

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

EASEMENT AND RIGHT OF WAY

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

That **City of Pflugerville, Texas**, a Texas home-rule municipal corporation, hereinafter referred to as “Grantor”, whose address is 100 E. Main Street, Pflugerville, Texas, 78660; for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by **Oncor Electric Delivery Company LLC**, a Delaware limited liability company, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202-1234, hereinafter referred to as “Grantee”; the receipt and sufficiency of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents does hereby grant, sell, and convey unto Grantee, its successors and assigns, an easement and right-of-way (“Easement”) for overhead and/or underground electric supply and communications facilities, consisting of a variable number of wires and cables, supporting structures, surface mounted equipment, conduits and all necessary or desirable appurtenances across, under, and through the following described property of the Grantor, such purposes collectively referred to herein as the “Easement Purpose”:

See Exhibit A, as attached.

The Easement is subject to the following terms and provisions:

1. Grantee shall not take any action within the Easement or conduct any activity toward the Easement Purpose that will interfere with Grantor’s use of its property. Toward that end, Grantee, prior to conducting any work as to the Easement Purpose, shall provide its plans, to include construction plans and timing of such work, to the Grantor for its approval. Grantor may limit Grantee’s access to the Easement to specific times or conditions to avoid disrupting Grantor’s operations and Grantor may require Grantee to apply for and receive any applicable permit required for such activity or use.
2. Grantee’s use of the Easement shall comply with local, state, and federal laws and regulations.

3. Where Grantee disturbs Grantor's property, Grantee shall restore the property to its original condition after work is completed.
4. Grantor shall continue to have the right to fully use and enjoy the Easement and surrounding area for any purpose which shall not interfere with the rights herein granted to Grantee. Such rights include the Grantor's continued operation and use of the Force Main Easement.

WITNESS THE EXECUTION HEREOF on this _____ day of _____, 2026.

GRANTOR
CITY OF PFLUGERVILLE, TEXAS

By: _____
 Name: Sereniah Breland
 Title: City Manager

Acknowledgment

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 2026, City of Pflugerville, Texas, Grantor, by Sereniah Breland, City Manager.

 Notary Public, State of Texas

APPROVED AND ACCEPTED:

 Oncor Electric Delivery Company LLC
 _____, _____

AFTER RECORDING RETURN TO:
Office of City Secretary
City of Pflugerville, Texas
City Hall, 100 E. Main Street
Pflugerville, Texas 78660

EXHIBIT "A"

(Electric Easement)
Pflugerville DTE West Subdivision,
A Resubdivision of Lots 1 & 2,
Amended Final Plat of Romans 8:28

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1110 ACRE (4,836 SQUARE FEET) IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY TEXAS, BEING OUT OF THE C. S. PARISH SURVEY NO. 2, ABSTRACT NO. 621, BEING A PORTION OF LOT 1B, PFLUGERVILLE DTE WEST SUBDIVISION, A RESUBDIVISION OF LOTS 1 & 2, AMENDED FINAL PLAT OF ROMANS 8:28, A SUBDIVISION RECORDED IN DOCUMENT NO. 202500113 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), CONVEYED TO THE CITY OF PFLUGERVILLE IN DOCUMENT NUMBER 2025125164 (O.P.R.T.C.T.), AND ALSO BEING A PORTION OF BLOCK "C" AND THAT AREA RESERVED FOR PARK OR PLAYGROUND, DRAINAGE EASEMENT AND P.U.E. AS SHOWN IN THE WILLOW CREEK SECTION ONE SUBDIVISION RECORDED IN VOLUME 81, PAGES 1A-1D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.1110 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371

COMMENCING, at a 1/2-inch iron rod found in the west line of said Lot 1B, also being the northeast corner of Lot 2C of said Amended Final Plat of Romans 8:28, also being the southeast corner of a called 2.41 acres conveyed to Mo-Kan Storage, LTD. in Document No. 2007095356 (O.P.R.T.C.T.), from which a 1/2-inch iron rod with "GBI Partner" cap found in the common line of said Lot 2C and said 2.41 acre tract bears, S76°29'32"W a distance of 27.27 feet;

THENCE, with the common line of said Lot 1B and said Lot 2C, S02°19'23"E a distance of 21.20 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the common line of said Lot 1B and said Lot 2C, over and across said Lot 1B and said Park, Drainage Easement and P.U.E. of said Block "C", Willow Creek Section One, the following seven (7) courses and distances:

- 1) **N89°19'50"E** a distance of **270.83** feet to a calculated point for the northeast corner hereof,
- 2) **S12°58'30"W** a distance of **10.29** feet to a calculated point for an angle point hereof,
- 3) **S89°19'50"W** a distance of **258.11** feet to a calculated point for an angle point hereof,
- 4) **S02°19'33"E** a distance of **191.20** feet to a calculated point for an angle point hereof,
- 5) **S37°34'40"E** a distance of **24.57** feet to a calculated point for the southeast corner hereof,
- 6) **N82°34'40"W** a distance of **14.14** feet to a calculated point for the southwest corner hereof, and
- 7) **N37°34'40"W** a distance of **17.74** feet to a calculated point for an angle point hereof, being in the west line of said Lot 1B also being the east line of said Lot 2C, from which a 1/2-inch iron rod with "4Ward Boundary" cap set in the north right-of-way line of East Main Street (70' right-of-way), and being the common south corner of said Lot 1B and said Lot 2C bears, S02°19'33"E a distance of 22.88 feet;

(See sheet 2 of 2)

THENCE, with the common line of said Lot 1B and said Lot 2C, **N02°19'33"W** a distance of **204.68** feet to the **POINT OF BEGINNING** and containing 0.1110 Acre (4,836 Square Feet) of land, more or less.

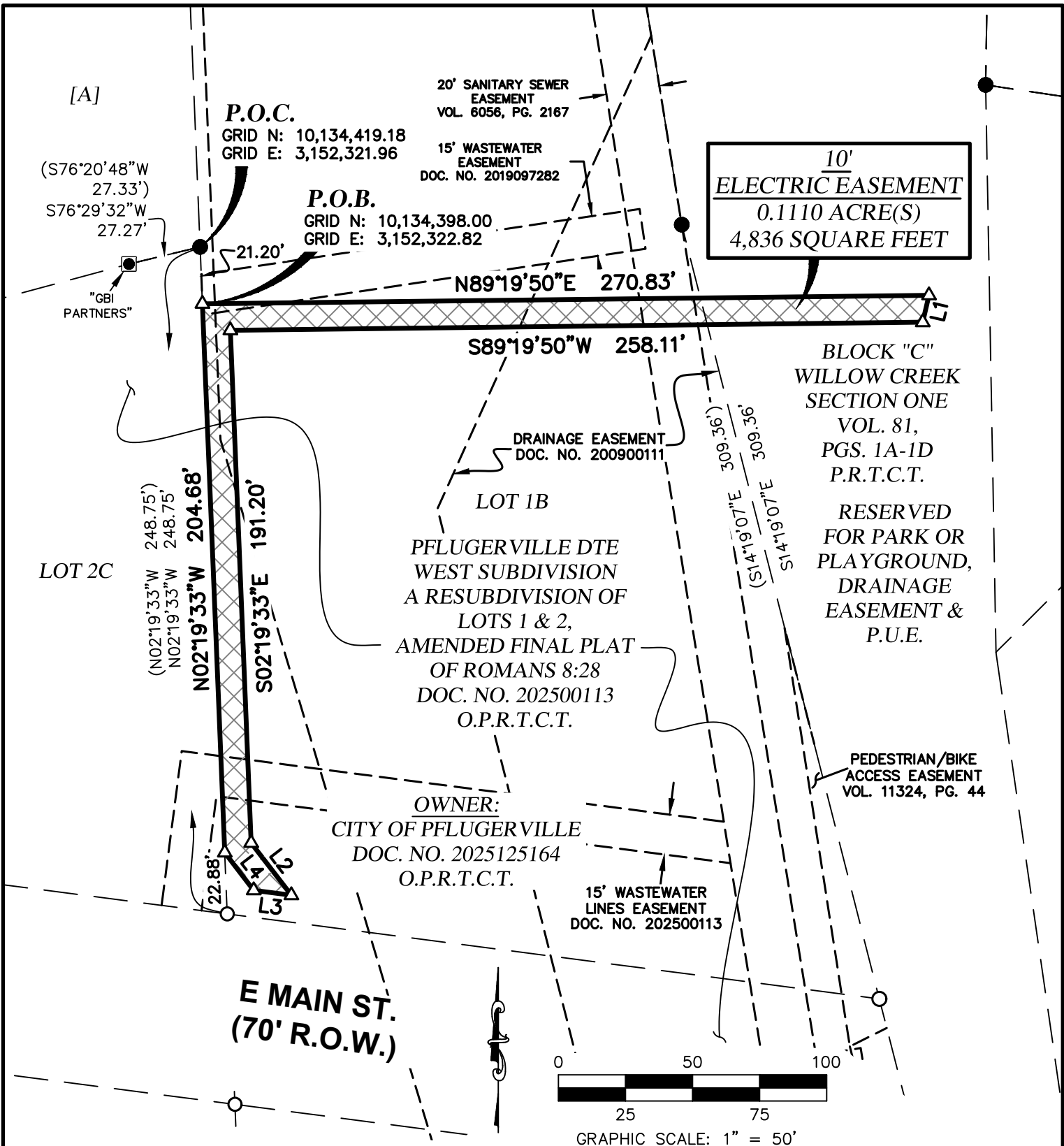
NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000104047266. See attached sketch (reference drawing: 01799_Oncore Easement.dwg)

 5/6/26

Paul N. Guerrero, RPLS #5992
4Ward Land Surveying, LLC
TBPELS Firm #10174300





**0.1110 ACRE
 10' ELECTRIC
 EASEMENT
 City of Pflugerville,
 Travis County, Texas**


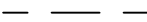






PO Box 90876, Austin Texas 78709
 INFO@4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

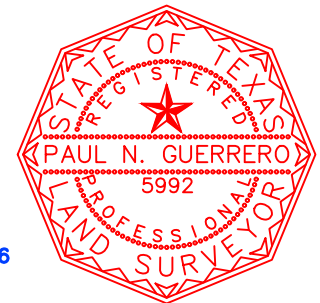
| | |
|--------------|-----------|
| Date: | 5/6/2026 |
| Project: | 01799 |
| Scale: | 1" = 50' |
| Reviewer: | PG |
| Tech: | CC |
| Field Crew: | MW |
| Survey Date: | MAR. 2024 |
| Sheet: | 1 OF 2 |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | S12°58'30"W | 10.29' |
| L2 | S37°34'40"E | 24.57' |
| L3 | N82°34'40"W | 14.14' |
| L4 | N37°34'40"W | 17.74' |

[A]
 CALLED 2.41 ACRES
 MO-KAN
 STORAGE, LTD.
 DOC. NO. 2007095356
 O.P.R.T.C.T.

| LEGEND | |
|---|---|
|  | PROPOSED EASEMENT LINE |
|  | EXISTING PROPERTY LINES |
|  | CALCULATED POINT |
|  | 1/2" IRON ROD FOUND (UNLESS NOTED) |
|  | IRON ROD WITH "GBI PARTNERS" CAP FOUND |
|  | 1/2" IRON ROD SET W/PLASTIC "4WARD BOUNDARY" CAP |
| DOC. NO. | DOCUMENT NUMBER |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| VOL./PG. | VOLUME, PAGE |
| P.R.T.C.T. | PLAT RECORDS, TRAVIS COUNTY, TEXAS |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS |
| (.....) | RECORD INFORMATION PER PLAT DOC. NO. 202500113 |


 5/6/2026



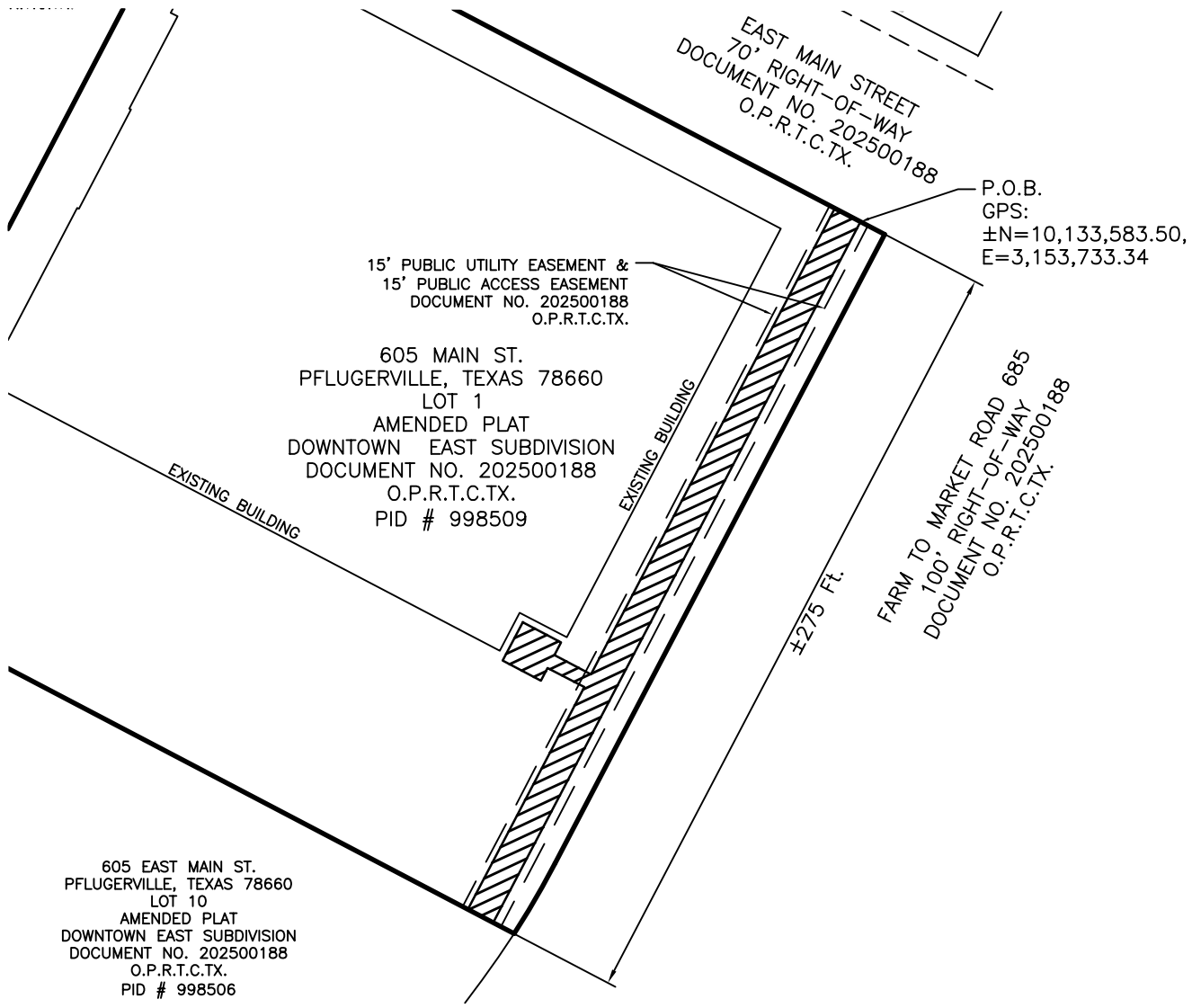
NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000104047266.
2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.1110 ACRE
 10' ELECTRIC
 EASEMENT
 City of Pflugerville,
 Travis County, Texas**

| | | |
|---|--------------|-----------|
|  4WARD <i>Land Surveying</i> <small>A Limited Liability Company</small> | Date: | 5/6/2026 |
| | Project: | 01799 |
| | Scale: | N/A |
| | Reviewer: | PG |
| | Tech: | CC |
| | Field Crew: | MW |
| | Survey Date: | MAR. 2024 |
| Sheet: | 2 OF 2 | |
| PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300 | | |

EXHIBIT A



THE INTENT OF THIS EXHIBIT IS FOR THE GRANTOR TO RECOGNIZE THAT THE GENERAL COURSE OF SAID EASEMENT AREA AS DESCRIBED ABOVE AGREES THAT THE EASEMENT AND RIGHT-OF-WAY AND ITS GENERAL DIMENSIONS HEREBY GRANTED SHALL APPLY TO THE ACTUAL LOCATION OF SAID LINE(S) WHEN CONSTRUCTED.

GRANTOR(S): CITY OF PFLUGERVILLE

INSTRUMENT #: 202500188 VOLUME: PAGE:

SURVEY: C.S. PARISH

ABSTRACT: 621

COUNTY: TRAVIS

CITY: PFLUGERVILLE

DISTRICT:

WR/WO#:

LEGEND



10' ONCOR EASEMENT

| |
|--|
| JOB NUMBER: 2025104102 |
| DATE: April 2026 |
| SCALE: 1" = 60' |
| SURVEYOR: M. Mercado |
| TECHNICIAN: B. Powell |
| DRAWING: 104102-PflugervilleCityHall_ONCOR-Easements_LOT-1 |
| TRACT ID: PID 998509 - Travis CAD |
| PARTYCHIEF: S. Revuelta |
| FIELDBOOKS: 45485 |



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735

Office: 512.447.0575
Fax: 512.326.3029
Email: info@sam.biz

Texas Firm Registration No. 10064300

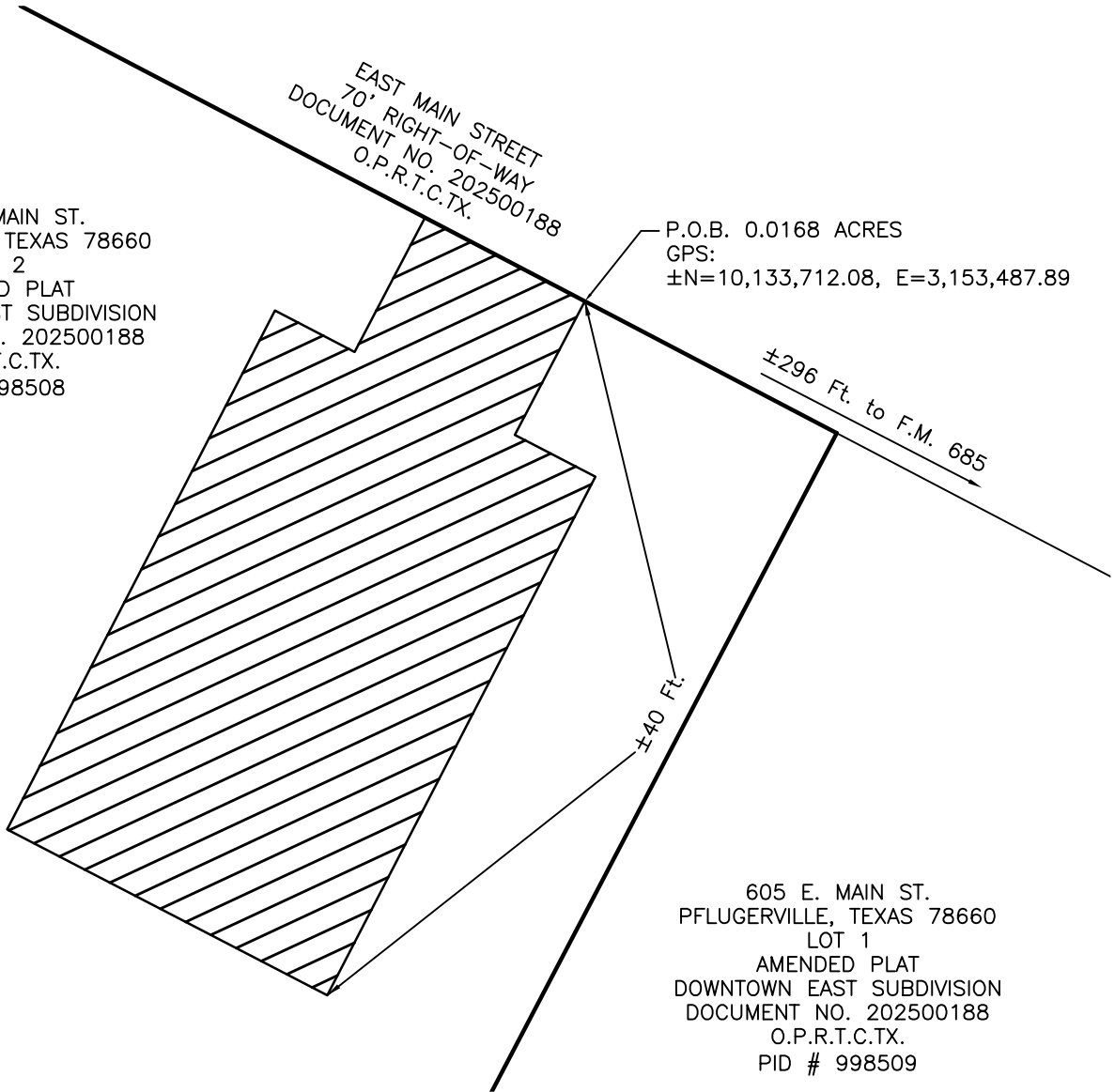
PROJECT: Swinerton
ONCOR EASEMENTS

SHEET 1
OF 1

EXHIBIT A



605 E. MAIN ST.
PFLUGERVILLE, TEXAS 78660
LOT 2
AMENDED PLAT
DOWNTOWN EAST SUBDIVISION
DOCUMENT NO. 202500188
O.P.R.T.C.TX.
PID #998508



605 E. MAIN ST.
PFLUGERVILLE, TEXAS 78660
LOT 1
AMENDED PLAT
DOWNTOWN EAST SUBDIVISION
DOCUMENT NO. 202500188
O.P.R.T.C.TX.
PID # 998509

THE INTENT OF THIS EXHIBIT IS FOR THE GRANTOR TO RECOGNIZE THAT THE GENERAL COURSE OF SAID EASEMENT AREA AS DESCRIBED ABOVE AGREES THAT THE EASEMENT AND RIGHT-OF-WAY AND ITS GENERAL DIMENSIONS HEREBY GRANTED SHALL APPLY TO THE ACTUAL LOCATION OF SAID LINE(S) WHEN CONSTRUCTED.

GRANTOR(S): CITY OF PFLUGERVILLE

INSTRUMENT #: 202500188 VOLUME: PAGE:

SURVEY: C.S. PARISH

ABSTRACT: 621

COUNTY: TRAVIS

CITY: PFLUGERVILLE

DISTRICT:

WR/WO#:

LEGEND



10 AND 20' ONCOR EASEMENT


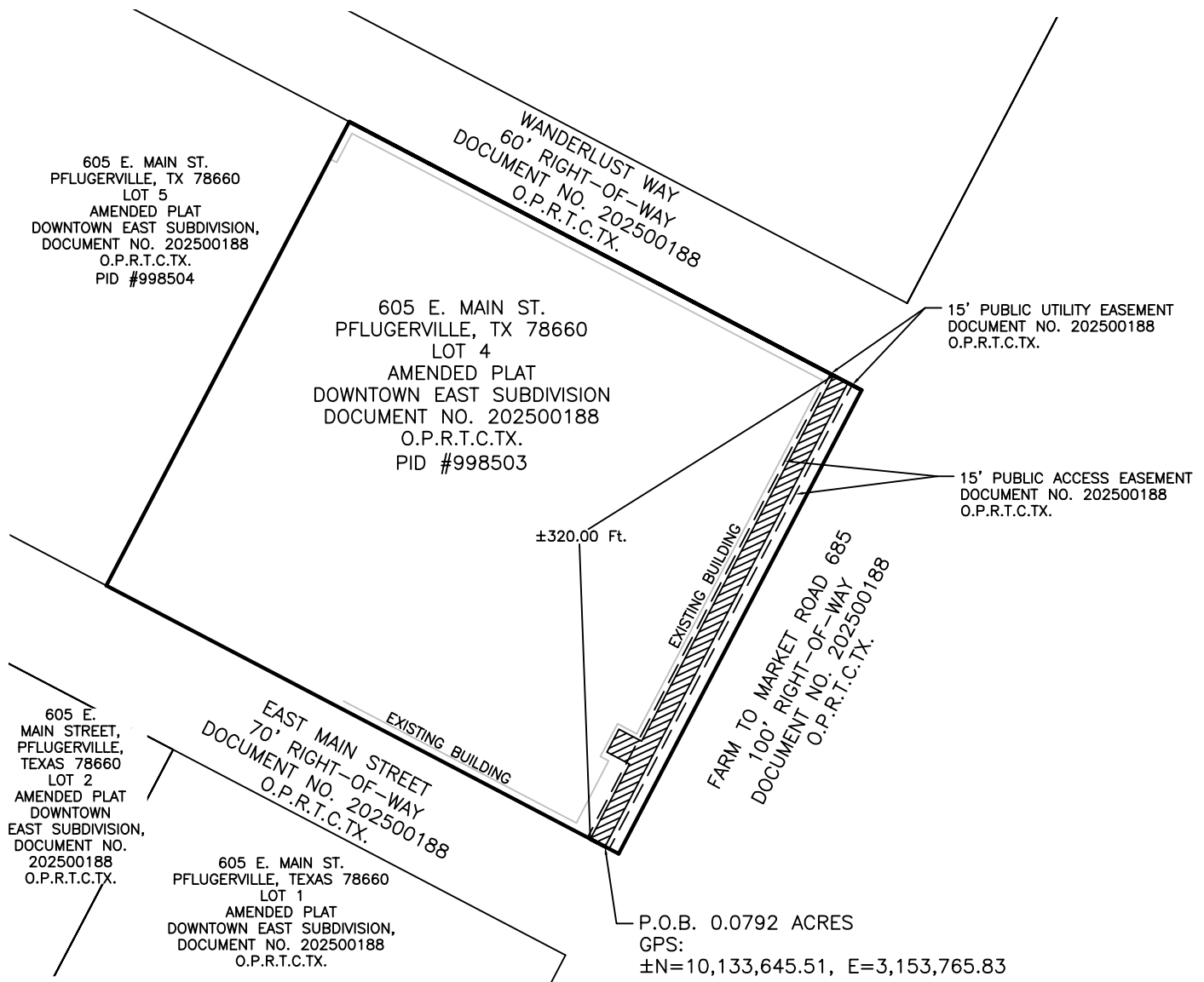
| | | | |
|--|---|--|--|
| JOB NUMBER: 2025104102 |  | 4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 | PROJECT: <u>Swinerton</u> ONCOR EASEMENTS |
| DATE: March 2026 | | Office: 512.447.0575 | SHEET 1 |
| SCALE: 1" = 10' | | Fax: 512.326.3029 | OF 1 |
| SURVEYOR: M. Mercado | | Email: info@sam.biz | |
| TECHNICIAN: B. Powell | | Texas Firm Registration No. 10064300 | |
| DRAWING: 104102-PflugervilleCityHall_ONCOR-Easements_LOT-2 | | | |
| TRACT ID: PID 998508 - Travis CAD | | | |
| PARTYCHIEF: S. Revuelta | | | |
| FIELDBOOKS: 45485 | | | |

EXHIBIT A



THE INTENT OF THIS EXHIBIT IS FOR THE GRANTOR TO RECOGNIZE THAT THE GENERAL COURSE OF SAID EASEMENT AREA AS DESCRIBED ABOVE AGREES THAT THE EASEMENT AND RIGHT-OF-WAY AND ITS GENERAL DIMENSIONS HEREBY GRANTED SHALL APPLY TO THE ACTUAL LOCATION OF SAID LINE(S) WHEN CONSTRUCTED.

GRANTOR(S): CITY OF PFLUGERVILLE

INSTRUMENT #: 202500188 VOLUME: PAGE:

SURVEY: C.S. PARISH

ABSTRACT: 621

COUNTY: TRAVIS

CITY: PFLUGERVILLE

DISTRICT:

WR/WO#:

LEGEND



| |
|--|
| JOB NUMBER: 2025104102 |
| DATE: March 2026 |
| SCALE: 1" = 100' |
| SURVEYOR: M. Mercado |
| TECHNICIAN: B. Powell |
| DRAWING: 104102-PflugervilleCityHall_ONCOR-Easements_LOT-4 |
| TRACT ID: PID 998503 - Travis CAD |
| PARTYCHIEF: S. Revuelta |
| FIELDBOOKS: 45485 |



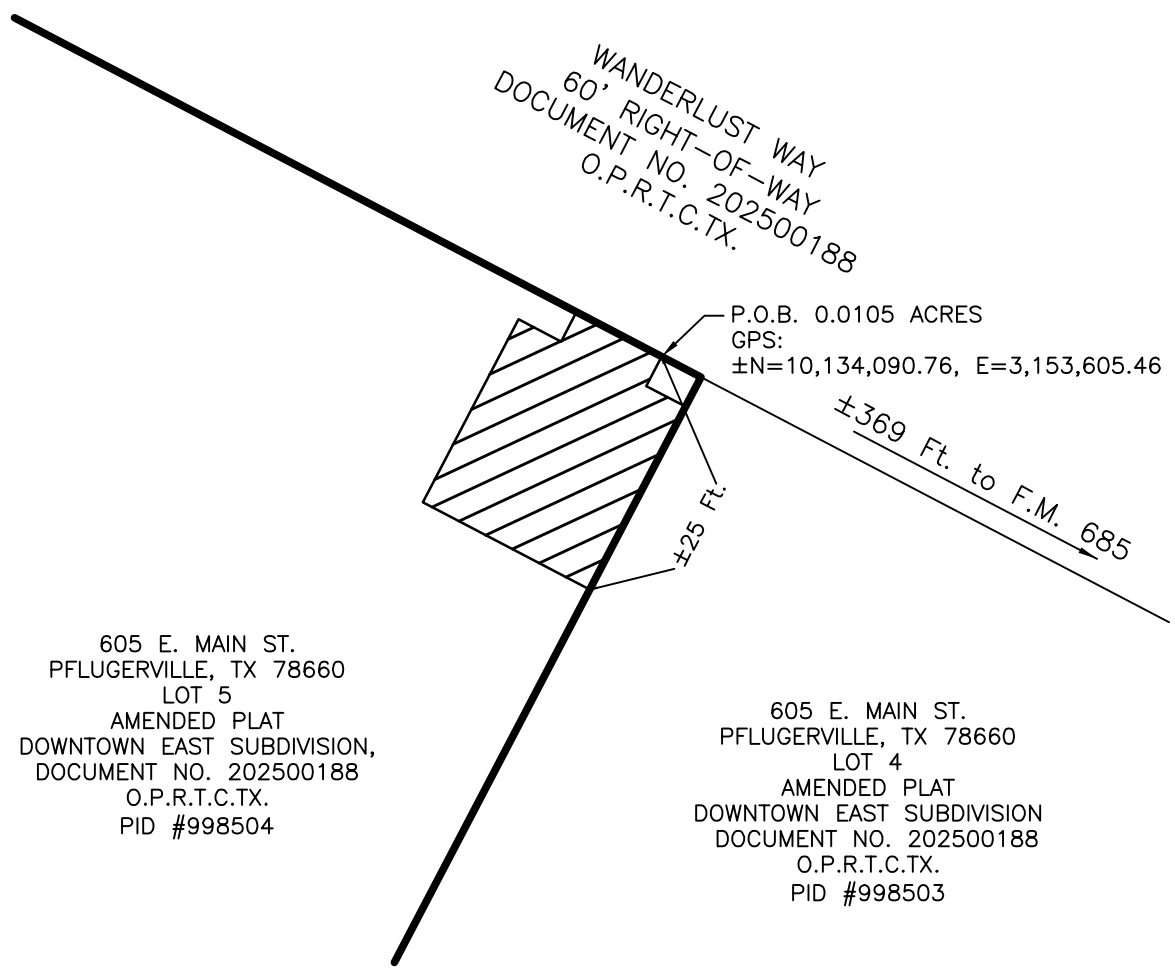
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735

Office: 512.447.0575
Fax: 512.326.3029
Email: info@sam.biz

Texas Firm Registration No. 10064300

| |
|---|
| PROJECT: <u>Swinerton ONCOR EASEMENTS</u> |
| SHEET 1 OF 1 |

EXHIBIT A



THE INTENT OF THIS EXHIBIT IS FOR THE GRANTOR TO RECOGNIZE THAT THE GENERAL COURSE OF SAID EASEMENT AREA AS DESCRIBED ABOVE AGREES THAT THE EASEMENT AND RIGHT-OF-WAY AND ITS GENERAL DIMENSIONS HEREBY GRANTED SHALL APPLY TO THE ACTUAL LOCATION OF SAID LINE(S) WHEN CONSTRUCTED.

GRANTOR(S): CITY OF PFLUGERVILLE

INSTRUMENT #: 202500188 VOLUME: PAGE:

SURVEY: C.S. PARISH

ABSTRACT: 621

COUNTY: TRAVIS

CITY: PFLUGERVILLE

DISTRICT:

WR/WO#:

LEGEND



10 AND 20' ONCOR EASEMENT

| |
|--|
| JOB NUMBER: 2025104102 |
| DATE: March 2026 |
| SCALE: 1" = 20' |
| SURVEYOR: M. Mercado |
| TECHNICIAN: B. Powell |
| DRAWING: 104102-PflugervilleCityHall_ONCOR-Easements_LOT-5 |
| TRACT ID: PID 998504 - Travis CAD |
| PARTYCHIEF: S. Revuelta |
| FIELDBOOKS: 45485 |



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735

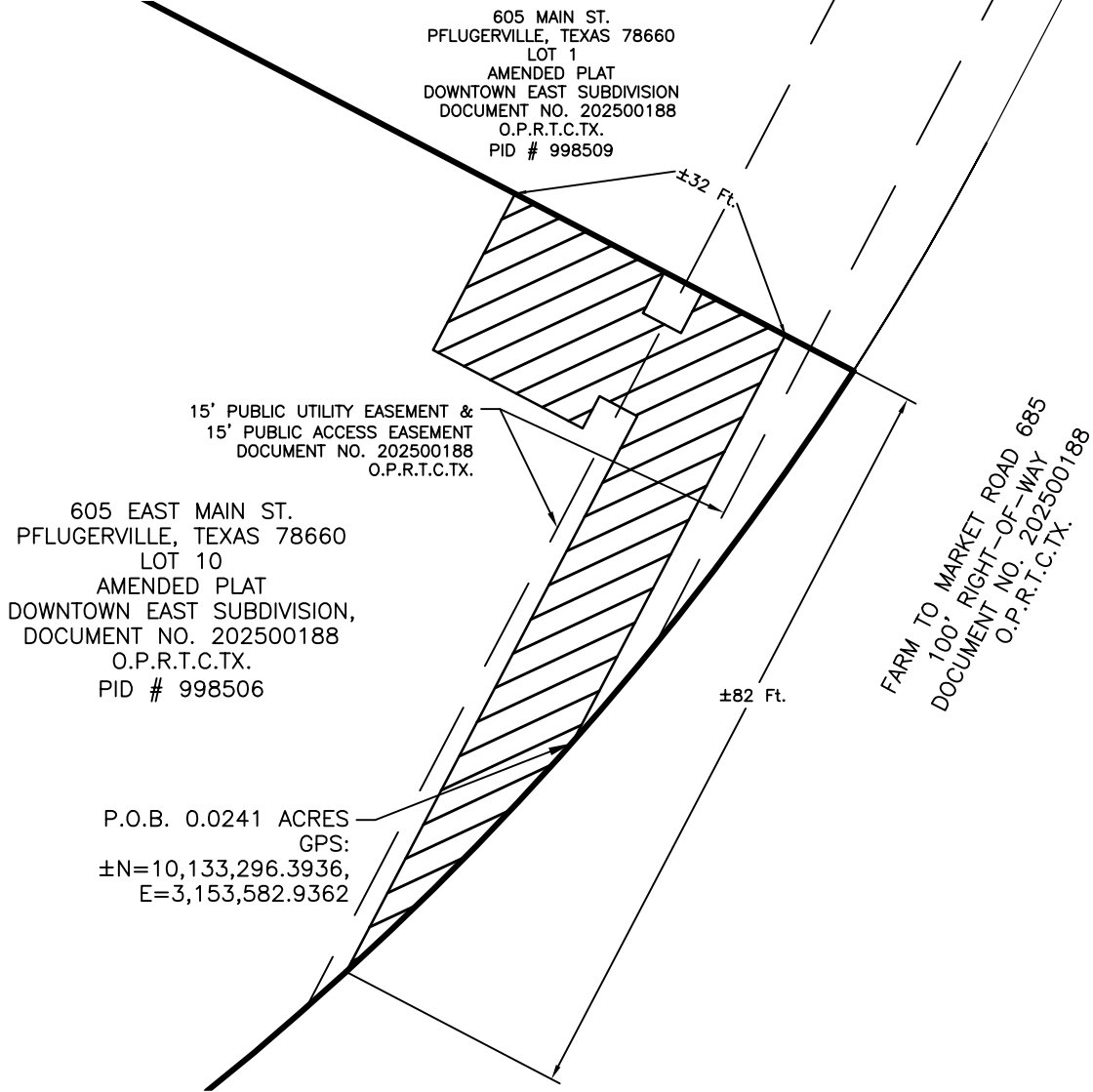
Office: 512.447.0575
Fax: 512.326.3029
Email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: Swinerton
ONCOR EASEMENTS

SHEET 1
OF 1

EXHIBIT A



THE INTENT OF THIS EXHIBIT IS FOR THE GRANTOR TO RECOGNIZE THAT THE GENERAL COURSE OF SAID EASEMENT AREA AS DESCRIBED ABOVE AGREES THAT THE EASEMENT AND RIGHT-OF-WAY AND ITS GENERAL DIMENSIONS HEREBY GRANTED SHALL APPLY TO THE ACTUAL LOCATION OF SAID LINE(S) WHEN CONSTRUCTED.

GRANTOR(S): CITY OF PFLUGERVILLE

INSTRUMENT #: 202500188 VOLUME: PAGE:

SURVEY: C.S. PARISH

ABSTRACT: 621

COUNTY: TRAVIS

CITY: PFLUGERVILLE

DISTRICT:

WR/WO#:

LEGEND



10' ONCOR EASEMENT

| |
|---|
| JOB NUMBER: 2025104102 |
| DATE: April 2026 |
| SCALE: 1" = 20' |
| SURVEYOR: M. Mercado |
| TECHNICIAN: B. Powell |
| DRAWING: 104102-PflugervilleCityHall_ONCOR-Easements_LOT-10 |
| TRACT ID: PID 998506 - Travis CAD |
| PARTYCHIEF: S. Revuelta |
| FIELDBOOKS: 45485 |



4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 Office: 512.447.0575
 Fax: 512.326.3029
 Email: info@sam.biz
 Texas Firm Registration No. 10064300

PROJECT: Swinerton
 ONCOR EASEMENTS

SHEET 1
 OF 1