

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 20 21

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 Gravel, 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 Gravell, Jr.,~~ ^{Valerie Corey, Presiding Officer} 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.



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.

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.7942 ACRES (165,274 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 3.7942 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.537.2384
jward@4wardls.com
www.4wardls.com

COMMENCING, at a 60D nail found at an angle point in the southeast right-of-way line of Brushy Creek Road (Right-of-way varies), and being an angle point in the northwest line of said Williamson County tract, from which a 60D nail found in the southeast right-of-way line of said Brushy Creek Road, and being an angle point in the northwest line of said Williamson County tract bears, S61°31'08"W, a distance of 294.15 feet;

THENCE, with the southeast right-of-way line of said Brushy Creek Road and the northwest line of said Williamson County tract, N53°54'22"E, a distance of 837.76 feet to a calculated point at the southwest corner of a called 2.316 acre tract conveyed to Williamson County in Document No. 2005006578 (O.P.R.W.C.T.), and being the northwest corner of said Champion Park;

THENCE, leaving the southeast right-of-way line of said Brushy Creek Road, with the common line of said Williamson County 2.316 acre tract and said Champion Park, S40°07'33"E, a distance of 19.67 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, continuing with the common line of said Williamson County 2.316 acre tract and said Champion Park, S40°07'33"E, a distance of 62.76 feet to a calculated point for the northeast corner hereof, said point being in the northwest 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 northeast corner of said Champion Park;

THENCE, with the common line of said Williamson County 25.215 acre tract and said Champion Park, S32°38'10"W, a distance of 1554.34 feet to a calculated point for the southeast corner hereof, from which a 1/2-inch iron rod with "Interstate Surveying" cap found at an angle point in the common line of said Williamson County 25.215 acre tract and said Champion Park bears, S32°38'10"W, a distance of 856.28 feet;

THENCE, leaving the common line of said Williamson County 25.215 acre tract and said Champion Park, over and across said Champion Park, the following thirty-five (35) courses and distances:

- 1) N18°13'58"E, a distance of 9.35 feet to a calculated point for an angle point hereof,
- 2) N29°34'09"E, a distance of 116.07 feet to a calculated point for an angle point hereof,
- 3) N23°14'09"E, a distance of 34.12 feet to a calculated point for an angle point hereof,
- 4) N06°25'52"E, a distance of 57.84 feet to a calculated point for an angle point hereof,
- 5) S55°16'27"W, a distance of 87.91 feet to a calculated point for an angle point hereof,
- 6) N01°17'36"E, a distance of 20.60 feet to a calculated point for an angle point hereof,
- 7) N39°35'22"E, a distance of 20.64 feet to a calculated point for an angle point hereof,
- 8) N48°14'29"E, a distance of 42.64 feet to a calculated point for an angle point hereof,

- 9) N65°16'05"E, a distance of 12.15 feet to a calculated point for an angle point hereof,
- 10) N36°02'38"E, a distance of 20.59 feet to a calculated point for an angle point hereof,
- 11) N21°14'04"E, a distance of 140.67 feet to a calculated point for an angle point hereof,
- 12) S79°47'43"E, a distance of 14.32 feet to a calculated point for an angle point hereof,
- 13) N55°00'04"E, a distance of 17.62 feet to a calculated point for an angle point hereof,
- 14) N47°25'03"E, a distance of 16.92 feet to a calculated point for an angle point hereof,
- 15) N62°34'14"E, a distance of 22.76 feet to a calculated point for an angle point hereof,
- 16) N85°28'17"E, a distance of 18.84 feet to a calculated point for an angle point hereof,
- 17) N42°33'40"E, a distance of 9.21 feet to a calculated point for an angle point hereof,
- 18) N04°45'19"W, a distance of 10.22 feet to a calculated point for an angle point hereof,
- 19) N66°52'39"W, a distance of 63.28 feet to a calculated point for an angle point hereof,
- 20) N15°51'47"W, a distance of 14.53 feet to a calculated point for an angle point hereof,
- 21) N25°38'03"E, a distance of 131.68 feet to a calculated point for an angle point hereof,
- 22) N29°36'58"E, a distance of 179.86 feet to a calculated point for an angle point hereof,
- 23) N25°08'25"E, a distance of 68.72 feet to a calculated point for an angle point hereof,
- 24) N30°07'42"E, a distance of 74.71 feet to a calculated point for an angle point hereof,
- 25) N37°05'48"E, a distance of 89.49 feet to a calculated point for an angle point hereof,
- 26) N38°39'03"E, a distance of 174.62 feet to a calculated point for an angle point hereof,
- 27) N40°27'23"E, a distance of 58.57 feet to a calculated point for an angle point hereof,
- 28) N26°13'11"E, a distance of 47.33 feet to a calculated point for an angle point hereof,
- 29) N27°19'10"E, a distance of 21.64 feet to a calculated point for an angle point hereof,
- 30) N12°09'55"W, a distance of 17.34 feet to a calculated point for an angle point hereof,
- 31) N33°29'38"E, a distance of 13.20 feet to a calculated point for an angle point hereof,
- 32) N52°43'52"E, a distance of 199.89 feet to a calculated point for an angle point hereof,
- 33) N16°19'34"E, a distance of 8.99 feet to a calculated point for an angle point hereof,
- 34) N51°08'28"E, a distance of 48.23 feet to a calculated point for an angle point hereof, and
- 35) S40°07'33"E, a distance of 62.76 feet to the **POINT OF BEGINNING**, and containing 3.7942 Acres (165,274 Square Feet) more or less.

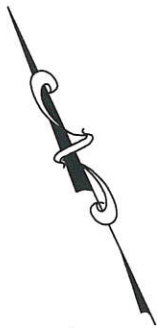
NOTE:

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-1.dwg)

6/3/21

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





P.O.B.
 GRID N: 10,160,080.68
 GRID E: 3,108,475.12

**BRUSHY CREEK ROAD
 (R.O.W. VARIES)**

(N53°54'17"E 837.77')
 (N53°54'22"E 837.76')

N52°43'52"E 199.89'

[B]
 (S40°07'38"E 82.43')
 [(S40°07'38"E 82.43')]
 (S40°07'33"E 82.43')

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

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

P.O.C.
 GRID N: 10,159,602.24
 GRID E: 3,107,785.57

S61°31'08"W 294.15'
 (S61°30'01"W 294.10')

**FLOOD PLAIN
 EASEMENT
 3.7942 ACRE(S)
 165,274 SQUARE FEET**

MATCHLINE "A"

**3.7942 ACRES
 FLOOD PLAIN EASEMENT
 City of Cedar Park,
 Williamson County, Texas**



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 5

294.10'

MATCHLINE "A"

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

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

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

FLOOD PLAIN
EASEMENT
3.7942 ACRE(S)
165,274 SQUARE FEET

N29°36'58"E 179.86'

L20

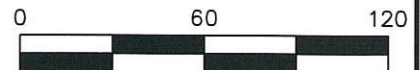
L21

L22

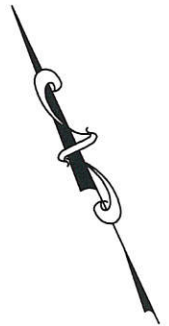
N38°39'03"E 174.62'

S32°38'10"W 1,554.34'
S32°38'10"W 2,410.62'
(S32°38'05"W 2,410.64')
[S32°38'05"W 2,410.64']

MATCHLINE "B"



GRAPHIC SCALE: 1" = 60'

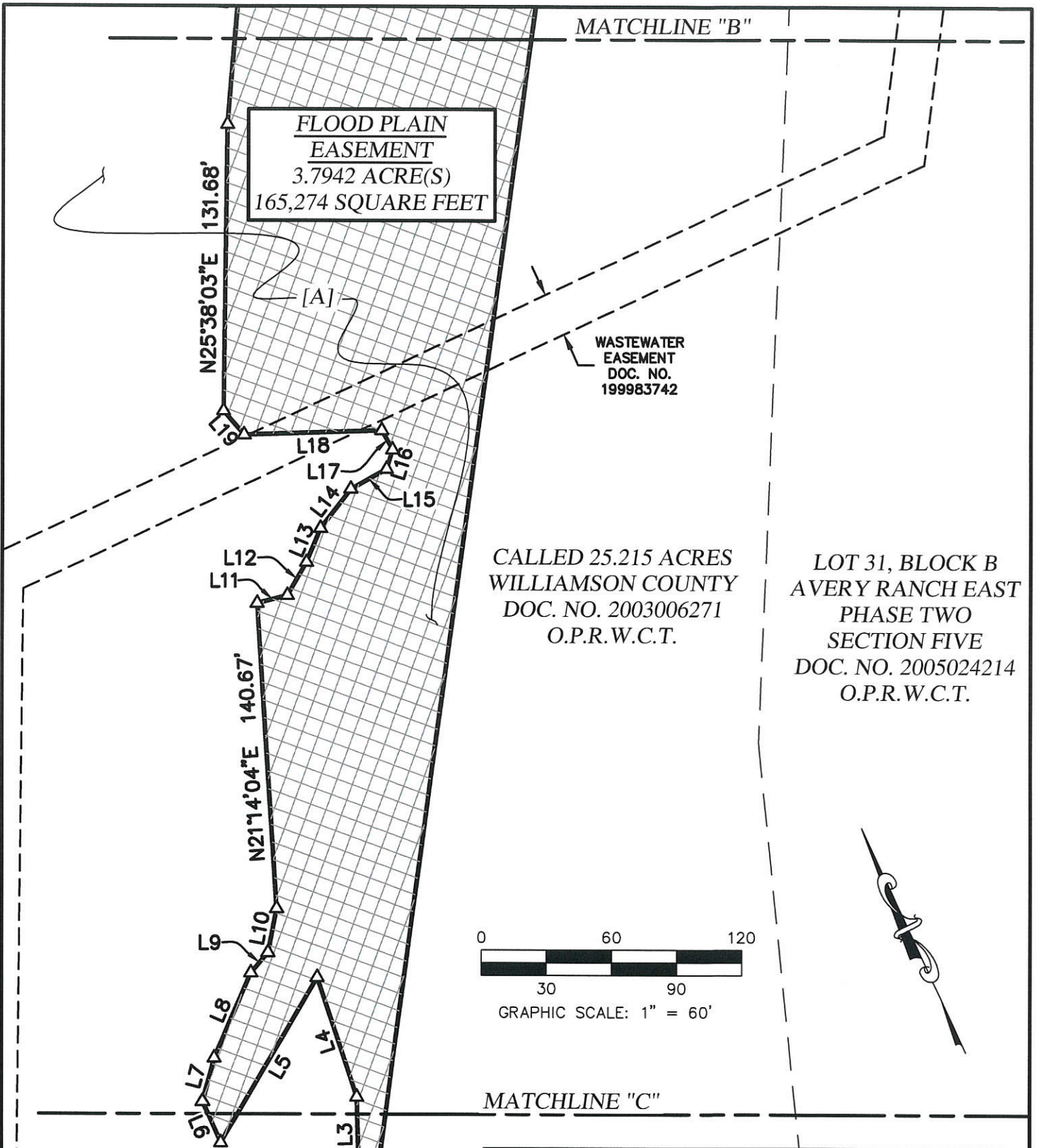


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Survey Date:	JULY 2014
Sheet:	2 OF 5



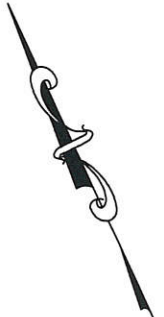
**FLOOD PLAIN
EASEMENT**
3.7942 ACRE(S)
165,274 SQUARE FEET

MATCHLINE "B"

WASTEWATER
EASEMENT
DOC. NO.
199983742

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

LOT 31, BLOCK B
AVERY RANCH EAST
PHASE TWO
SECTION FIVE
DOC. NO. 2005024214
O.P.R.W.C.T.



MATCHLINE "C"

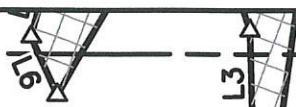
**3.7942 ACRES
FLOOD PLAIN EASEMENT
City of Cedar Park,
Williamson County, Texas**

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
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Sheet:	3 OF 5

MATCHLINE "C"

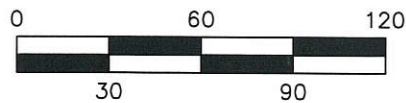


LOT 1, BLOCK A
RESUBDIVISION PLAT OF LOT
1, BLOCK "B", THE GOLF CLUB
AT AVERY RANCH ;
LOTS 26-35, BLOCK "A" & LOTS
17-25, BLOCK "F" AVERY
MORRISON;
AND LOTS 1,2 AND 7-17 BLOCK
"C", AVERY ESTATES
CAB. Z, SLD. 63-68
P.R.W.C.T.

N29°34'09"E 116.07'

856.28'

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



GRAPHIC SCALE: 1" = 60'

**3.7942 ACRES
FLOOD PLAIN EASEMENT
City of Cedar Park,
Williamson County, Texas**



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Sheet:	4 OF 5

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S40°07'33"E	62.76'
L2	N18°13'58"E	9.35'
L3	N23°14'09"E	34.12'
L4	N06°25'52"E	57.84'
L5	S55°16'27"W	87.91'
L6	N01°17'36"E	20.60'
L7	N39°35'22"E	20.64'
L8	N48°14'29"E	42.64'
L9	N65°16'05"E	12.15'
L10	N36°02'38"E	20.59'
L11	S79°47'43"E	14.32'
L12	N55°00'04"E	17.62'
L13	N47°25'03"E	16.92'
L14	N62°34'14"E	22.76'
L15	N85°28'17"E	18.84'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N42°33'40"E	9.21'
L17	N04°45'19"W	10.22'
L18	N66°52'39"W	63.28'
L19	N15°51'47"W	14.53'
L20	N25°08'25"E	68.72'
L21	N30°07'42"E	74.71'
L22	N37°05'48"E	89.49'
L23	N40°27'23"E	58.57'
L24	N26°13'11"E	47.33'
L25	N27°19'10"E	21.64'
L26	N12°09'55"W	17.34'
L27	N33°29'38"E	13.20'
L28	N16°19'34"E	8.99'
L29	N51°08'28"E	48.23'

LEGEND	
	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "INTERSTATE SURVEYING" CAP FOUND
	COTTON SPINDLE FOUND
	60D NAIL FOUND
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
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. 2011066293
[.....]	RECORD INFORMATION PER DOCUMENT NO. 2003006271
[[.....]]	RECORD INFORMATION PER DOCUMENT NO. 2005006578

[B]
 CALLED 2.316 ACRES
 WILLIAMSON COUNTY
 DOC. NO. 2005006578
 O.P.R.W.C.T.



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.

**3.7942 ACRES
 FLOOD PLAIN EASEMENT
 City of Cedar Park,
 Williamson County, Texas**



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