

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

PUBLIC UTILITY EASEMENT AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

GRANT OF EASEMENT:

CORNERSTONE AT KELLY LANE, 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 easement (“Easement”) upon and across the property of Grantor which is more particularly described on Exhibit ”A” and Exhibit “B”, attached hereto and incorporated herein by reference (“Easement Tracts”).

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, subject to all validly existing restrictions, covenants, conditions, easements, royalty and mineral reservations, and all other matters of record, if any, affecting the Property.

CHARACTER OF EASEMENT:

The Easement is an easement in gross.

PURPOSE OF EASEMENT:

The Easement shall be used for public utility purposes, including placement, construction, installation, replacement, repair, maintenance, relocation, removal, and operation of public utility facilities and related appurtenances, or making connections thereto and for no other purpose.

The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, replacement and expansion of the public utility facilities and related appurtenances. Public utilities include but are not limited to water, wastewater, electrical lines, gas lines, telecommunications and cable television services.

DURATION OF EASEMENT:

The Easement shall be perpetual.

EXCLUSIVENESS OF EASEMENT:

The Easement shall be non-exclusive, and Grantor may dedicate all or any portions of the Easement Tracts 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 Tract by Grantee for the purposes, uses and rights herein provided. Grantor may use the Easement Tract in any manner that is not inconsistent with this Easement.

MAINTENANCE:

Grantor shall maintain the surface area or the Easement Property, which shall include but shall not be limited to regular mowing.

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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
THE SIGNATURE AND ACKNOWLEDGEMENT OF GRANTOR TO FOLLOW]

In witness whereof, this instrument is executed this 22 day of May 2013, 2013.

GRANTOR:

CORNERSTONE AT KELLY LANE, LLC

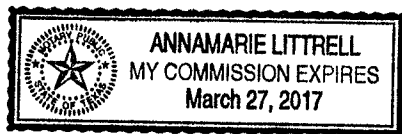
By: Larry L. Mellenbruch

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on May 22, 2013, by LARRY L. MELLENBRUCH.

(seal)



Annamarie Littrell
Notary Public, State of Texas

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 _____ §

This instrument was acknowledged before me on _____, 2013, by _____, an individual residing in Travis County, Texas.

Notary Public Signature

(seal)

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

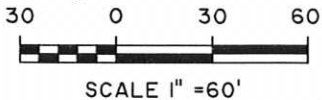
This instrument was acknowledged before me on _____, 2013, by Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule municipality, on behalf of said municipality.

Notary Public Signature

(seal)

After Recording, Please Return To:
City of Pflugerville
Attn: Brandon E. Wade, City Manager
P.O. Box 589, Pflugerville, Texas 78691

PLAT TO ACCOMPANY DESCRIPTION



AUTUMN SLATE DRIVE
(50' R.O.W. WIDTH)

COLORADO SAND DRIVE
(90' R.O.W. WIDTH)

COLORADO SAND DRIVE
(80' R.O.W.)

CORNERSTONE AT KELLY LANE, LLC
(7.196 ACRES)
DOC. NO. 2013042898
O.P.R.T.C.T.
(CORRECTING
DOC. NO. 2012190944)

EASEMENT
0.226 ACRES
9,839 SQ. FT.

TEMPORARY TURNAROUND
ACCESS EASEMENT
(0.24 ACRES)
DOC. NO. 2009104647
EXHIBIT "A"
O.P.R.T.C.T.

SEE-DETAIL

P.O.B.

DECLARATION OF
JOINT USE ACCESS
EASEMENTS
(0.034 ACRES)
DOC. NO. 2009104649
EXHIBIT "B"
O.P.R.T.C.T.

CORNERSTONE AT KELLY LANE, LLC
TRACT 1, EXHIBIT A (5.920 ACRES)
DOC. NO. 2013042897
O.P.R.T.C.T.

FINAL PLAT CORNERSTONE AT
KELLY LANE COLORADO SAND
RIGHT OF WAY DEDICATION
(5.920 AC.)
(RECORDATION PENDING)

EASEMENT AGREEMENT
(0.53 ACRES)
DOC. No. 2012190945
EXHIBIT "B"
O.P.R.T.C.T.

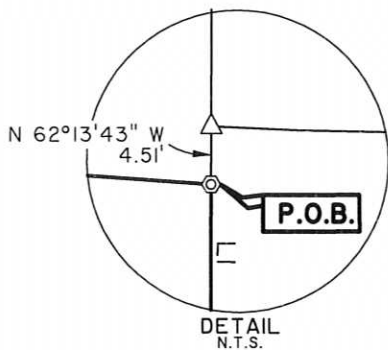
JOHN DAVIS SURVEY
NO. 13, A-231

MATCHLINE SHEET 2

CYS PHARMACY
DOC. NO. 2012190942
O.P.R.T.C.T.

LOT I, BLOCK B

FINAL PLAT
CORNERSTONE
AT KELLY LANE
PHASE I
P.R.T.C.T.
DOC. NO. 200900101
O.P.R.T.C.T.



DETAIL
N.T.S.

NO.	BEARING	DISTANCE
L1	S 62°13'43" E	10.02'
L2	S 59°09'53" W	39.38'
L3	S 12°15'08" W	25.55'
L4	S 34°39'38" E	8.65'
L5	S 76°04'03" E	100.03'
L9	N 76°04'03" W	100.03'
L10	N 34°39'38" W	12.99'
L11	N 12°15'08" E	34.23'
L12	N 59°09'53" E	43.71'

LEGEND	
⊙	IRON ROD WITH CAP FOUND
⊗	5/8" IRON ROD W/ ALUMINUM CAP STAMPED "COP-ROW" SET
△	CALCULATED POINT
⊥	PROPERTY LINE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	28°12'11"	555.00'	273.19'	270.44'	S 45°03'48" W
C2	41°24'25"	265.00'	191.51'	187.37'	S 55°21'50" E
C5	41°24'25"	275.00'	198.74'	194.44'	N 55°21'50" W
C6	28°08'39"	545.00'	267.71'	265.02'	N 45°05'34" E

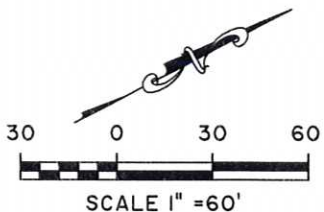
INLAND GEODETICS
 PROFESSIONAL LAND SURVEYORS
 1504 CHISHOLM TRAIL RD. STE. 103
 ROUND ROCK, TX. 78681
 PH. (512) 238-1200, FAX (512) 238-1251

EASEMENT
 0.226 ACRE
 9,839 SQUARE FEET

EXHIBIT
PLAT TO ACCOMPANY DESCRIPTION

MATCHLINE SHEET 1

JOHN DAVIS SURVEY
NO. 13, A-231



CORNERSTONE AT KELLY LANE, LLC
TRACT 1, EXHIBIT A (5.920 ACRES)
DOC. NO. 2013042897
O.P.R.T.C.T.

CORNERSTONE AT
KELLY LANE, LLC
(7.196 ACRES)
DOC. NO. 2013042898
O.P.R.T.C.T.
(CORRECTING
DOC. NO. 2012190944)

FINAL PLAT CORNERSTONE AT
KELLY LANE COLORADO SAND
RIGHT OF WAY DEDICATION
(5.920 AC.)
(RECORDATION PENDING)

LEGEND	
	IRON ROD WITH CAP FOUND
	5/8" IRON ROD W/ ALUMINUM CAP STAMPED "COP-ROW" SET
	CALCULATED POINT
	PROPERTY LINE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C3	13°43'41"	635.00'	152.15'	151.78'	S 69°12'12" E
C4	13°43'41"	625.00'	149.75'	149.39'	N 69°12'12" W

NO.	BEARING	DISTANCE
L5	S 76°04'03" E	100.03'
L6	S 72°43'04" W	14.16'
L7	N 72°43'04" E	21.23'
L8	S 62°20'22" E	54.99'
L9	N 76°04'03" W	100.03'

TEMPORARY DRAINAGE
EASEMENT AGREEMENT
(0.032 ACRES)
DOC. No. 2013075884
EXHIBIT "B"
O.P.R.T.C.T.

THE CITY OF
PFLUGERVILLE, TEXAS
PUBLIC UTILITY AND
ACCESS EASEMENT
AGREEMENT
(1.171 ACRE)
DOC. NO. 2001184188
O.P.R.T.C.T.

EASEMENT
0.226 ACRES
9,839 SQ. FT.

TEMPORARY DRAINAGE
EASEMENT AGREEMENT
(1.626 ACRES)
DOC. No. 2013075949
EXHIBIT "A"
O.P.R.T.C.T.

90' EASEMENT &
RIGHT-OF-WAY
DOC. NO. 1999049720,
EXHIBIT "B"
O.P.R.T.C.T.

PFLUGERVILLE
INDEPENDENT
SCHOOL DISTRICT (P.I.S.D.)
(REMAINDER OF
THAT 12.257 AC.)
VOL. 13151, PG. 2149
R.P.R.T.C.T.

AUTUMN SLATE DRIVE
(50' R.O.W. WIDTH)

N 62°20'22" W - 179.96'
S 62°20'22" E - 189.98'

NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN UPDATED TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

Lawrence M. Russo 05/15/2013
LAWRENCE M. RUSSO DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
STATE OF TEXAS
INLAND GEODETICS, LP
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TX 78681



EASEMENT
0.226 ACRE
9,839 SQUARE FEET

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251

EXHIBIT _____

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.226 ACRE (9,839 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 7.196 ACRE TRACT OF LAND CONVEYED TO CORNERSTONE AT KELLY LANE, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2012190944 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NO. 2013042898 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, SAID 0.226 ACRE (9,839 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod with cap stamped "COP-ROW" set in the southerly boundary line of Lot 1, Block B, of the Final Plat Cornerstone at Kelly Lane Phase I a subdivision recorded in Document No. 200900101 of the Official Public Records of Travis County, Texas, and conveyed to CVS Pharmacy by instrument recorded in Document No. 2012190942 of the Official Public Records of Travis County, Texas, being the most southerly northwesterly corner of said 7.196 acre tract, also being the northeasterly corner of that called 5.920 acre tract (Tract 1, Exhibit A) of land conveyed to Cornerstone at Kelly Lane, LLC by instrument recorded in Document No. 2013042897 of the Official Public Records of Travis County, Texas, same being the northeasterly corner of proposed Colorado Sand Drive (90' right-of-way width) of the "Final Plat Cornerstone at Kelly Lane Colorado Sand Right-Of-Way Dedication" (recordation pending), for the northwesterly corner of the herein described tract;

- 1) **THENCE**, with the southerly boundary line of said Lot 1, same being the northerly boundary line of said 7.196 acre tract, **S 62°13'43" E** for a distance of **10.02** feet to a calculated point;

THENCE, departing said common boundary line, through the interior of said 7.196 acre tract, the following eight (8) courses:

- 2) Along said curve to the right, having a delta angle of **28°12'11"**, a radius of **555.00** feet, an arc length of **273.19** feet, and a chord which bears **S 45°03'48" W** for a distance of **270.44** feet to a calculated point;
- 3) **S 59°09'53" W** for a distance of **39.38** feet to a calculated point;
- 4) **S 12°15'08" W** for a distance of **25.55** feet to a calculated point;
- 5) **S 34°39'38" E** for a distance of **8.65** feet to a calculated point for a point of curvature of a tangent curve;
- 6) Along said curve to the left, having a delta angle of **41°24'25"**, a radius of **265.00** feet, an arc length of **191.51** feet, and a chord which bears **S 55°21'50" E** for a distance of **187.37** feet to a calculated point;
- 7) **S 76°04'03" E** for a distance of **100.03** feet to a calculated point for a point of a tangent curve;
- 8) Along said curve to the right, having a delta angle of **13°43'41"**, a radius of **635.00** feet, an arc length of **152.15** feet, and a chord which bears **S 69°12'12" E** for a distance of **151.78** feet to a calculated point for a point of a tangency;
- 9) **S 62°20'22" E** for a distance of **189.98** feet to a calculated point, being a point in the proposed northerly right-of-way line of Autumn Slate Drive (50' right-of-way width) of said "Final Plat Cornerstone at Kelly Lane Colorado Sand Right-of-Way Dedication" (recordation pending), same being the northerly boundary line of said 5.920 acre tract, also being in the southerly boundary line of said 7.196 acre tract, for the most easterly corner of the herein described tract and from which a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set, being an angle point in the southerly boundary line of said 7.196 acre tract, same being an angle point of said proposed Autumn Slate Drive bears **N 72°43'04" E** at a distance of **21.23** feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set;

THENCE, with said proposed northerly right-of-way line of Autumn Slate Drive, and the proposed easterly right-of-way line of said Colorado Sand Drive, same being the southerly and westerly boundary line of said 7.196 acre tract, the following nine (9) courses:

- 10) **S 72°43'04" W** for a distance of **14.16** feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set;

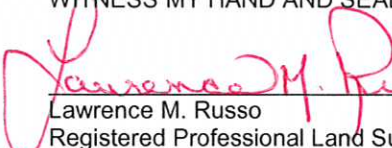
- 11) **N 62°20'22" W** for a distance of **179.96** feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set for a point of curvature of a tangent curve;
- 12) Along said curve to the left, having a delta angle of **13°43'41"**, a radius of **625.00** feet, an arc length of **149.75** feet, and a chord which bears **N 69°12'12" W** for a distance of **149.39** feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set for a point of tangency;
- 13) **N 76°04'03" W** for a distance of **100.03** feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set for a point of curvature of a tangent curve;
- 14) Along said curve to the right, having a delta angle of **41°24'25"**, a radius of **275.00**, an arc length of **198.74** feet, and a chord, which bears **N 55°21'50" W** for a distance of **194.44** feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set for a point of tangency;
- 15) **N 34°39'38" W** for a distance of **12.99** feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set;
- 16) **N 12°15'08" E** for a distance of **34.23** feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set;
- 17) **N 59°09'53" E** for a distance of **43.71** feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set for a point of curvature of a tangent curve;
- 18) Along a curve to the left, having a delta angle of **28°08'39"**, a radius of **545.00** feet, an arc length of **267.71** feet, and a chord which bears **N 45°05'34" E** for a distance of **265.02** feet to the **POINT OF BEGINNING**, containing 0.226 acres (9,839 square feet) of land, more or less.

All bearings cited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

This property description is accompanied by a separate exhibit.

That I, Lawrence M. Russo, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.


Lawrence M. Russo
Registered Professional Land Surveyor No. 5050
Inland Geodetics, L.P.
Firm Registration No. 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
512-238-1200

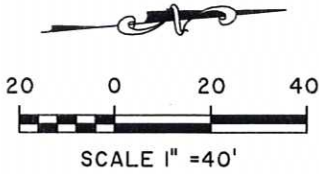
05/15/2013
Date



EXHIBIT

PLAT TO ACCOMPANY DESCRIPTION

N SH 130
 DOC. NO. 2005099539
 CONDEMNATION PROCEEDING
 (39.879 ACRES
 O.P.R.T.C.T.)



LEGEND	
	IRON ROD WITH CAP FOUND
	5/8" IRON ROD W/ ALUMINUM CAP STAMPED "COP-ROW" SET
	CALCULATED POINT
	PROPERTY LINE
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	13°18'54"	1060.00'	246.33'	245.78'	S 85°24'42" E
C2	12°49'25"	1050.00'	235.01'	234.52'	N 85°39'26" W

JOHN DAVIS SURVEY
 NO. 13, A-231

NOTES:
 1) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
 2) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN UPDATED TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

Lawrence M. Russo 05/15/2013
 LAWRENCE M. RUSSO DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5050
 STATE OF TEXAS
 INLAND GEODETICS, LP
 FIRM REGISTRATION NO. 100591-00
 1504 CHISHOLM TRAIL ROAD, SUITE 103
 ROUND ROCK, TX 78681



INLAND GEODETICS
 PROFESSIONAL LAND SURVEYORS
 1504 CHISHOLM TRAIL RD. STE. 103
 ROUND ROCK, TX. 78681
 PH. (512) 238-1200, FAX (512) 238-1251

EASEMENT
 0.062 ACRE
 2,705 SQUARE FEET

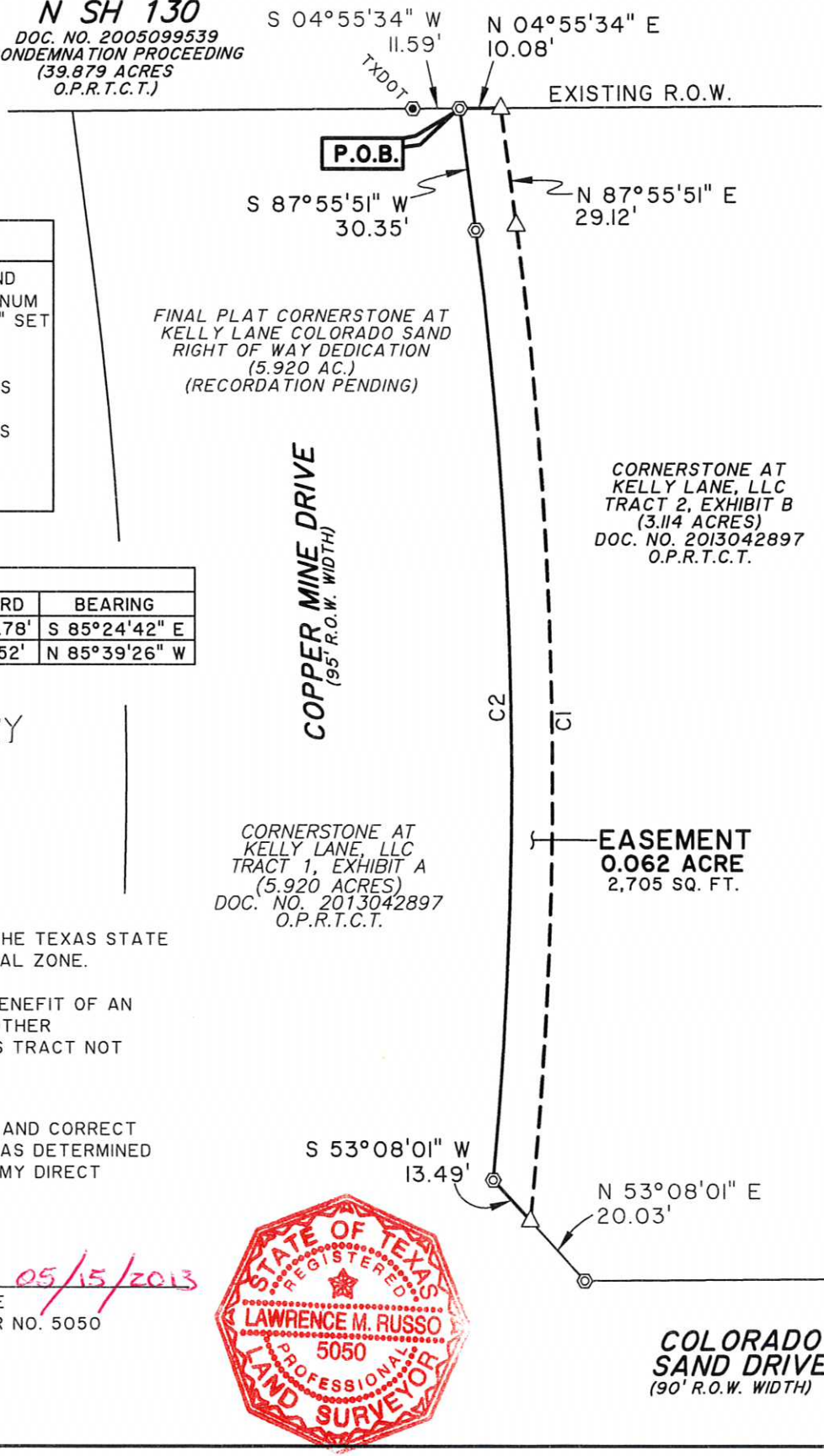


EXHIBIT _____

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.062 ACRE (2,705 SQUARE FOOT), TRACT OF LAND SITUATED IN THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 3.114 ACRE TRACT (TRACT 2, EXHIBIT B) OF LAND CONVEYED TO CORNERSTONE AT KELLY LANE, LLC BY INSTRUMENT RECORDED IN DOCUMENT NO. 2013042897 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.062 ACRE (2,705 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set for the southwest corner of said 3.114 acre tract, same being an ell corner in the westerly boundary line of that called 5.920 acre tract (Tract 1, Exhibit A, of said Document No. 2013042897) conveyed to said Cornerstone at Kelly Lane, LLC, also being the northwest corner of proposed Copper Mine Drive (95' right-of-way width) of the "Final Plat Cornerstone at Kelly Lane Colorado Sand Right of Way Dedication" (recordation pending), and in the easterly right-of-way line of North S. H. 130, being the southwesterly corner and **POINT OF BEGINNING** of the herein described tract, and from which, an iron rod with aluminum cap stamped "TxDOT" found in said easterly Right-of-Way line of North S. H. 130 bears S 04°55'34" W at a distance of 11.59 feet;

- 1) **THENCE**, leaving said 5.920 acre tract, same being said proposed Copper Mine Drive with the common line between said 3.114 acre tract and said easterly right-of-way line of North S. H. 130, along the westerly line of the herein described tract, **N 04°55'34" E** for a distance of **10.08** feet to the calculated northwesterly corner of the herein described tract;

THENCE, departing said easterly right-of-way line of North S. H. 130, through the interior of said 3.114 acre tract, along the northerly line of the herein described tract, the following two (2) courses:

- 2) **N 87°55'51" E** for a distance of **29.12** feet to a calculated point of curvature to the right;
- 3) Along said curve to the right, having a delta angle of **13°18'54"**, a radius of **1060.00** feet, an arc length of **246.33** feet, and a chord which bears **S 85°24'42" E** for a distance of **245.78** feet to the calculated northeasterly corner of the herein described tract, same being in the proposed northerly right-of-way line of said Copper Mine Drive, also being in the westerly boundary line of said 5.920 acre tract, being in the southerly boundary line of said 3.114 acre tract, and from which a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set for the southeasterly corner of said 3.114 acre tract, same being the intersection of said proposed northerly right-of-way line of Copper Mine Drive with the proposed westerly right-of-way line of Colorado Sand Drive (90' right-of-way width), bears **N 53°08'01" E** at a distance of 20.04 feet;

THENCE, with the common line between said proposed northerly right-of-way line of Copper Mine Drive and said southerly boundary line of the 3.114 acre tract, same being the easterly and southerly lines of the herein described tract, the following three (3) courses:

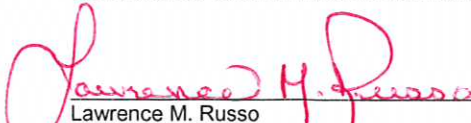
- 4) **S 53°08'01" W** for a distance of **13.49** feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set for the southeasterly corner of the herein described tract, same being a non-tangent point of curvature to the left;
- 5) Along said curve to the left, having a delta angle of **12°49'25"**, a radius of **1050.00** feet, an arc length of **235.01** feet, and a chord which bears **N 85°39'26" W** for a distance of **234.52** feet to a 5/8" iron rod with aluminum cap stamped "C.O.P. R.O.W." set;
- 6) **S 04°55'51" W** for a distance of **30.45** feet to the **POINT OF BEGINNING**, containing 0.062 acres (2,705 square feet) of land, more or less.

All bearings cited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

This property description is accompanied by a separate exhibit.

That I, Lawrence M. Russo, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.


Lawrence M. Russo
Registered Professional Land Surveyor No. 5050
Inland Geodetics, L.P.
Firm Registration No. 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681
512-238-1200

05/15/2013
Date

