

**EASEMENT AND RIGHT OF WAY**

THE STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS       §

That City of Pflugerville, hereinafter called "Grantor," whether one or more, for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **ATMOS ENERGY CORPORATION**, a Texas corporation, 5420 LBJ Freeway, Suite 1800, Dallas, Texas 75240, hereinafter referred to collectively as "Grantee", has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, their successors and assigns, an easement and right-of-way for gas supply, supporting structures, surface mounted equipment, conduits, underground gas pipelines, cathodic protection equipment, aerial markers, and all necessary or desirable appurtenances over, under, through, across, and upon Grantor's land described as follows:

See Exhibits "A" and "B" attached hereto and made a part hereof for all purposes.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, inspect, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said pipelines; the right to relocate along the same general direction of said pipelines; the right to relocate said pipelines in the same relative position to any adjacent road if and as such road is widened in the future; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said pipelines and their appurtenances, and the right to trim or remove trees or shrubbery within, but limited to, said easement area, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of pipelines or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of such pipelines shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's successors, legal representatives and assigns; and Grantor hereby binds itself, its successors, legal representative and assigns,

to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

GRANTOR (LANDOWNER): \_\_\_\_\_

STATE OF TEXAS       §  
                                  §  
COUNTY OF           §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_  
Print Name: \_\_\_\_\_

EXHIBIT "A"

County: Travis  
Parcel No.: SOA- Gas Line Easement  
Project: Heatherwilde Blvd Roadway Improvements  
Halff AVO: 26890

Page 1 of 3  
7/16/2015

DESCRIPTION FOR CITY OF PFLUGERVILLE - GAS LINE EASEMENT

BEING A 0.1593 ACRE (6941 SQUARE FEET) TRACT SITUATED IN THE JOHN VAN WINKLE SURVEY NUMBER 70, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 43, BLOCK N OF THE SPRINGBROOK ONE, SECTION ONE, A SUBDIVISION OF RECORD RECORDED IN VOLUME 87, PAGE 168B-169A OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO THE CITY OF PFLUGERVILLE IN DOCUMENT NUMBER 2004036568 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found for the northeast corner of Lot 43, Block, the northwest corner of a called 1.00 acre tract described in deed to Masedonio G. Aguilar recorded in Volume 8139, Page 250 of the Deed Records of Travis County, Texas and the existing south right-of-way of Heatherwilde Boulevard, a 90 foot right-of-way shown in said Springbrook One subdivision;

**THENCE South 26°59'52" West 19.87 feet** with the west line of Lot 43, Block N and the east line of said 1.00 acre tract to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

**THENCE South 76°00'14" West 456.27 feet** through Lot 43, Block N to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

**THENCE North 13°59'46" West 15.00 feet** through Lot 43, Block N to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the existing south right-of-way line of Heatherwilde Boulevard;

EXHIBIT "A"

County: Travis  
Parcel No.: SOA- Gas Line Easement  
Project: Heatherwilde Blvd Roadway Improvements  
Halff AVO: 26890

Page 2 of 3  
7/16/2015

DESCRIPTION FOR CITY OF PFLUGERVILLE - GAS LINE EASEMENT

**THENCE North 76°00'14" East 469.31 feet** with the north line of Lot 43, Block N and the existing south right-of-way line of Heatherwilde Boulevard to the **POINT OF BEGINNING** and containing 0.1593 acre (6,941 square feet).

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.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.

  
Cory Blake Silva, R.P.L.S.

7-16-2015  
Date

Texas Registered Professional Land Surveyor No. 6500

Halff Associates, Inc.,

TBPLS Firm No. 10029607

4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600



SKETCH TO ACCOMPANY  
PARCEL DESCRIPTION**JOHN VAN WINKLE  
SURVEY NO. 70**0 25 50 75 100  
SCALE: 1"=50'

SPRINGBROOK OWNERS ASSOCIATION  
LOT 8, BLOCK O  
(2.708 ACRES)  
POND EASEMENT  
VOLUME 10665, PAGE 40  
D.R.T.C.TX.

HEATHERWILDE BOULEVARD  
(90' ROW)

SPRINGBROOK ONE, SECTION ONE  
VOLUME 168B-169A  
P.R.T.C.TX.

N76°00'14"E 469.31'  
S76°00'14"W 456.27'

LOT 43, BLOCK N  
(2.268 ACRES)  
CITY OF PFLUGERVILLE  
LOT 43, BLOCK N  
(SAVE & EXCEPT 0.13 AC.)  
DOC. NO. 2004036568  
O.P.R.T.C.TX.

PROPOSED 15'  
GAS LINE ESMT.  
6,941 SQ. FT.  
0.1593 AC.

15.00'  
N13°59'46"W

P.O.B.  
19.87'  
S26°59'52"W

MASEDONIO G. AGUILAR  
(1.00 ACRE)  
VOLUME 8139, PAGE 250  
D.R.T.C.TX.

SPRINGBROOK ONE, SECTION ONE  
VOLUME 168B-169A  
P.R.T.C.TX.

LOT 44, BLOCK N  
PRIVATE PARK  
(4.401 ACRES)



GAS LINE EASEMENT  
ATMOS ENERGY

HEATHERWILDE BLVD.  
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: I:\26000s\26890\Drawg Out\SV-LD-COP-GAS.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.1593 AC.  
6,941 SQ. FT.

SCALE: 1"=50'

## LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND
◼	TXDOT TYPE II CONCRETE MONUMENT FOUND
◻	TXDOT TYPE II CONCRETE MONUMENT SET
○	1/2" IRON ROD SET WITH "HALFF ESMT" CAP (UNLESS NOTED)
●	1/2" 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

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 MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.

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.



CORY BLAKE SILVA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6500  
TBPLS FIRM No. 10029607

DATE:

*[Signature]* 7-16-2015



GAS LINE EASEMENT  
ATMOS ENERGY

HEATHERWILDE BLVD.  
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: l:26000s\26890\Draw Out\SV-LD-COP-GAS.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.1593 AC.  
6,941 SQ. FT.

SCALE: 1"=50'

EXHIBIT "B"

County: Travis  
Parcel No.: COP- Gas Line Easement  
Project: Heatherwilde Blvd Roadway Improvements  
Half AVO: 26890

Page 1 of 3  
7/15/2015

DESCRIPTION FOR THE CITY OF PFLUGERVILLE - GAS LINE EASEMENT

BEING A 0.0626 ACRE (2,729 SQUARE FEET) TRACT SITUATED IN THE JOHN VAN WINKLE SURVEY NUMBER 70 , TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF 0.342 ACRE TRACT DESCRIBED AS TRACT 1 IN SPECIAL WARRANTY DEED TO THE CITY OF PFLUGERVILLE RECORDED IN DOCUMENT NUMBER 2015033009 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found for the southwest corner of said 0.342 acre tract, the northwest corner of a called 1.00 acre tract described in deed to Masedonio G. Aguilar, Et. Ux. Recorded in Volume 8139, Page 250 of the Deed Records of Travis County, Texas, the northeast corner of Lot 43, Block N of Springbrook One, Section One, a subdivision of record recorded in Volume 87, page 168B-169A of the Plat Records of Travis County, Texas, conveyed to the City of Pflugerville recorded in Document Number 2004036568 of the Official Public Records of Travis County, Texas and the south right-of-way line of Heatherwilde Boulevard, a 90 foot right-of-way as shown in said Springbrook One, Section One also being a 1.021 acre tract deeded to The Public in Volume 10713, Page 1 of the Deed Records of Travis County, Texas;

**THENCE 176.47 feet** along a curve to the **left** having a radius of **878.55 feet**, a delta angle of **11°42'30"** and a chord that bears **North 70°08'59" East 176.16 feet** with the north line of said 0.342 acre tract and the existing south right-of-way line of Heatherwild Boulevard to a 1/2-inch iron rod found for the northeast corner of said 0.342 acre tract and the northwest corner of a called 0.178 acre tract described in deed to The Public recorded in Volume 10713, Page 5 of the Deed Records of Travis County, Texas;

**THENCE 23.43 feet** along a curve to the **right** having a radius of **15.00 feet**, a delta angle of **89°30'39"** and a chord that bears **South 70°56'57" East 21.12 feet** with the east line of said 0.342 acre tract and the west line of said 0.178 acre tract to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT";

**THENCE 177.81 feet** along a curve to the **right** having a radius of **878.55 feet**, a delta angle of **11°35'47"** and a chord that bears **South 69°06'56" West 177.51 feet** through said 0.342 acre tract to a set 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" for the south line of said 0.342 acre tract and the north line of said 1.00 acre tract, from which a 1/2-inch iron rod found for the southeast corner of said 0.342 acre tract bears **South 62°23'46" East 179.41 feet**;



EXHIBIT "B"

County: Travis  
Parcel No.: COP- Gas Line Easement  
Project: Heatherwilde Blvd Roadway Improvements  
Halff AVO: 26890

Page 2 of 3  
7/15/2015

DESCRIPTION FOR THE CITY OF PFLUGERVILLE - GAS LINE EASEMENT

**THENCE North 62°23'46" West 22.35 feet** with the South line of said 0.342 acre tract and the north line of said 1.00 acre tract to the **POINT OF BEGINNING** and containing 0.0626 acre (2,726 square feet).

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.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

I, Cory Blake Silva, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.

  
Cory Blake Silva, R.P.L.S.

7-16-2015  
Date

Texas Registered Professional Land Surveyor No. 6500

Halff Associates, Inc.,

TBPLS Firm No. 10029607

4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600





SKETCH TO ACCOMPANY  
PARCEL DESCRIPTIONJOHN VAN WINKLE  
SURVEY NO. 70HEATHERWILDE BOULEVARD  
(90'-ROW)  
SPRINGBROOK ONE, SECTION ONE  
VOLUME 87, PAGES 168B-169A  
P.R.T.C.TX.THE PUBLIC  
1.021 ACRES  
VOLUME 10713, PAGE 1  
D.R.T.C.TX.THE PUBLIC  
0.178 ACRE  
VOLUME 10713, PAGE 5  
D.R.T.C.TX.WILKE LANE  
VARYING WIDTH RIGHT-OF-WAYPROPOSED 15'  
GAS LINE ESMT.  
2,729 SQ. FT.  
0.0626 AC.C1  
C3  
CITY OF PFLUGERVILLE  
TRACT 1  
(0.342 ACRE)  
DOC. NO. 2015033009  
O.P.R.T.C.TX.

P.O.B.

S62°23'46"E 179.41'

22.35'  
N62°23'46"WLOT 43, BLOCK N  
(2.268 ACRES)CITY OF PFLUGERVILLE  
LOT 43, BLOCK N  
(SAVE & EXCEPT 0.13 AC.)  
DOC. NO. 2004036568  
O.P.R.T.C.TX.SPRINGBROOK ONE, SECTION ONE  
VOLUME 87, PAGES 168B-169A  
P.R.T.C.TX.MASEDONIO G. AGUILAR, ET. UX.  
(1.00 ACRE)  
VOLUME 8139, PAGE 250  
D.R.T.C.TX.

0 25 50 75 100

SCALE: 1"=50'



HALFF

GAS LINE EASEMENT  
ATMOS ENERGYHEATHERWILDE BLVD.  
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: I:\26000s\26890\Data\0u+SV-LD-COP-T1B-GAS.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.0626 AC.  
2,729 SQ. FT.

SCALE: 1"=50'

## LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND
●	TXDOT TYPE II CONCRETE MONUMENT FOUND
⊙	TXDOT TYPE II CONCRETE MONUMENT SET
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●	1/2" IRON ROD FOUND (SIZE/CAP NOTED)
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(XXX)	RECORD INFORMATION PARENT TRACT
(XXX)	RECORD INFORMATION ADJOINER TRACT
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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

SKETCH TO ACCOMPANY  
PARCEL DESCRIPTION

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## CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	11°42'30"	878.55'	176.47'	176.16'	N70°08'59"E
C2	89°30'39"	15.00'	23.43'	21.12'	S70°56'57"E
C3	11°35'47"	878.55'	177.81'	177.51'	S69°06'56"W

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.



CORY BLAKE SILVA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6500  
TBPLS FIRM No. 10029607

7-16-2015

DATE:



GAS LINE EASEMENT  
ATMOS ENERGY  
HEATHERWILDE BLVD.  
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: I:\26000s\26890\0a\0a\0a\SV-LD-COP-TIB-GAS.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.0626 AC.  
2,729 SQ. FT.

SCALE: 1"=50'