

**NOTICE OF CONFIDENTIALITY RIGHTS:** If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

## **FLOODPLAIN DRAINAGE EASEMENT**

**Date:**

June 22 2021

**Grantor:**

**WILLIAMSON COUNTY, TEXAS**

**Grantor's Address:**

710 Main Street, Suite 101  
Georgetown, Texas 78626

**City:**

**CITY OF CEDAR PARK**, a Texas home-rule municipal corporation situated in the counties of Travis, and Williamson

**City's Address:**

450 Cypress Creek, Bldg. 1  
Cedar Park, Texas 78613

**Easement Tract:**

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

**Easement Duration:**

Perpetual

**Easement Purpose:**

To operate, use, monitor, and inspect the Facilities

**Facilities:**

Floodplain drainage areas which convey and receive the flow of storm-water in the 100-year floodplain as established from time to time by the City's Drainage Criteria Manual or successor manual

**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

**Non-Permitted Activity:**

Except as allowed by City permit, any permanent or temporary fence, the addition of any fill, or any structure which obstructs the flow of storm-water in the Easement Tract

Grantor, for **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which is acknowledged by Grantor, **GRANTS, SELLS, AND CONVEYS** to the City a non-exclusive easement in, over, 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 the City under this instrument for the Easement Purpose as determined by the City in its reasonable discretion, (iii) any and all rights and appurtenances pertaining to use of the Easement Tract, and (iv) the right, but not the obligation, to maintain the Easement Tract (collectively, the "**Easement**").

**TO HAVE AND TO HOLD** the Easement to the City and City's successors and assigns for the Easement Duration and Easement Purpose; provided, however, Grantor reserves the right to enter upon and use any portion of the Easement Tract, but in no event shall Grantor enter upon or use any portion of the Easement Tract for any Non-Permitted Activity or in any other manner that interferes in any material way or is inconsistent with the rights granted the City under this Easement for the Easement Purpose as determined by City in its reasonable discretion.

Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND** the title to the Easement, subject to the Permitted Encumbrances, to the City against every person whomsoever lawfully claiming or to claim the Easement Tract or any part of the Easement Tract when the claim is by, through, or under Grantor, but not otherwise.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *City* includes *City's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

Executed effective the Date first above stated.

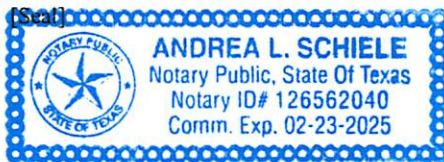
Grantor: **WILLIAMSON COUNTY, TEXAS**

By: Valerie Covey  
Name: ~~Bill Gravell, Jr., County Judge~~  
Valerie Covey, County Presiding Officer

STATE OF TEXAS           §  
COUNTY OF WILLIAMSON   §

Before me, the undersigned notary, on this day personally appeared ~~Judge Bill Gravett, Jr.~~,  
~~County Judge~~ of Williamson County, Texas, 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 for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on June 22 2021.



*Valerie Carey, Presiding Officer*  
*Andrea L. Schiele*  
\_\_\_\_\_  
Notary Public, State of Texas

**ACCEPTED:**  
CITY OF CEDAR PARK, TEXAS

\_\_\_\_\_  
Darwin Marchell, Director of Engineering  
After recording, please return to: City of Cedar Park Engineering Department, ATTN:  
Emily Truman, 450 Cypress Creek Road, Bldg. 1, Cedar Park, Texas 78613.



EXHIBIT "A"

(Flood Plain Easement)  
John H. Dillard Survey, Abstract No. 179

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.1562 ACRES (50,365 SQUARE FEET), OUT OF THE JOHN H. DILLARD SURVEY, ABSTRACT NO. 179, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 32.703 ACRE TRACT (DESCRIBED AS EXHIBIT "A", AKA CHAMPION PARK) CONVEYED TO WILLIAMSON COUNTY IN DOCUMENT NO. 2011066293 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 1.1562 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
512.537.2384  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

**BEGINNING**, at a 1/2-inch iron rod with "Interstate Surveying" cap found at an angle point in the north line of a called 25.215 acre tract conveyed to Williamson County in Document No. 2003006271 (O.P.R.W.C.T.), and being the southeast corner of Lot 6, Block A of Wilson Subdivision, recorded in Document No. 2019049764 (O.P.R.W.C.T.), and being the southwest corner of said Champion Park, for the southwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, with the common line of said Lot 6 and said Champion Park, **N20°55'32"W**, a distance of **153.84** feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron rod with "Wallace" cap found in the east line of Lot 3, Block A of said Wilson Subdivision, and being the southeast corner of Unit 109 of Wilson Trace Condominiums, recorded in Document No. 2020023199 (O.P.R.W.C.T.), and being in the west line of said Champion Park bears, **N20°55'32"W**, a distance of **164.72** feet;

**THENCE**, leaving the common line of said Lot 6 and said Champion Park, over and across said Champion Park, the following eight (8) courses and distances:

- 1) **N82°25'47"E**, a distance of **75.72** feet to a calculated point for an angle point hereof,
- 2) **N73°43'16"E**, a distance of **77.06** feet to a calculated point for an angle point hereof,
- 3) **N68°59'08"E**, a distance of **42.41** feet to a calculated point for an angle point hereof,
- 4) **N66°50'35"E**, a distance of **102.82** feet to a calculated point for an angle point hereof,
- 5) **N56°30'45"E**, a distance of **106.56** feet to a calculated point for an angle point hereof,
- 6) **N79°19'13"E**, a distance of **13.00** feet to a calculated point for an angle point hereof,
- 7) **N35°56'04"E**, a distance of **10.02** feet to a calculated point for an angle point hereof, and
- 8) **N80°49'25"E**, a distance of **14.49** feet to a calculated point for the northeast corner hereof, said point being in the north line of said Williamson County 25.215 acre tract, and being in the south line of said Champion Park;

**THENCE**, with the common line of said Williamson County 25.215 acre tract and said Champion Park, the following two (2) courses and distances:

- 1) **S32°38'10"W**, a distance of **362.83** feet to a 1/2-inch iron rod with "Interstate Surveying" cap found for the southeast corner hereof, and
- 2) **N88°53'11"W**, a distance of **154.39** feet to the **POINT OF BEGINNING**, and containing 1.1562 Acres (50,365 Square Feet) 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 1.000119770998. See attached sketch (reference drawing: 00324 FPE-2.dwg)



6/3/21

Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





**JOHN H.  
DILLARD  
SURVEY  
ABSTRACT  
NO. 179**



-CHAMPION PARK-  
CALLED 32.703 ACRES  
(DESCRIBED AS  
EXHIBIT "A")  
WILLIAMSON COUNTY  
DOC. NO. 2011066293  
O.P.R.W.C.T.

UNIT 109  
[B]

WALLACE

WASTEWATER  
EASEMENT  
DOC. NO.  
199983742

LOT 3

BLOCK A  
WILSON SUBDIVISION  
DOC. NO. 2019049764  
O.P.R.W.C.T.

LOT 6

**FLOOD PLAIN  
EASEMENT**  
1.1562 ACRE(S)  
50,365 SQUARE FEET

P.O.B.

GRID N: 10,158,005.93  
GRID E: 3,107,061.32

**1.1562 ACRES  
FLOOD PLAIN EASEMENT  
City of Cedar Park,  
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:	6/3/2021
Project:	00324
Scale:	1" = 60'
Reviewer:	SMD
Tech:	CC
Field Crew:	JCR/KDL
Survey Date:	JULY 2014
Sheet:	1 OF 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N82°25'47"E	75.72'
L2	N73°43'16"E	77.06'
L3	N68°59'08"E	42.41'
L4	N56°30'45"E	106.56'
L5	N79°19'13"E	13.00'
L6	N35°56'04"E	10.02'
L7	N80°49'25"E	14.49'

[A]  
 CALLED 25.215 ACRES  
 WILLIAMSON COUNTY  
 DOC. NO. 2003006271  
 O.P.R.W.C.T.

[B]  
 WILSON TRACE  
 CONDOMINIUMS  
 DOC. NO.  
 2020023199  
 O.P.R.W.C.T.

LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "INTERSTATE SURVEYING" CAP FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOCUMENT NO. 2007071970
[.....]	RECORD INFORMATION PER DOCUMENT NO. 2014001291



6/2/2021

#### NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000119770998.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**1.1562 ACRES  
 FLOOD PLAIN EASEMENT  
 City of Cedar Park,  
 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:	6/3/2021
Project:	00324
Scale:	1" = 60'
Reviewer:	SMD
Tech:	CC
Field Crew:	JCR/KDL
Survey Date:	JULY 2014
Sheet:	2 OF 2