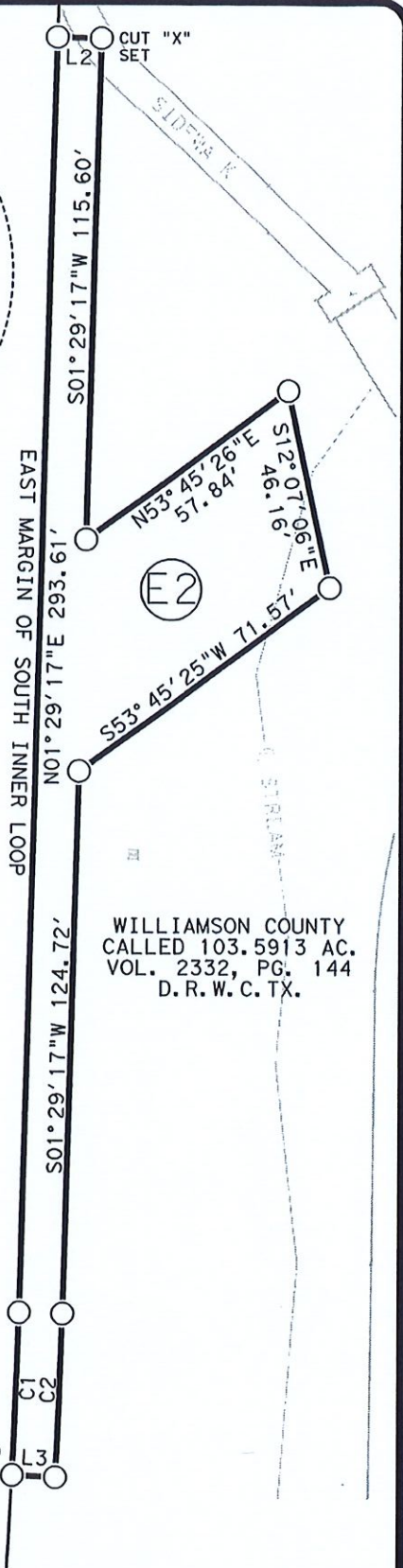
CITY OF GEORGETOWN  
CALLED 5.24 AC.  
DOC. NO. 2005099448  
O.P.R.W.C.TX.

DETAIL "A"  
NOT TO SCALE

ADDISON, W. SURVEY.  
SECTION NO. 2.  
ABSTRACT NO. 21

INNER LOOP BLVD.  
WILLIAMSON COUNTY  
PUBLIC RIGHT OF WAY  
VOL. 2682, PG. 194  
DOC. NO. 1995007267  
D.R.W.C.TX.  
(UNDEFINED WIDTH)

WILLIAMSON COUNTY  
CALLED 103.5913 AC.  
VOL. 2332, PG. 144  
D.R.W.C.TX.



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PAGE 3 OF 3  
REF. FIELD NOTE NO. 30696



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

WILLIAMSON COUNTY, TX.  
EASEMENT SKETCH  
SHOWING EASEMENT OF  
E2 DRAINAGE  
0.1386 AC. (6,036 SQ. FT.)