

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

WATER LINE EASEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

DATE: **August 10, 2015**

GRANTOR(S): **CITY OF PFLUGERVILLE, A TEXAS MUNICIPAL CORPORATION**

GRANTOR'S MAILING ADDRESS: 100 East Main Street, Pflugerville, Texas 78691.

GRANTEE: **MANVILLE WATER SUPPLY CORPORATION, A TEXAS NON-PROFIT CORPORATION**

GRANTEE'S MAILING ADDRESS:

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

EASEMENT PROPERTY: a tract of land consisting of .126 acres more or less, being more particularly described in the attached Exhibit "A", which is incorporated herein and made a part of for all purposes.

GRANTOR, for the above consideration, hereby grants, bargains, sells, and conveys to **GRANTEE**, its successors and assigns, a water line easement under, over, along, upon, across, and through the **EASEMENT PROPERTY** for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors in interest and permitted assigns to warrant and forever defend all and singular the easement to Grantee and Grantee's successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

TEMPORARY CONSTRUCTION EASEMENT: In addition to the easement granted above, Grantor does further grants and convey a temporary construction easement to Grantee. Such Easement shall extend ___ feet in each direction perpendicular to the centerline of the easement shown on Exhibit "A" attached to and hereby made a part of this document. Grantee shall use the temporary construction easement herein granted for purposes of access to and from the

Easement Property, and for storage of materials and equipment, and shall not cross any other adjoining property of Grantor without the prior written consent of Grantor. This temporary construction easement will terminate and be of no further force or effect upon completion of the Project.

The following terms and conditions shall apply to the easement:

EASEMENT PURPOSE: The easement shall be used for the purposes of excavating for, laying, constructing, operating, maintaining, replacing, upgrading and repairing of water lines, water transmission mains and related appurtenances in, under, over, along, upon, across, and through the Easement Property.

PROJECT: Water line mains and all necessary or desirable appurtenances.

DURATION OF EASEMENT:

The easement shall remain in full force and effect for so long as Grantee or Grantee's assigns shall use the Easement Property for purposes of providing a public water system, and for one year thereafter, following which the property shall automatically revert to Grantor.

EXCLUSIVENESS OF EASEMENT:

The Easement shall be non-exclusive. Grantor may dedicate all or any portion of the Easement Property to any utility so long as such dedication and use recognizes, accepts and does not unreasonably interfere or conflict with the use of the Easement Property by Grantee for the purposes, uses and rights herein provided.

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 Construction Easement and the rights of Grantee hereunder may be assigned by Grantee so long as the assignee utilizes the Easement and Construction Easement as contemplated herein.

In witness whereof, this instrument is executed this _____ day of _____, 2015.

GRANTOR:

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 _____ §

This instrument was acknowledged before me on _____, 2015, 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)

AGREED AND ACCEPTED:

MANVILLE WATER SUPPLY CORPORATION
a Texas Non-Profit Corporation

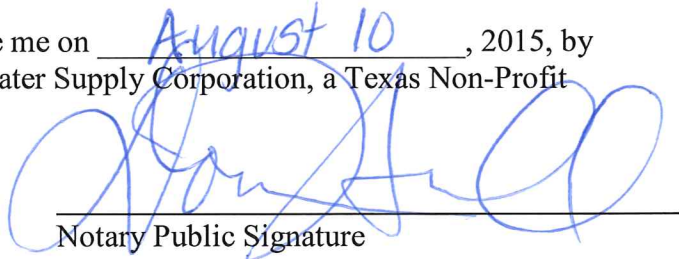
By: *Jonny Fry*

ATTEST:

 June Hickey

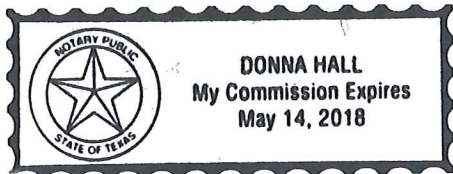
THE STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on August 10, 2015, by Tony Graf, Manager of the Manville Water Supply Corporation, a Texas Non-Profit Corporation, on behalf of said Corporation.

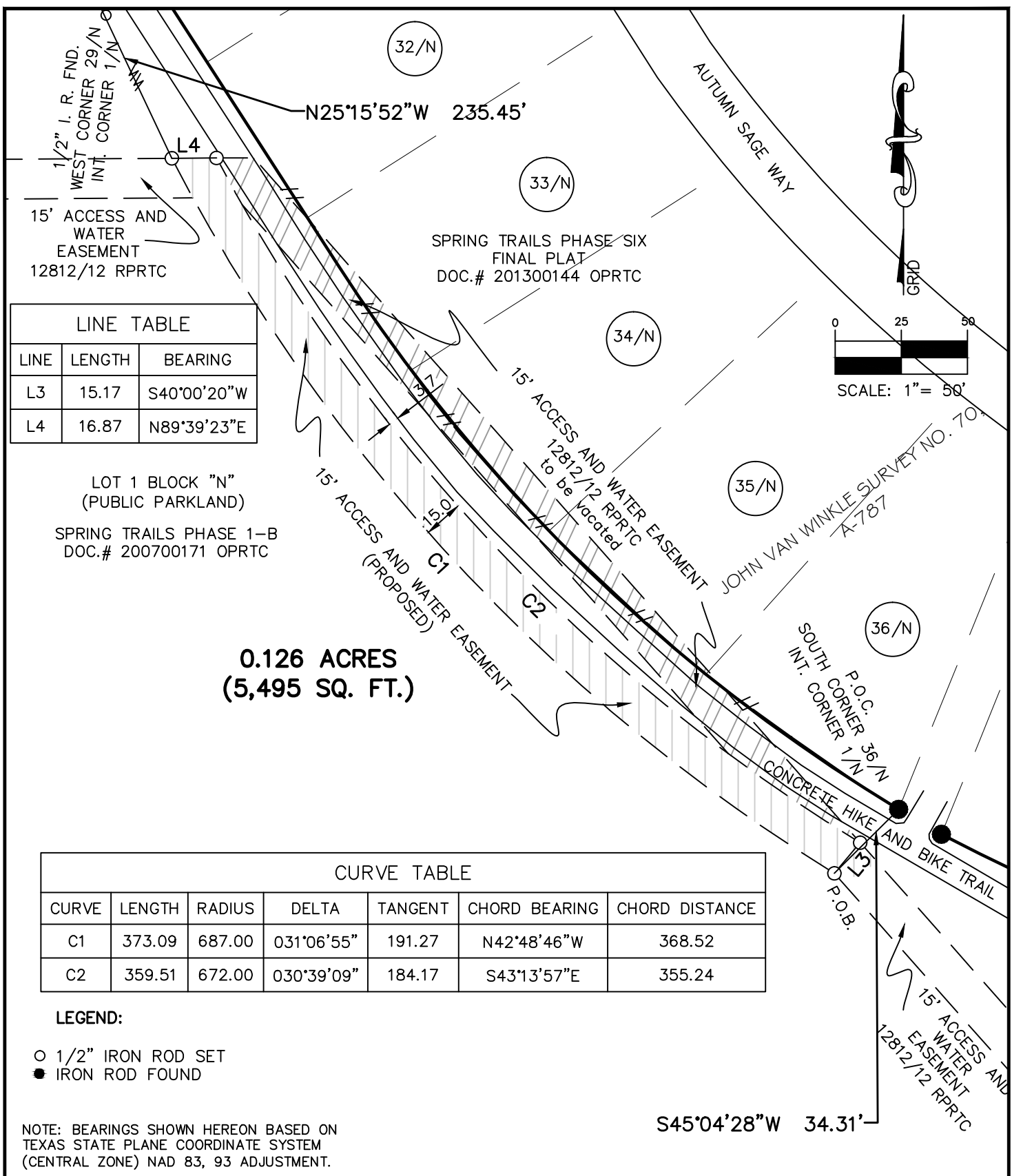


Notary Public Signature

(seal)



After recordation please return to:
City of Pflugerville
Attn: Brandon E. Wade, City Manager
P.O. Box 589
Pflugerville, Texas 78691



LINE TABLE

LINE	LENGTH	BEARING
L3	15.17	S40°00'20\"W
L4	16.87	N89°39'23\"E

LOT 1 BLOCK "N"
(PUBLIC PARKLAND)
SPRING TRAILS PHASE 1-B
DOC.# 200700171 OPRTC

**0.126 ACRES
(5,495 SQ. FT.)**

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	373.09	687.00	031°06'55"	191.27	N42°48'46\"W	368.52
C2	359.51	672.00	030°39'09"	184.17	S43°13'57\"E	355.24

- LEGEND:**
- 1/2" IRON ROD SET
 - IRON ROD FOUND

NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED IN THE JOHN VAN WINKLE SURVEY NO. 70, A-787, SITUATED IN TRAVIS COUNTY, TEXAS, DESCRIBED AS FOLLOWS: WATERLINE AND ACCESS EASEMENT OVER AND ACROSS LOT 1, BLOCK "N", (PUBLIC PARKLAND) SPRING TRAILS PHASE 1-B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 200700171 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

WATERLINE AND ACCESS EASEMENT RELOCATION DETAIL

TO: MANVILLE WATER SUPPLY CORP.
RE: SPRING TRAILS PHASE 1-B, PFLUGERVILLE, TX, PROJ. NO.15-080

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

DATE: FEBRUARY 2015

BRYAN TECHNICAL SERVICES, INC.



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