

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

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lisa@scrllaw.com

January 20, 2022

Maria Isabel Martinez- Castillo
204 Trey Court
Hutto, Texas 78634

Re: Williamson County—Westinghouse Road/CR111
Jonah SUD waterline easement
Parcel No.: 27-E

Dear Ms. Martinez- Castillo:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a waterline easement interest in and across portions of your property ("Owner") as part of Williamson County's ("County") proposed CR 111 roadway improvements and related appurtenances and utility adjustments ("Project").

By execution of this letter the parties agree as follows:

1. In return for Owner's delivery to County of a fully executed and acknowledged waterline easement ("Easement") in and across that certain parcel of land totaling 1,469 SF, and in the form as set out in Exhibit "A" attached hereto and incorporated herein, County shall pay Owner the sum of **\$1,000** in good funds.

2. If requested by County, the Closing and completion of this transaction shall take place at Texas National Title ("Title Company") within thirty (30) days after full execution of this Agreement, or at other date and time agreed to between the parties.

Upon request Owner shall provide reasonable assistance, at no cost to Owner, to cause the Title Company to issue a policy of title insurance, with standard printed exceptions, to County or the easement Grantee in completion of this transaction. County shall be responsible for all typical closing fees and costs associated with this transaction, except that each party shall be responsible for any attorney's fees they incur. Owner shall assist County and Title Company, at no cost to owner, with any curative measures or mortgage lien consent or subordination required as a condition of the Closing.

3. This Agreement is being made, and the Easement is being delivered, in lieu of condemnation.

If this meets with your understanding, please execute this letter where indicated below and return it to me, and we will have this approved and signed by the County and process this for Closing and payment as quickly as possible.

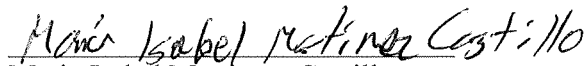
Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,



Lisa Dworaczyk
Sheets & Crossfield, PLLC


AGREED:


Maria Isabel Martinez- Castillo

Date: 01-21-2022

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: 
Bill Gravell, Jr.
County Judge

Date: Feb 1, 2022

EXHIBIT “A” FORM OF EASEMENT FOLLOWS

PARCEL 27 EASEMENT

DESCRIPTION OF A 1469 SQUARE FOOT TRACT OF LAND LOCATED IN THE JOHN MCQUEEN SURVEY, ABSTRACT 426, WILLIAMSON COUNTY, TEXAS, BEING OUT OF LOT 2, BLOCK C, VALLEY VISTA, A MAP OF WHICH IS RECORDED IN CABINET P, SLIDE 18, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 2, BLOCK C, BEING CONVEYED TO MARIA ISABEL MARTINEZ-CASTILLO BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2018108780, OFFICIAL PUBLIC RECORDS, SAID 1469 SQUARE FOOT TRACT OF LAND BEING SURVEYED ON THE GROUND IN OCTOBER 2016 TO OCTOBER 2020, UNDER THE DIRECT SUPERVISION OF MIGUEL A. ESCOBAR, LSLS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with cap stamped "RPLS 5784" previously set on the north right-of-way line of County Road 111, right-of-way varies, no dedication found to date, same line being the south boundary line of Lot 2, Block C, said VALLEY VISTA, and for the west corner of that certain called 0.011 acre tract of land conveyed to Williamson County by Deed of record in Document No. 2017023017, said Official Public Records, for the southwest corner of the herein described tract;

THENCE, over and across said Lot 2, the following two (2) courses and distances:

1. **North 25°28'35" West**, a distance of **15.00 feet**, to a point for the northwest corner of the herein described tract;
2. with a non-tangent curve to the left an arc distance of 96.12 feet, having a radius of 1417.00 feet, a central angle of 003°53'12", and a **chord that bears North 62°34'49" East, a chord distance of 96.11 feet**, to a point in the east boundary line of said Lot 2, same being the west boundary line of Lot 3, said Block C, VALLEY VISTA, and for the northeast corner of the herein described tract;

THENCE, **South 39°05'40" East**, with said common line of said Lot 2 and Lot 3, a distance of **15.22 feet**, to a 1/2" iron rod with cap stamped "RPLS 5784" previously set for the northeast corner of said 0.011 acre tract of land, and for the southeast corner of the herein described tract;

WAC
10/27/2020

STEGER  BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

Page 2 of 2
Proj No. 22009
October 27, 2020

Parcel 27-E
1469 Sq Ft Easement
Lot 2, Block C, VALLEY VISTA
John McQueen Survey A-426
Williamson County, Texas

THENCE, with a non-tangent curve to the right an arc distance of 99.71 feet, having a radius of 1432.00 feet, a central angle of 003°59'23", and a **chord that bears South 62°31'44" West**, with the north boundary line of said 0.0111 acre tract, a **chord distance of 99.69 feet**, to the **POINT OF BEGINNING**, and containing 1469 square feet of land, more or less, within these metes and bounds.

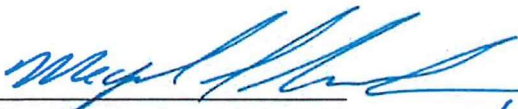
Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD_83 (2011)). All distances shown hereon are surface values represented in U.S. Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00013.

The foregoing metes and bounds description and survey on which it is based is accompanied by and a part of a survey map of the subject tract.

The subject tract is an easement, monuments were not set for corners.

I certify that this description was prepared from a survey made on the ground in October 2016 to October 2020, under my supervision.

Steger & Bizzell Engineering Inc.


Miguel A. Escobar, LSLS, RPLS
Texas Reg. No. 5630
1978 South Austin Avenue
Georgetown, Texas 78626
(512) 930-9412
TBPELS Firm No. 10003700
10/27/2020



P:\22000-22999\22009 Wilco CR111 Route Study\Survey Data\Descriptions\DESCRIPTION OF ESMT PARCEL 27.docx

STEGER & BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

- NOTES:
1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00013.
 2. REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.
 3. THE SUBJECT TRACT SHOWN HEREON IS AN EASEMENT, MONUMENTS WERE NOT SET FOR CORNERS.

Line Table		
Line #	Direction	Length
L1	N 25°28'35" W	15.00'
L2	S 39°05'40" E	15.22'
L3	S 39°05'40" E	11.34'

LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- RIGHT-OF-WAY
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- 1/2" IRON ROD WITH CAP STAMPED "RPLS 5784" OR "STEGER BIZZELL" PREVIOUSLY SET

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	96.12'	1417.00'	003°53'12"	N 62°34'49" E	96.11'
C2	99.71'	1432.00'	003°59'23"	S 62°31'44" W	99.69'

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN OCTOBER 2016 TO OCTOBER 2020, BY ME OR UNDER MY SUPERVISION, THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

STEGER BIZZELL

Miguel A. Escobar
10/27/2020

MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630



DATE 10-22-2020

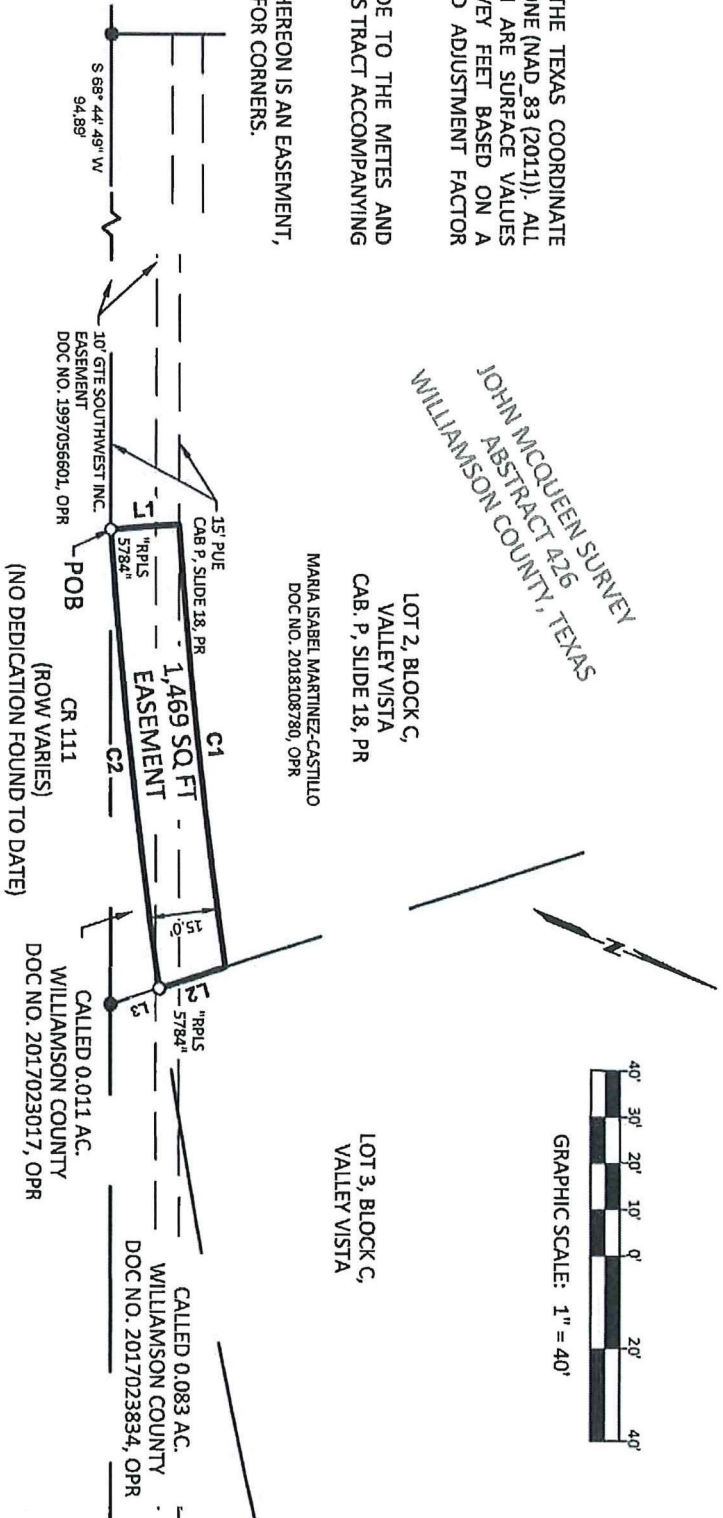
JOB NO. 22009

ADDRESS		1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626	
MEMO		512.930.9412		TEXAS REGISTERED ENGINEERING FIRM F-181	
DRAWN BY		JPM/S/EPN/NO.10003700		STEGERBIZZELL.COM	
CHECKED BY		JPM/AN/NO.10003700		STEGERBIZZELL.COM	

STEGER BIZZELL

LOT 2, BLOCK C, VALLEY VISTA
WILLIAMSON COUNTY, TEXAS

PARCEL 27-E
SKETCH TO ACCOMPANY DESCRIPTION
OF A 1469 SQ. FT. EASEMENT
OUT OF



JOHN MCQUEEN SURVEY
ABSTRACT 426
WILLIAMSON COUNTY, TEXAS

LOT 2, BLOCK C,
VALLEY VISTA
CAB. P. SLIDE 18, PR

MARIA ISABEL MARTINEZ-CASTILLO
DOC NO. 2018108780, OPR

LOT 3, BLOCK C,
VALLEY VISTA

CR 111
(ROW VARIES)
(NO DEDICATION FOUND TO DATE)

CALLED 0.011 AC.
WILLIAMSON COUNTY
DOC NO. 2017023017, OPR

CALLED 0.083 AC.
WILLIAMSON COUNTY
DOC NO. 2017023834, OPR