

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

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

Phone 512-738-8725 (D) • fax 512-255-8986

lisa@scrllaw.com

January 20, 2022

Lorena Sandoval
208 Trey Court
Hutto, Texas 78634

Re: Williamson County—Westinghouse Road/CR111
Jonah SUD waterline easement
Parcel No.: 28

Dear Ms. Sandoval:

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 2,666 SF, and in the form as set out in Exhibit "A" attached hereto and incorporated herein, County shall pay Owner the sum of **\$1,500** 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

Lisa Dworaczyk
Sheets & Crossfield, PLLC

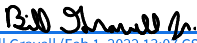
AGREED:

Lorena Sandoval
Lorena Sandoval

Date: *1/22/2022*

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: 
Bill Gravell, Jr.
County Judge

Date: Feb 1, 2022

EXHIBIT “A” FORM OF EASEMENT FOLLOWS

PARCEL 28 EASEMENT

DESCRIPTION OF A 2666 SQUARE FOOT TRACT OF LAND LOCATED IN THE JOHN MCQUEEN SURVEY, ABSTRACT 426, WILLIAMSON COUNTY, TEXAS, BEING OUT OF LOT 3, BLOCK C, VALLEY VISTA SUBDIVISION, A MAP OF WHICH IS RECORDED IN CABINET P, SLIDE 18, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 3, BLOCK C, BEING CONVEYED TO LORENA SANDOVAL BY DEED OF RECORD IN DOCUMENT NO. 2011059654, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2666 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 in the east boundary line of Lot 2, Block C, said VALLEY VISTA SUBDIVISION, same line being the west boundary line of Lot 3, Block C, said VALLEY VISTA SUBDIVISION, same being the northeast 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, same being the northwest corner of that certain called 0.083 acre tract of land conveyed to Williamson County by Deed of record in Document No. 2017023834, said Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract;

THENCE, North 39°05'40" West, with said common line of Lot 2 and Lot 3, a distance of **15.22 feet**, to a point for the northwest corner of the herein described tract;

THENCE, with a non-tangent curve to the left an arc distance of 180.07 feet, having a radius of 1417.00 feet, a central angle of 007°16'51", and a **chord that bears North 56°59'47" East**, over and across said Lot 3, a **chord distance of 179.95 feet**, to a point in the east line of said Lot 3, same line being the west right-of-way line of County Road 105 Spur, a variable width roadway, no dedication found to date, for the northeast corner of the herein described tract;

THENCE, South 21°50'00" East, with the common line of said Lot 3 and said County Road 105, Spur, a distance of **15.51 feet**, to a 1/2 inch iron rod with cap stamped "RPLS 5784"

mtc
10/27/2020

STEGE  BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

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

Parcel 28-E
2666 SQ FT Easement
Lot 3, Block c, VALLEY VISTA
John McQueen Survey A-426
Williamson County, Texas

previously set for the northeast corner of said 0.083 acre tract, being the southeast corner of the herein described tract;

THENCE, with a non-tangent curve to the right an arc distance of 175.44 feet, having a radius of 1432.00 feet, a central angle of 007°01'10", and a **chord that bears South 57°01'27" West**, with the north boundary line of said 0.083 acre tract, a **chord distance of 175.33 feet**, to the **POINT OF BEGINNING**, and containing 2666 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



P:\22000-22999\22009 Wilco CR111 Route Study\Survey Data\Descriptions\DESCRIPTION OF ESMT PARCEL 28.docx

STEGER & BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

LOT 3, BLOCK C,
VALLEY VISTA
CAB. P, SLIDE 18, PR
LORENA SANDOVAL
DOC NO. 2011059654, OPR

JOHN MCQUEEN SURVEY
ABSTRACT 426
JASON COUNTY, TEXAS

CR 105 SPUR
(ROW VARIES)
(NO DEDICATION FOUND TO DATE)

GRAPHIC SCALE: 1" = 40'

POB

5784'

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

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

10' GTE SOUTHWEST INC.
EASEMENT
DOC NO. 1997056601, OPR

15' PUE
CAB #, SLIDE 18, PR

CR 111

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

LEGEND

- | | |
|-----|---|
| ● | IRON ROD FOUND
(1/2" OR AS NOTED) |
| ROW | RIGHT-OF-WAY |
| OPR | 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
"PLS 5784" OR "STEEG BIZZELL"
"RPIUS 5784" SET |

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 39°05'40" W	15.22'
L2	S 21°50'00" E	15.51'
L3	S 21°50'00" E	3.32'
L4	S 38°56'34" E	11.36'

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.

STEGE BIZZELL

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



PARCEL 28-E
SKETCH TO ACCOMPANY DESCRIPTION
OF A 2666 SQ. FT. EASEMENT
OUT OF
LOT 3, BLOCK C, VALLEY VISTA
WILLIAMSON COUNTY, TEXAS

STEGE BIZZELL

ADDRESS	10178 S. ALSTON AVENUE		GEORGETOWN, TX 78626
ATTN	512.930.9412	TEAMS REGISTERED ENGINEERING FIRM F-181 TYPE: FIRM NO. 1009272D	WEE
SALES	>ENGINEERS	>PLANNERS	>SURVEYORS
			STIEGERBIZELL.COM

DATE 10-09-2020

JOB NO. 22009

WATERLINE EASEMENT
County Road 111/Westinghouse

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

GRANT OF EASEMENT:

LORENA SANDOVAL ("Grantor", whether one or more), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby grant, sell and convey unto JONAH WATER SPECIAL UTILITY DISTRICT, whose address is 4050 FM 1660, Hutto, Texas 78634, ("Grantee"), an easement and right-of-way ("Easement") upon and across that certain 2,666 square foot tract of land, being the property of Grantor which is more particularly described by metes and bounds and sketch in Exhibit "A" attached hereto, located in Williamson County, Texas; and incorporated herein by reference. (collectively the "Easement Tract").

TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, together with the rights and privileges and on the terms and conditions set forth below.

Grantor does hereby covenant and agree to WARRANT AND FOREVER DEFEND title to the Easement herein granted, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

CHARACTER OF EASEMENT:

The Easement is an easement in gross.

PURPOSE OF EASEMENT:

The Easement shall be used for water line purposes, including placement, construction, installation, replacement, repair, inspection, maintenance, relocation, removal, and operation of water distribution and transmission lines and related facilities and appurtenances, or making connections thereto.

The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, inspection, replacement and expansion of the water distribution and transmission lines and related facilities and appurtenances.

Additionally, Grantor hereby grants and conveys to Grantee a non-exclusive right of ingress and egress over Grantor's adjacent lands for the purpose of which this Easement is granted. However, such right shall only be exercised and allowed if access to the Easement Tract is not otherwise reasonably available from an adjacent public right of way.

DURATION OF EASEMENT:

The Easement shall be perpetual.

EXCLUSIVENESS OF EASEMENT:

The Easement shall be exclusive, and Grantor covenants that Grantor will not convey any other easement or conflicting rights within the Easement Tract. Grantor may alter or otherwise use the surface of the Easement Tract for such purposes that do not interfere with the exercise by Grantee of the rights herein granted provided that the plans for all improvements to be placed in the Easement Tract by Grantor must be approved by Grantee before the improvements are constructed, with such approval not to be unreasonably withheld. Grantee has the right to trim and cut down trees and shrubbery and to remove other improvements and structures to the extent reasonably necessary to prevent interference with the operation or repairs to Grantee's facilities in the Easement Tract, and Grantee will be held harmless by Grantor from any and all claims of Grantor if Grantee exercises such right.

DAMAGES:

The consideration given for this Easement constitutes payment in full for all damage sustained by Grantor by reason of the installation of the improvements referred to herein.

ENCUMBRANCES AND LIENS:

Grantor warrants that no person or business entity owns a present possessory interest in the fee title in the Easement Tract other than Grantor, and that there are no parties in possession of any portion of the Easement Tract as lessees. Furthermore, Grantor warrants that the Easement Tract is free and clear of all encumbrances and liens except the following: N/A

WATER SERVICE:

Grantee and Grantor hereby acknowledge and agree that, effective immediately upon execution of this Easement, Grantee will be deemed to be providing and will be obligated to provide Grantor water service to Grantor's property across which the Easement is located. Grantor acknowledges and agrees that Grantor's ability to receive water from Grantee is subject to payment of all fees and charges due to Grantee under its tariff for such service.

ENTIRE AGREEMENT:

This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the party to be charged.

BINDING EFFECT:

This Agreement shall bind and inure to the benefit of the respective parties hereto, their heirs, legal representatives, successors and assigns.

ASSIGNABILITY:

This Easement and the rights of Grantee hereunder may be assigned in whole or in part by Grantee.

In witness whereof, this instrument is executed this 22nd day of January, ~~2021~~ 2022.

[signature pages follow]

GRANTOR:

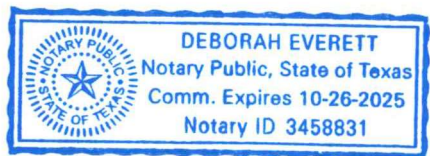
By: Lorena Sandoval
LORENA SANDOVAL

Acknowledgment

STATE OF TEXAS

COUNTY OF Williamson

This instrument is acknowledged before me on the 22nd day of January, 2022,
by Lorena Sandoval, in the capacity and for the purposes and consideration recited herein.



Deborah Everett
Notary Public, State of Texas
Printed Name: DEBORAH EVERETT
My Commission Expires: 10-26-2025

LOT 3, BLOCK C,
VALLEY VISTA
CAB. P, SLIDE 18, PR
LORENA SANDOVAL
DOC NO. 2011059654, OPR

JOHN MCQUEEN SURVEY
ABSTRACT 426
JASON COUNTY, TEXAS

CR 105 SPUR
(ROW VARIES)
(NO DEDICATION FOUND TO DATE)

GRAPHIC SCALE: 1" = 40'

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

CALLED 0.083 AC.
 WILLIAMSON COUNTY
 DOC NO. 2017023834, OPR
 -10' GTE SOUTHWEST INC.
 EASEMENT
 DOC NO. 1997056601, OPR

-15' PUE
CAB P, SLIDE 18, PR

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

LEGEND

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

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.

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L3	S 21°50'00" E	3.32'
L4	S 38°56'34" E	11.36'

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C-1	180.07'	1417.00'	007°16'51"	N 56°59'47" E	179.95'
C-2	175.44'	1432.00'	007°01'10"	S 57°01'27" W	175.33'

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.

STEGE BIZZELL

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



PARCEL 28-E
SKETCH TO ACCOMPANY DESCRIPTION

OUT OF

LOT 3, BLOCK C, VALLEY VISTA
WILLIAMSON COUNTY, TEXAS

STEGE BIZZELL

ADDRESS	2018 S. AQUIN AVENUE	GEORGETOWN, TX 78626
NAME	TEKAS REGISTERED ENGINEERING FIRM F-181 TEPIS FIRM No.10002700	512.930.9412
CONTACTS	>>>PLANNERS	>>>ENGINEERS
WEBSITE	STGERBIZELL.COM	

DATE 10-09-2020

JOB NO. 22009

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Proj No. 22009
October 27, 2020

Parcel 28-E
2666 SQ FT Easement
Lot 3, Block c, VALLEY VISTA
John McQueen Survey A-426
Williamson County, Texas

PARCEL 28 EASEMENT

DESCRIPTION OF A 2666 SQUARE FOOT TRACT OF LAND LOCATED IN THE JOHN MCQUEEN SURVEY, ABSTRACT 426, WILLIAMSON COUNTY, TEXAS, BEING OUT OF LOT 3, BLOCK C, VALLEY VISTA SUBDIVISION, A MAP OF WHICH IS RECORDED IN CABINET P, SLIDE 18, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 3, BLOCK C, BEING CONVEYED TO LORENA SANDOVAL BY DEED OF RECORD IN DOCUMENT NO. 2011059654, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 2666 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 in the east boundary line of Lot 2, Block C, said VALLEY VISTA SUBDIVISION, same line being the west boundary line of Lot 3, Block C, said VALLEY VISTA SUBDIVISION, same being the northeast 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, same being the northwest corner of that certain called 0.083 acre tract of land conveyed to Williamson County by Deed of record in Document No. 2017023834, said Official Public Records of Williamson County, Texas, for the southwest corner of the herein described tract;

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alt
10/27/2020

STEGE  BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

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

Parcel 28-E
2666 SQ FT Easement
Lot 3, Block c, VALLEY VISTA
John McQueen Survey A-426
Williamson County, Texas

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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



P:\22000-22999\22009 Wilco CR111 Route Study\Survey Data\Descriptions\DESCRIPTION OF ESMT PARCEL 28.docx

STEGER & BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626