

DRAINAGE EASEMENT

County Road 111

THE STATE OF TEXAS

,

,

KNOW ALL BY THESE PRESENTS:

COUNTY OF WILLIAMSON

,

That **600 WESTINGHOUSE INVESTMENTS, LLC, a Nevada limited liability company**, and its successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the following property ("Property"):

All of that certain 7,487 square foot tract of land, more or less, being out of the Calvin Bell Survey, Abstract No. 112, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 50DE**).

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage way and/or channel, along with any structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the Easement herein acquired by Grantee.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage way and for making connections therewith.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This grant is subject to any easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time.

The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of stormwater drainage, without the express written consent of Grantee, which consent shall not be unreasonably withheld; provided however, that Grantor specifically reserves to itself and its successors and assigns, and by this grant shall specifically be permitted to construct and maintain, at its sole cost and expense, those certain detention and stormwater conveyance facility improvements within the Easement in the location and otherwise in substantial compliance with the design and specifications as set out on the plan sheet(s) attached hereto as Exhibit "B".

EXECUTED on this the ____ day of _____, 2022.

[signature page follows]

GRANTOR:

600 WESTINGHOUSE INVESTMENTS, LLC,
a Nevada limited liability company

By: 600 WHI, L.P.,
a Nevada limited partnership, sole Member

By: WHI-GenPar 19-5, L.P.,
a Nevada limited partnership,
General Partner

By: WRIA 19-5, LLC,
a Nevada limited liability company,
General Partner

By: _____
Marcus D. Hiles,
Presiding Member and Chief Executive Officer

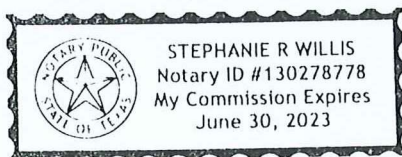
ACKNOWLEDGMENT

STATE OF Texas

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COUNTY OF Dallas

This instrument was acknowledged before me on this the 28 day of February, 2022 by Marcus Hiles, in the capacity and for the purposes and consideration recited herein.



Notary Public, State of Texas

ACCEPTED:

WILLIAMSON COUNTY, TEXAS

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

ACKNOWLEDGMENT

STATE OF TEXAS

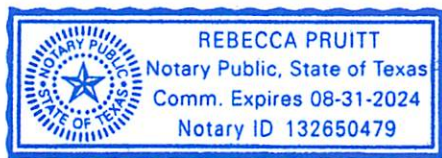
§

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COUNTY OF Williamson

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This instrument was acknowledged before me on this the 8th day of March, 2022 by Bill Gravell, Jr., in the capacity and for the purposes and consideration recited therein.



Rebecca Pruitt

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

EXHIBIT "A"

Page 1 of 2
Proj No. 22009
December 22, 2021

Parcel 50 DE
7,487 Sq.Ft.
Calvin Bell Survey
Abstract No. 112
Williamson County, Texas

DESCRIPTION OF EASEMENT

DESCRIPTION OF A 7,487 SQ FT TRACT OF LAND LOCATED IN THE CALVIN BELL SURVEY, ABSTRACT 112, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 128.37 ACRE TRACT OF LAND CONVEYED TO 600 WESTINGHOUSE INVESTMENTS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2020052469, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 7,487 SQ FT 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 found in the south right-of-way line of County Road 111, a variable width right-of-way, no dedication found to date, for the northwest corner of that certain called 222.20 acre tract of land conveyed to Bernard S. and Gladys R. Anderson Trust by General Warranty Deed of record in Document No. 2010022971, said Official Public Records, and by Will of record in Document No. 2014096179, said Official Public Records, for the northeast corner of said 128.37 acre tract, and for the northeast corner of the herein described tract;

THENCE, South 21°10'35" East, with the west boundary line of said 222.20 acre tract, same line being the east boundary line of said 128.37 acre tract a distance of 64.68 feet, to a point for the southeast corner of the herein described tract;

THENCE, South 68°49'25" West, over and across said 128.37 acre tract of land, a distance of 183.04 feet, to a point in an east boundary line of that certain called 21.39 acre tract of land conveyed to AIRW 2017-7 LP by Agreement of record in Document No. 2020092414, said Official Public Records, for the southwest corner of the herein described tract, from which point a 1/2 inch iron rod with cap stamped "RPLS 5784" previously set bears with a non-tangent curve to the left an arc distance of 119.70 feet, having a radius of 931.97 feet, a central angle of 007°21'33", and a chord that bears South 36°12'36" West, a chord distance of 119.62 feet;

Mds
12/22/2021

STEGE BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

Page 2 of 2
Proj No. 22009
December 22, 2021

Parcel 50 DE
7,487 Sq.Ft.
Calvin Bell Survey
Abstract No. 112
Williamson County, Texas

THENCE, with a non-tangent curve to the right, with an east boundary line of said 21.39 acre tract, an arc distance of 158.37 feet, having a radius of 931.97 feet, a central angle of 009°44'11", and a chord that bears North 44°49'48" East, a chord distance of 158.18 feet, to a 1/2 inch iron rod with cap stamped "RPLS 5784" previously set in the south right-of-way line of said County Road 111, same line being the north boundary line of said 128.37 acre tract, for the northeast corner of said 21.39 acre tract, from which point a 1/2 inch iron rod found in the south boundary line of said County Road 111 bears South 68°22'19" West, a distance of 112.96 feet;

THENCE, North 68°17'00" East, with the common boundary line of said County Road 111 and said 128.37 acre tract, a distance of 38.53 feet, to the **POINT OF BEGINNING**, and containing 7,487 square feet of land, more or less, within these metes and bounds.

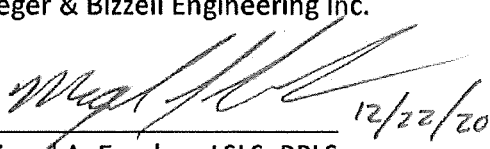
Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD_83 (2011)). All distances shown hereon are surface values represented in U.S. Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00013.

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 50 DE.docx

STEGER & BIZZELL

1978 S. Austin Ave
Georgetown, TX 78626

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	158.37'	931.97'	009°44'11"	N 44°49'48" E	158.18'
C2	119.70'	931.97'	007°21'33"	S 36°12'36" W	119.62'

CALLLED 21.39 AC
AIRW 2017-7 LP
DOC NO. 2020092414, OPR

CALLLED 128.37 AC
600 WESTINGHOUSE INVESTMENTS, LLC
DOC NO. 2020052469 OPR

S 68° 49' 25" W 183.04'

7,487 SQ. FT
EASEMENT

C1

CALVIN BELL SURVEY
ABSTRACT 112
WILLIAMSON COUNTY, TEXAS

APPROXIMATE
SURVEY LINE S 68° 22' 19" W
112.96'

WILLIAM ADDISON SURVEY
ABSTRACT 21
WILLIAMSON COUNTY, TEXAS

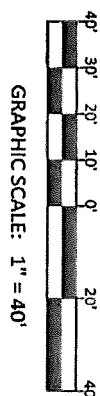
CR111
(ROW VARIES)
(NO DEDICATION FOUND TO DATE)

N 68° 17' 00" E
38.53'

POB

S 21° 10' 35" E 64.68'

CALLLED 222.20 AC
BERNARD S. AND GLADYS R. ANDERSON TRUST
DOC NO. 2014096179, OPR
DOC NO. 2010022971, OPR



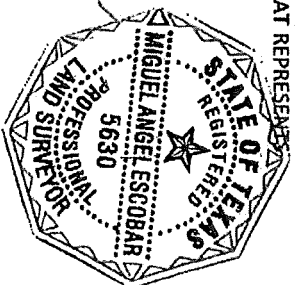
NOTES:

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.

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.

STEGGER BIZZELL

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



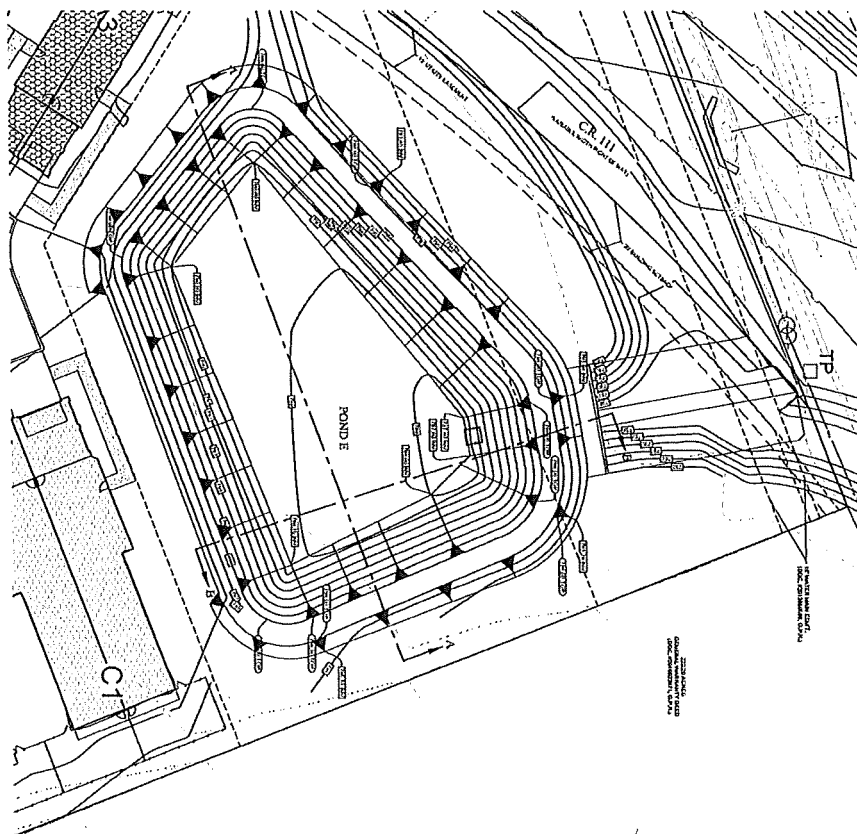
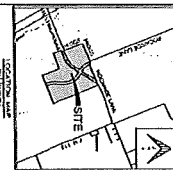
STEGGER BIZZELL

PARCEL 50 DE
SKETCH TO ACCOMPANY DESCRIPTION
OF A 7,487 SQ. FT EASEMENT
OUT OF
CALLLED 128.37 AC CONVEYED TO
600 WESTINGHOUSE INVESTMENTS, LLC.
DOC NO. 2020052469 OPR
WILLIAMSON COUNTY, TEXAS

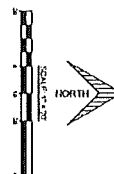
ADDRESS	1976 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
PHONE	512.930.3412	TECH. S. FIRM No. 10003700
WEBSITE	WWW.STEGGERBIZZELL.COM	
TECHNICAL STAFF	STEGGER BIZZELL	

DATE 12-22-2021 JOB NO. 22009

For Jax2, I'll use the D'gong layout PO-01.
 For Jax2, I'll use the D'gong layout PO-01.



REFERENCE PRIVATE
DEVELOPMENT PLANS
FOR DETAILS.



POND E EXHIBIT

[illegible]

MANSIONS ADDITION
WILLIAMSON COUNTY, TEXAS 78626
POND E



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

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FAX FOR STAFF ONLY: (415) 545-1121 • TOLL FREE: 1-800-545-1122