

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.

PUBLIC WATER AND WASTEWATER PIPELINE EASEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

GRANT OF EASEMENT:

THE HIGHLANDS WELLS BRANCH, LLC ("Grantor"), 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 exclusive easement and right-of-way ("Easement") upon and across the property of Grantor which is more particularly described on Exhibit "A", attached hereto and incorporated herein by reference ("Easement Property"). Grantor and Grantee may jointly be referred to by "the parties."

TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, together with the rights and privileges and on the terms and conditions set forth below. 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 to the extent that such claim arises by, through, or under Grantor.

Terms and Conditions: The following terms and conditions apply to the Easement granted by this agreement:

1. *Definitions.* For the purposes of this grant of Easement certain terms shall have the meanings that follow:
 - (a) "Holder" shall mean Grantee and Grantee's heirs, successors and assigns who at any time own any interest in the conveyance is subject to the terms of this agreement.
 - (b) "Permitted Improvements" shall mean landscaping or planting of vegetation, driveways and sidewalks; but shall not mean the

construction of a building or structure unless such installation or construction is approved in writing by the City Manager or the City Manager's designee.

- (c) "Public wastewater pipeline" shall mean a pipeline designed and operated to transport wastewater.
 - (d) "Public water pipeline" shall mean a pipeline designed and operated to transport water.
- 2. *Character of Easement.* The Easement granted herein is "in gross," in that there is no "Benefitted Property." Nevertheless, the Easement rights herein granted shall pass to Grantee's successors and assigns, subject to all of the Terms hereof. The Easement rights of use granted herein is irrevocable. The Easement is for the benefit of Holder.
- 3. *Purpose of Easement.* The Easement shall be used for public water and wastewater purposes, including placement, construction, installation, replacement, repair, maintenance, relocation, removal, and operation of public water pipelines, public wastewater pipelines, and related appurtenances, or making connections thereto (hereinafter collectively "Facilities"). The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, replacement and expansion of the Facilities.
- 4. *Term.* Easement shall be in perpetuity unless relinquished or abandoned by ordinance or resolution by Grantee.
- 5. *Reservation of Rights.* Save and except: Grantor retains the right to surface use. Grantor and Grantor's heirs, successors, and assigns shall retain the right to use the surface of all or part of the Easement Property in conjunction with Holder as long as such use by Grantor and Grantor's heirs, successors, and assigns neither interferes nor conflicts with the use of the Easement Property by Holder for the Easement Purpose. Grantor shall not construct any building, structure or obstruction on the Easement Property. Any improvement made by Grantor (Permitted Improvement) must comply with applicable ordinances, development codes, and engineering guidelines of the City of Pflugerville. Grantor shall obtain Holder's permission prior to the start of constructing Permitted Improvements. Grantor shall not construct any fencing or gating on the Easement Property without Holder's permission.
- 6. *Improvement and Maintenance of Easement Property.* Subject to the provisions of Section 7, immediately below, improvement and maintenance of the Easement Property and the Facilities will be at the sole expense of Holder. Holder has the right to eliminate any encroachments

into the Easement Property. Holder has the right to construct, install, maintain, replace, and remove the Facilities under or across any portion of the Easement Property. All matters concerning the Facilities and their configuration, construction, installation, maintenance, replacement, and removal are at Holder's sole discretion, subject to performance of Holder's obligations under this agreement. Holder has the right to remove or relocate any fences or other encroachments within the Easement Property or along or near its boundary lines if reasonably necessary to construct, install, maintain, replace, or remove the Facilities. Holder shall not be required to repair or replace to their original condition any landscaping, driveways, parking areas, or Permitted Improvement on the Easement Property that are damaged in connection with the placement, construction, installation, replacement, repair, maintenance, relocation, removal, and operation of the Facilities.

7. *Maintenance of Surface Easement Property/Permitted Improvements.* Notwithstanding any contrary provision, Grantor shall retain the obligation to regularly mow or cut back vegetation and to keep the surface of the Easement Property free of litter, debris, or trash.
8. *Equitable Rights of Enforcement.* This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.
9. *Attorney's Fees.* If either party retains an attorney to enforce this agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.
10. *Binding Effect.* This agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.
11. *Choice of Law.* This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Easement Property is located.
12. *Counterparts.* This agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

13. *Waiver of Default.* It is not a waiver of or consent to default if the non-defaulting party fails to declare immediately default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.
14. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this agreement and all transactions contemplated by this agreement.
15. *Integration.* This agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.
16. *Legal Construction.* Any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this agreement are for reference only and are not intended to restrict or define the text of any section. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.
17. *Notices.* Any notice required or permitted under this agreement must be in writing. Any notice required by this agreement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this agreement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.
18. *Recitals/Exhibits.* Any recitals in this agreement are represented by the parties to be accurate, and constitute a part of the substantive agreement. All exhibits referenced herein are attached hereto and incorporated by reference herein for all purposes.
19. *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.

20. *Assignability.* The Easement may be assigned by Grantee, its successors or assigns, without the prior written consent of Grantor.

IN WITNESS WHEREOF, this instrument is executed this 26th day of February 2016.

GRANTOR:

THE HIGHLANDS WELLS BRANCH, LLC,
a Texas limited liability company

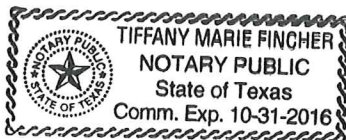
By: [Signature]
Sam Kumar, its Manager

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, a Notary Public, on this day personally appeared Sam Kumar, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon his oath stated that he is authorized to execute such instrument; and that said instrument is executed as the free and voluntary act and deed for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of February 2016.

(seal)



[Signature]
Notary Public Signature

GRANTEE:

AGREED AND ACCEPTED:

CITY OF PFLUGERVILLE,
TEXAS, a Texas home-rule
municipality

By: _____
Brandon Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____,
2016, by Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-
rule municipality, on behalf of said municipality.

Notary Public Signature

(seal)

AFTER RECORDING, RETURN TO:

City of Pflugerville
Attn.: Emily Barron, Planning Director
Development Services Center
P.O. Box 589
Pflugerville, Texas 78691

EXHIBIT "A "

**To The City of Pflugerville
(Water & Wastewater Easement)
out of Lot 2, Block A, Carmen
Subdivision, Travis County, Texas**

**WATER AND WASTEWATER EASEMENT
METES AND BOUNDS DESCRIPTION**

BEING A STRIP OF LAND OF VARIABLE WIDTH, OUT OF LOT 2, BLOCK A OF "CARMEN SUBDIVISION", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, OF RECORD IN DOCUMENT NO. 201100198 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTCT) CONVEYED TO HW CARMEN INVESTMENTS LP, BY DEED OF RECORD IN DOCUMENT No. 2007122140 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning for reference at a ½" rebar found, capped "RPLS 3693", at the common easterly corner between Lots 1 and 2, Block A of the above described Carmen Subdivision, a point on the westerly line of the City of Pflugerville 10.51 acres described in Document No. 2003293775 of the OPRTCT, from which point a ½" rebar found at the most easterly corner of Lot 1, Block A, Carmen Subdivision, bears S 31°04'20" E 404.36 feet;

THENCE with the common line between said Lots 1 and 2, Block A, S 27°45'44" W 25.37 feet to a calculated point for the most easterly point and **PLACE OF BEGINNING** hereof;

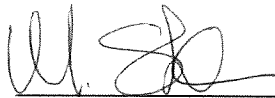
THENCE with the herein described tract of land the following 17 courses (all angle points are calculated points:

- 1) S 27°45'44" W 15.45 feet;
- 2) N 77°43'11" W 15.21 feet;
- 3) S 27°16'14" W 376.44 feet;

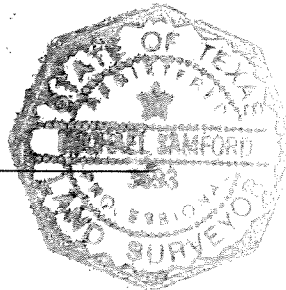
- 4) S 44°58'28" W 471.18 feet;
- 5) N 45°14'16" W 27.50 feet;
- 6) N 44°45'44" E 24.96 feet;
- 7) N 45°14'16" W 14.01 feet;
- 8) N 44°45'44" E 20.00 feet;
- 9) S 45°14'16" E 14.01 feet;
- 10) N 44°45'44" E 422.09 feet;
- 11) N 27°46'48" E 22.94 feet;
- 12) N 17°13'12" W 25.34 feet;
- 13) N 27°45'44" E 345.53 feet;
- 14) N 60°37'32" E 56.23 feet;
- 15) S 31°04'20" E 15.01 feet;
- 16) S 60°37'32" W 54.17 feet;
- 17) S 76°04'20" E 45.88 feet to the **PLACE OF BEGINNING**
and containing a calculated map area of 31,564 square feet of land, or
0.725 acre of land, more or less.

See attached "Sketch to Accompany Metes and Bounds", Plan No.
160027B, attached and hereby made a part hereof.

Prepared February 24, 2016



Michael Samford, R.P.L.S. 3693
Samford & Associates, Inc.
Texas Land Surveying Firm 10103700
1400 Hillside Terrace
Buda, Texas 78610



REFERENCES

TCAD Geographic I.D. 02-6830-01-04

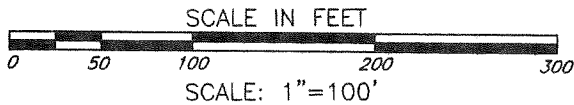
Bearings based on subdivision plat of Carmen Subdivision in
Document No. 201100198 Official Public Records of Travis County,
Texas

SAMFORD & ASSOCIATES, INC.
TEXAS LAND SURVEYING FIRM 10103700
(512) 441-5601

**EXHIBIT "B", SKETCH TO
ACCOMPANY METES AND BOUNDS
DESCRIPTION**

1400 HILLSIDE TERRACE
BUDA, TEXAS 78610
samfordsurvey@yahoo.com

CITY OF PFLUGERVILLE 10.51 AC.
DOC. # 2003293775, TCOPR
REF. DRNG. AGMT. DOC# 2003127401 OPRTC



LEGEND

- = 1/2" IRON ROD FOUND
- = CAPPED 1/2" REBAR FOUND,
STAMPED 'RPLS 3693'
- ⊙ = LIGHT POLE
- ✕ = WIRE FENCE
- = GUY ANCHOR & POLE
- E— = OVERHEAD ELECTRIC
- () = RECORD DATA FROM PLAT RECORDS
- [] = RECORD DATA FROM DEED RECORDS
- BFR = BEGIN FOR REFERENCE
- POB = PLACE OF BEGINNING
- CMA = CALCULATED MAP AREA
- WV = WATER VALVE
- WM = WATER METER
- FH = FIRE HYDRANT
- WWMH = WASTEWATER MANHOLE
- WWCO = WASTEWATER CLEANOUT
- WWE = WASTEWATER EASEMENT

SURVEYOR'S NOTES

1. BEARING BASIS FROM PLAT.
2. ALL BOUNDARY CALLS CONFORM TO PLATTED CALLS

LOT 2, BLOCK A
CARMEN SUBDIVISION
DOC. NO. 201100198
HW CARMEN INVESTMENTS, LP
DOC. NO. 2007122140

**PROPOSED WATER &
WASTEWATER EASEMENT**
CMA = 31,564 SQ. FT.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 27°45'44" W | 25.37' |
| L2 | S 27°45'44" W | 15.45' |
| L3 | N 77°43'11" W | 15.21' |
| L4 | S 27°16'14" W | 376.44' |
| L5 | S 44°58'28" W | 471.18' |
| L6 | N 45°14'16" W | 27.50' |
| L7 | N 44°45'44" E | 24.96' |
| L8 | N 45°14'16" W | 14.01' |
| L9 | N 44°45'44" E | 20.00' |
| L10 | S 45°14'16" E | 14.01' |
| L11 | N 44°45'44" E | 422.09' |
| L12 | N 27°46'48" E | 22.94' |
| L13 | N 17°13'12" W | 25.34' |
| L14 | N 27°45'44" E | 345.53' |
| L15 | N 60°37'32" E | 56.23' |
| L16 | S 31°04'20" E | 15.01' |
| L17 | S 60°37'32" W | 54.17' |
| L18 | S 76°04'20" E | 45.88' |

LOT 1, BLOCK A
CARMEN SUBDIVISION
DOC. NO. 201100198

PLAN No.: 160027B

FEB. 24, 2016

