

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DRAINAGE EASEMENT AGREEMENT

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

GRANT OF EASEMENT:

ARLENE ROBINSON (“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 **THE CITY OF PFLUGERVILLE, TEXAS**, a home rule city located in Travis County, Texas (“Grantee”), an easement and right-of-way (“Easement”) upon and across the parcels of real property of Grantor which are more particularly described on Exhibit “A”, attached hereto and incorporated herein by reference (collectively, “Easement Tract”) for the construction of roadway embankment, reconstruction of a private driveway including installation of a reinforced concrete culvert crossing and drainage channel grading necessary for the Heatherwilde Boulevard widening roadway construction project, and across the following described property, to-wit:

TO HAVE AND TO HOLD the same to Grantee and its successors and assigns, together with the right and privilege at any and all times to enter the Easement Tract, or any part thereof, for the purpose of construction, operation, maintenance, replacement, upgrade, and repair of the improvements which are constructed and installed therein or thereon by Grantee under the terms of this Easement.

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, subject to the matters set forth herein.

CHARACTER OF EASEMENT:

The Easement is an easement in gross.

PURPOSE OF EASEMENT:

The Easement shall be used for public roadway and drainage purposes, to receive storm water from tracts located upstream from the Easement Tract, including placement, construction, installation, replacement, repair, maintenance, relocation, removal, and operation of a drainage culvert and channel drainage improvements, or making connections thereto.

Grantee shall have a continuous right of access to the Easement Property for the operation, repair, maintenance, replacement and expansion of the drainage facilities and related appurtenances.

DURATION OF EASEMENT:

The Easement shall be perpetual. Grantor hereby binds Grantor and Grantor's heirs, legal representatives, successors and assigns, to warrant and forever defend the Easement unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof.

EXCLUSIVENESS OF EASEMENT:

The Easement is non-exclusive and Grantee's use shall be in common with Grantor and their successors and assigns. To the extent that such entry or use does not interfere with Grantee's use of the Easement as a drainage easement, Grantor hereby reserve, for themselves and their successors and assigns, the right to enter upon and use the surface of the Easement Tract, subsurface of the Easement Tract and the air space over the Easement Tract. Notwithstanding anything contained herein to the contrary, Grantor shall not use the Easement Tract in any other manner or grant any easement on or across the Easement Tract that interferes in any material way, or is inconsistent with, the easements, rights, and privileges granted hereunder or the terms and conditions hereof.

MAINTENANCE:

Grantor shall keep the Easement free from any obstruction not authorized by Grantee. Grantor shall maintain the surface area or the Easement Property, which shall include but shall not be limited to regular mowing to prevent vegetation from becoming an obstruction to the flow of water within the Easement.

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

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 by Grantee so long as the assignee utilizes the Easement as contemplated herein.

Signature page to follow:

In witness whereof, this instrument is executed this ____ day of _____, 2013.

GRANTOR:

W.H. ROBINSON

By: _____

Name: _____

Title: _____

AGREED AND ACCEPTED:

CITY OF PFLUGERVILLE, TEXAS,

a Texas home-rule municipality

By: _____

Brandon Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2013, by _____, an individual residing in Travis County, Texas.

(seal)

Notary Public Signature

Printed Name of Notary Public

My commission expires: _____

THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2013, by Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule municipality, on behalf of said municipality.

(seal)

Notary Public Signature

Printed Name of Notary Public

My commission expires: _____

After Recording, Please Return To:
City of Pflugerville
Attn: Brandon E. Wade, City Manager
P.O. Box 589, Pflugerville, Texas 78691

EXHIBIT "A"

County: Travis
Parcel No.: W.H. Robinson—DR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 1 of 4
4/2/2013

DESCRIPTION FOR W.H. ROBINSON TRACT—DRAINAGE EASEMENT

BEING A 0.015 ACRE (657 SQUARE FEET) TRACT SITUATED IN THE PETER CONRAD SURVEY NO. 71, ABSTRACT NO. 200, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED ONE ACRE TRACT DESCRIBED AS "TRACT 1" IN A WARRANTY DEED TO W.H. ROBINSON, AND WIFE, T. ROBINSON AND RECORDED IN VOLUME 5088, PAGE 1155 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "CHAPARRAL BOUNDARY" found in the west right-of-way line of Heatherwilde Boulevard, a varying width right-of-way, for the east corner of a said one acre tract;

THENCE with said west right-of-way line of Heatherwilde Boulevard, same being the southeast line of said one acre tract, S27°26'42"W a distance of 31.57 feet to a point in said west right-of-way line of Heatherwilde Boulevard, for the southeast corner of said one acre tract, same being the northeast corner of a called 2.595 acres tract as described in a Warranty Deed to KB3, LLC., and recorded in Document No. 2004018118 of the Official Public Records of Travis County, Texas;

THENCE leaving said west right-of-way line of Heatherwilde Boulevard, with the south line of said one acre tract, same being the north line of said 2.595 acres tract, N65°54'12"W, passing at a distance of 2.82 feet a 1/2-inch iron rod found, and continuing in all a distance of 15.50 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" in said south line of the one acre tract and said north line of the 2.595 acres tract, and from which a 1/2-inch iron rod found for an angle point in said south line of the one acre tract and said north line of the 2.595 acres tract bears N65°54'12"W a distance of 31.82 feet;

THENCE leaving said north line of the 2.595 acres tract and south line of the one acre tract, crossing said one acre tract, and with the arc of a curve to the left a distance of 48.38 feet, said curve having a radius of 2,538.00 feet, a central angle of 01°05'32", and a chord bearing N24°21'09"E a distance of 48.37 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" in said west right-of-way line of Heatherwilde Boulevard, same being the northeast line of said one acre tract, and from which a 1/2-in iron rod with plastic cap stamped "CHAPARRAL BOUNDARY" found for an angle point in said west right-of-way line of Heatherwilde Boulevard, same being an angle point in the north line of said one acre tract, and the south corner of a called 22.79 acres tract described in a deed to James Nicholson and Wife, Linda Nicholson, and recorded in Volume 13262, Page 1313, said Deed Records of Travis County, Texas, bears N21°21'06"W a distance of 1.20 feet;

EXHIBIT " _ "

County: Travis
Parcel No.: W.H. Robinson—DR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 2 of 4
4/2/2013


DESCRIPTION FOR W.H. ROBINSON TRACT—DRAINAGE EASEMENT

THENCE with said west right-of-way line of Heatherwilde Boulevard and said northeast line of the one acre tract, S21°21'06"E, a distance of 24.03 feet to the **POINT OF BEGINNING** and containing 0.015 acre (657 square feet).

NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00011.

I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.

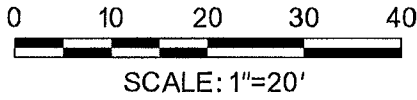


Dan H. Clark, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6011
Half Associates, Inc.,
4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184

4/2/2013
Date



SKETCH TO ACCOMPANY
PARCEL DESCRIPTION

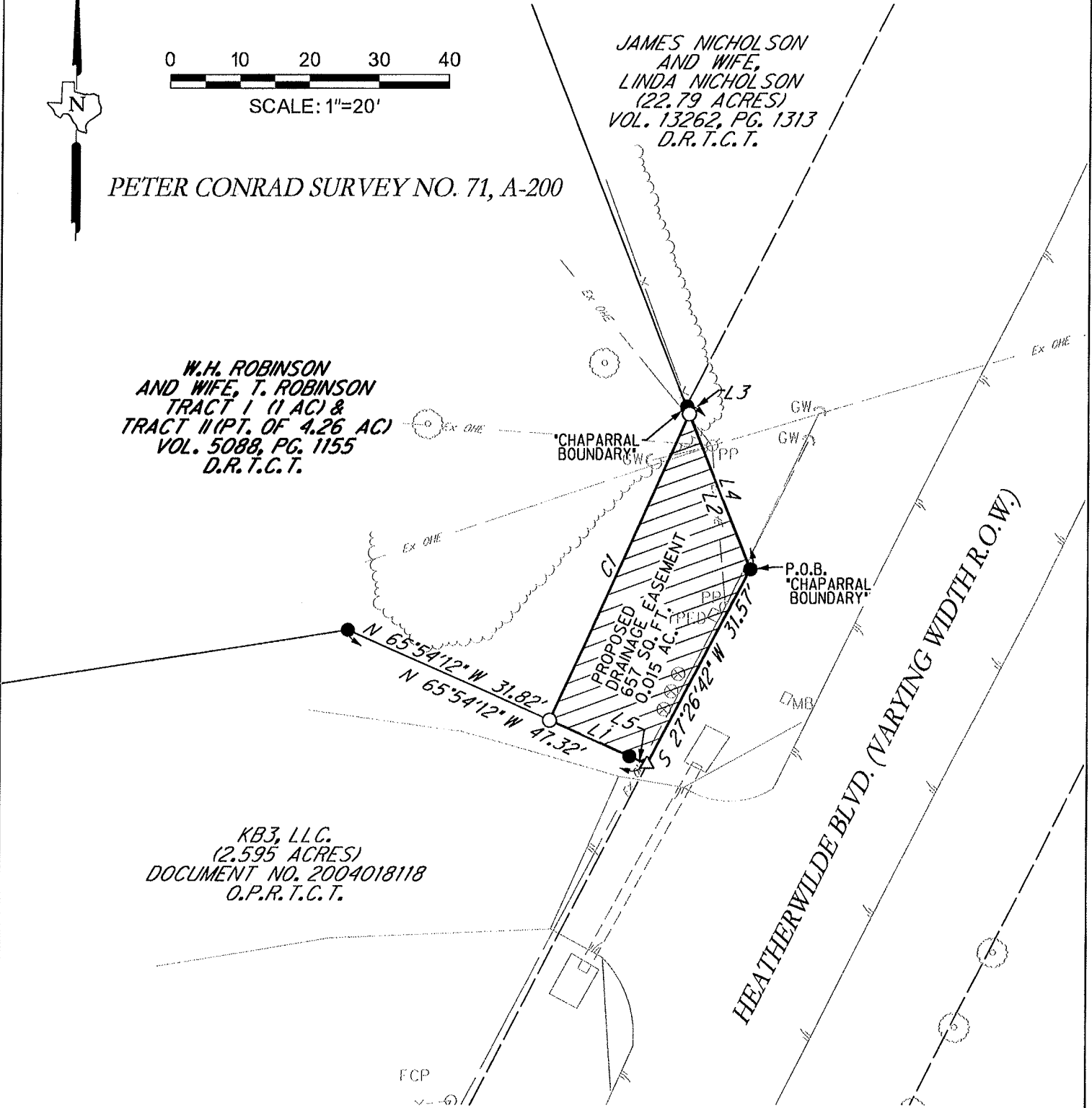


PETER CONRAD SURVEY NO. 71, A-200

JAMES NICHOLSON
AND WIFE,
LINDA NICHOLSON
(22.79 ACRES)
VOL. 13262, PG. 1313
D.R.T.C.T.

W.H. ROBINSON
AND WIFE, T. ROBINSON
TRACT I (1 AC) &
TRACT II (PT. OF 4.26 AC)
VOL. 5088, PG. 1155
D.R.T.C.T.

KB3, L.L.C.
(2.595 ACRES)
DOCUMENT NO. 2004018118
O.P.R.T.C.T.



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4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759-5358
TEL (512) 252-8184
FAX (512) 252-8141

DRAINAGE EASEMENT W.H. ROBINSON	
HEATHERWILDE BLVD. ROADWAY IMPROVEMENTS	
ACCOMPANYING FILE: h26000s\26890\Data Out\SV-LD-WROBINSON-DR.DOC	

PROJECT AVO: 26890
COUNTY: TRAVIS
EASEMENT AREA: 0.015 AC. 657 SQ.FT.
SCALE: 1"=20'

LEGEND

**SKETCH TO ACCOMPANY
PARCEL DESCRIPTION**

1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.

2) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. 1207563-KFO, EFFECTIVE DATE APRIL 23, 2012, ISSUE DATE MAY 2, 2012. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◼ TXDOT TYPE II CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE III CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH *HALF ESMT* CAP (UNLESS NOTED)
- IRON ROD FOUND (SIZE/CAP NOTED)
- ◼ SQUARE-HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ▲ FOUND *X* CUT (UNLESS NOTED)
- △ CALCULATED POINT
- ⊙ FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION PARENT TRACT
- (XXX) RECORD INFORMATION ADJOINER TRACT
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
- DOC.# DOCUMENT NUMBER
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING SETBACK LINE
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE
- - - APPROXIMATE SURVEY LINE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	01°05'32"	2538.00'	48.38'	48.37'	N24°21'09"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 65°54'12" W	12.68'
L2	S 21°21'06" E	24.03'
L3	S 21°21'06" E	1.20'
L4	S 21°21'06" E	25.23'
L5	N 65°54'21" W	2.82'

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6011

4/2/2013

DATE



4030 WEST BRAKER LANE, SUITE 250
AUSTIN, TEXAS 78759-5356
TEL (512) 252-8184
FAX (512) 252-8141

DRAINAGE EASEMENT
W.H. ROBINSON

HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h26000s\26890\Data Out\SV-LD-WROBINSON-DR.DOC

PROJECT AV0: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.015 AC.
657 SQ.FT.

SCALE: 1"=20'

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