

Grantee shall have the right to access to the Easement Property for the operation, repair, maintenance, replacement and expansion of the public wastewater utility facilities and related appurtenances.

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.

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 _____ day of _____, 2013.

GRANTOR:

THE LSR FAMILY LIVING TRUST

By: _____
Scott Rohrman, Trustee

GRANTEE:

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 TRAVIS §

This instrument was acknowledged before me on the _____ day of _____, 2013, by Scott Rohrman, of THE LSR FAMILY LIVING TRUST, on behalf of said Trust.

(seal)

Notary Public Signature

Printed Name of Notary Public

My commission expires: _____

ACKNOWLEDGEMENT

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: _____

DESCRIPTION

DESCRIPTION OF A 2,671 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT NO. 787, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINING ACREAGE CONVEYED TO RGT/CHARLESTON PARTNERS IN A DEED OF RECORD IN DOCUMENT NO. 2003116960, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,671 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING a ½ inch iron found with cap stamped "CBD 5780" on the west right-of-way line of Springbrook Road, a 70 foot right-of-way, as dedicated by plat recorded in Document No. 200600202, of the Official Public Records of Travis County, Texas, for the southeast corner of Lot 55, Block "O", SPRING TRAILS PHASE 1, a map of which is recorded in Document No. 200600202, of said Official Public Records and for the northeast corner of the herein described tract;

THENCE, South 14°25'10" West, with the west right-of-way line of said Springbrook Road, a distance of 20.00 feet to a point for the southeast corner of the herein described tract;

THENCE, North 75°34'21" West, over and across said remainder of the RGT/Charleston Partners Tract, a distance of 174.85 feet to a point on the south boundary line of that certain called 25.21 acre tract of land described as "Tract 1", in that certain Substitute Trustee's Deed, of record in Document No. 2010003839, of said Official Public Records, for the beginning of a non-tangent curve to the right and for the southwest corner of the herein described tract, from which point a ½ inch iron rod found with cap stamped "T.J. DODD RPLS 1882" on said south boundary line of the 25.21 acre tract of land bears a chord bearing and distance of South 86° 23' 56" West, a distance of 59.76 feet;

THENCE, with said non-tangent curve to the right, having a radius of 700.00 feet, an arc length of 76.69 feet, a delta angle of 06°16'36", and a chord which bears South 88°00'58" East, a distance of 76.65 feet to a ½ inch iron rod found with cap stamped "T.J. DODD RPLS 1882" for the southeast corner of said 25.21 acre tract of land, and for an interior corner of the herein described tract;

THENCE, North 14°25'32" East, with the east boundary line of said 25.21 acre tract of land, a distance of 3.48 feet to a ½ inch iron rod found with cap stamped "T.J. DODD RPLS 1882" at the southwest corner of said Lot 55, Block "O", and for a corner of the herein described tract;

MAE
2 JULY 2013

THENCE, South 75°34'21" East, with the south boundary line of said Lot 55, a distance of 100.00 feet to the POINT OF BEGINNING containing 2,671 square feet of land within these metes and bounds.

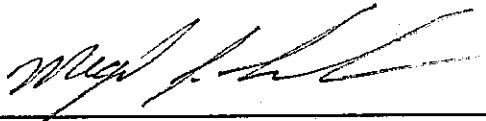
Reference is herein made to the sketch of this tract accompanying this description.

Bearing Basis: Texas Coordinate System of 1983 (NAD_83 (COORS 96)), Central Zone, Grid North. All distances were adjusted to the surface using a Surface Adjustment Factor of 1.0001112142. (Surface = Grid X Surface Adjustment Factor).

Subject tract described herein is an easement. No monumentation set for corners.

I certify that this description was prepared from a survey made in May and June, 2013, on the ground under my supervision.

CUNNINGHAM-ALLEN, INC.



2 July 2013

Miguel A. Escobar, L.S.L.S., R.P.L.S.

Date

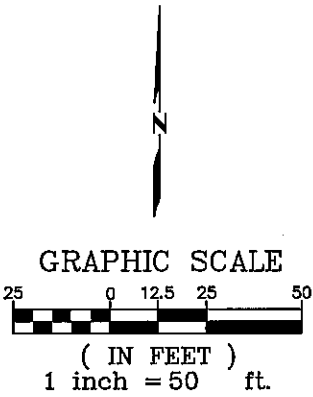
Texas Registration No. 5630
3103 Bee Caves Rd., Ste. 202
Austin, TX 78746
512.327.2946



SKETCH TO ACCOMPANY DESCRIPTION

WASTEWATER EASEMENT
SHEET 1 OF 1

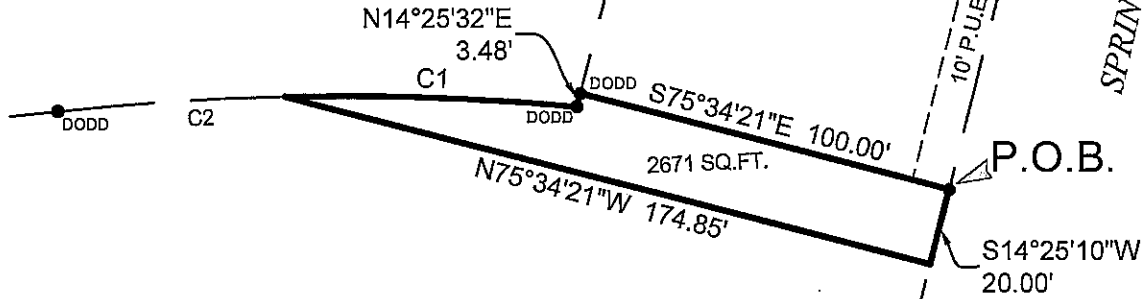
JOHN VAN WINKLE SURVEY NO. 70
ABSTRACT NO. 787,
TRAVIS COUNTY, TEXAS



(25.21 AC)
BRANCH BANKING
AND TRUST COMPANY
DOC. NO. 2010003839
OPR

LOT 55, BLOCK 'O'
SPRING TRAILS PHASE 1
DOC. NO. 200600202, OPR

SPRINGBROOK ROAD
(70' R.O.W.)
DEDICATED BY PLAT
DOC. NO. 200600202, OPR



RGT/CHARLESTON LP
A REMAINDER OF
219.486 ACRES
DOC. NO. 2003116960, OPR

LEGEND

REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.

SUBJECT TRACT SHOWN HEREON IS AN EASEMENT. NO MONUMENTATION SET FOR CORNERS.

BEARING REFERENCE:
TEXAS COORDINATE SYSTEM OF 1983 (NAD_83 (COORS 96)), CENTRAL ZONE, GRID NORTH, ALL DISTANCES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.0001112142. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

DATE OF LAST FIELD WORK: JUNE 25, 2013

- 1/2" IRON ROD WITH CAP FOUND MARKED CBD 5780 (UNLESS OTHERWISE NOTED)
- DODD CAP STAMPED "T. J. DODD RPLS 1882"
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	700.00'	76.69'	6°16'36"	S88°00'58"E	76.65'
C2	700.00'	59.78'	4°53'36"	S86°23'56"W	59.76'

SURVEYED BY:

MIGUEL A. ESCOBAR, LSLs, RPLS
TX REG. NO. 5630
DATE: 2 July 2013



CA
Cunningham|Allen
Engineers • Surveyors
TBPE REG. NO. F-284

3103 Bee Cave Road
Suite 202
Austin, Texas 78746
Tel.: (512) 327-2946
Fax: (512) 327-2973

CLIENT: -
DATE: 7/2013
CREW: -

OFFICE: MAE
F.B.: -

PROJ #: 5790102
FILE NAME: ESMNT OFFSITE WW

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