

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.

RELOCATION AGREEMENT

THIS AGREEMENT is between Manville Water Supply Corporation ("Manville"), P.O. Box 248, Coupland, Texas 78615, and the City of Pflugerville (Requestor), located at 100 East Main St, Pflugerville, Texas 78691, and is effective as of the _____ day of _____, 2015.

RECITALS

1. Manville currently has water mains (referred to in this agreement as the "Pipelines") in easements as recorded in the official public records (Deed Records) of Travis County, Texas that either cross or conflict with the proposed City of Pflugerville Heatherwilde Widening Capital Improvement Project. Copies of the existing easements are attached as Exhibit A.
2. Requestor is currently planning construction activities that will conflict with the Pipelines; therefore, the Pipelines must be relocated. Requestor offers to relocate the easements and Pipelines at no cost to Manville.
3. Manville replacement easements, copies of which are attached hereto as Exhibit B, have been prepared by Requestor and must be executed by the landowner in accordance with terms acceptable to Manville and described in communications between Requestor and Manville prior to relocation. Requestor has also agreed to fund any easement acquisition necessary for the proposed Pipelines relocation. All easements will be subject to the attached easement agreement, attached as Exhibit C.

NOW THEREFORE, in consideration of these recitals and the mutual promises in this Agreement, the sufficiency of which are acknowledged, Manville and Requestor agree as follows:

1. Manville has bid the project with the selected contractor bid in the amount of \$443,239.48 to relocate the Pipelines, provided and attached as Exhibit D.
2. Requestor agrees to reimburse Manville for the actual cost to relocate the Pipelines based on the estimate provided and attached as Exhibit D.
3. Requestor's reimbursement cost as described in recital 1 is the Requestor's anticipated total cost toward the construction relocation. In any event, the Requestor's reimbursement cost, provided herein, shall not exceed 115% of the Manville contractor bid amount (\$509,725.40) is agreed as the maximum actual cost to relocate the Pipelines. In the event that the actual cost exceeds

the total estimated, Manville may seek additional funding by amendment from the City. However, this agreement is not intended to place an obligation on Manville to pay for the reasonable costs associated with Requestor's Pipelines relocation.

4. Within thirty (30) days following receipt by Manville of the replacement easement executed by the landowner, Manville will begin, or cause others to begin, the relocation of the Pipelines.

5. Within ninety (90) days of completion of the relocation of the Pipelines, Manville will provide Requestor with a detailed invoice of the actual cost of the relocation of the Manville facilities. Requestor will return payment in the full amount to Manville within 30 days of receipt of detailed Invoice.

6. Within thirty (30) days following completion of the relocation of the Pipelines, Manville will record the attached Termination of Easement instrument(s), attached as Exhibit E, in favor of the City of Pflugerville, Texas.

6. Neither party to this Agreement may assign its rights or obligations under this Agreement to any person without the prior written consent of the other party to this Agreement. The provisions of this Agreement do not impart any rights enforceable by any person, firm, or organization not a party or an assignee of a party to this Agreement.

7. Any interpretation of this Agreement or any controversy related to this Agreement is governed by the laws of the State of Texas.

8. No waiver by either party of any one or more defaults by the other party in the performance of any provision of this Agreement operates as a waiver of any future default or defaults, whether of a like or different character.

9. This Agreement represents the entire agreement of the parties concerning the subject matter contained in this Agreement. No amendment or modification of this Agreement will be effective unless evidenced in writing signed by both parties to this Agreement.

SIGNED AS OF THE DATE FIRST WRITTEN ABOVE:

City of Pflugerville, Texas

By: _____

Title: _____

Date: _____

Manville Water Supply Corporation

By: Jong Ahn

Title: GEN MANAGER

Date: 7-20-15

Exhibit A
Existing Manville Easements

UNITED STATES DEPARTMENT OF AGRICULTURE

90-4525

Farmers Home Administration

15-7425 3399 * 1.50

RIGHT OF WAY EASEMENT (General Type Easement)

KNOW ALL MEN BY THESE PRESENTS, that W E CALVIN WILKE & FRANCES RUTH WILKE hereinafter called Grantors, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by MANVILLE WATER Supply Corp hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove A WATER PIPE LINE over and across 2.40 acres of land, more particularly described in instrument recorded in Vol. 1261, Page 217, Deed Records, TRAVIS County, Texas, together with the right of ingress and egress over Grantors' adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises. This Agreement, together with other provisions of this grant, shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

IN WITNESS WHEREOF the said Grantors have executed this instrument this 6th day of January, 1973.

Calvin Wilke
Frances Ruth Wilke

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CALVIN WILKE AND FRANCES RUTH WILKE known to me to be the person(s) whose name (s) ~~is~~ (are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 6th day of January, 1973.

Notary Public in and for
TRAVIS County, Texas
Justice of Peace, Prec. 4

DEED RECORDS
Travis County, Texas

4823 1975

FILED 90-4526

JAN 15 1 05 PM '74

Chris H. Huggins
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I, County Clerk, do hereby certify that this instrument was duly
filed and recorded in the Public Records of this County on the
15th day of January, 1974, at 1:05 PM, and is a true and
correct copy of the original as the same appears in the Public
Records of Travis County, Texas.

JAN 15 1974



Chris H. Huggins
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Chris H. Huggins

4823 1976

12

15' WATERLINE EASEMENT AGREEMENT

THE STATE OF TEXAS

§
§

COUNTY OF TRAVIS §

 TRV 2003147867
12 pgs

GRANT OF EASEMENT:

WDP, LTD., A Texas Limited Partnership ("Grantor", whether one or more), 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 MANVILLE WATER SUPPLY CORPORATION, a Texas Water Supply Corporation located in Williamson County, Texas ("Grantee"), and easement and right-of-way upon and across the property of Grantor which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference ("Easement")

CHARACTER OF EASEMENT:

The 15-Foot Waterline Easement in gross is as follows
Exhibit "A"

PURPOSE OF EASEMENT:

The Easement shall be used for Water purposes, including placement, construction, installation, replacement, repair, maintenance, relocation, removal, and related public utility facilities, and related appurtenances, or making connections thereto

DURATION OF EASEMENT:

The 15-Foot Waterline Easement shall be perpetual Grantor hereby binds Grantor and Grantor's heirs, legal representatives, successors and assigns, to warrant and forever defend the Easement unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof

EXCLUSIVENESS OF EASEMENT:

The Easement shall be exclusive, and Grantor covenants that Grantor will not convey any other easement or conflicting rights within the area covered by this grant

SURFACE USE:

Grantor hereby retains, reserves, and shall continue to enjoy the use of the surface of the Property for any and all purposes which do not interfere with or prevent the use by Grantee of the Easement and right-of-way herein granted. Grantee has the right to trim and cut down trees and shrubbery and to remove other improvements and structures to the extent reasonably necessary to prevent interference with the operation or repairs to Grantee's facilities in the Easement.

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

In witness whereof, this instrument is executed this 12 day of June, 2003

By WDP, LTD , A Texas Limited Partnership
Westview Development, Inc ,
General Partner
4264 Westlake Drive
Austin, Texas 78746

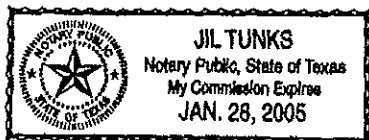
By 
Print Name Philip Gully
Title Vice President

ADDRESS OF GRANTEE

Manville Water Supply Corporation
Spur 277
PO Box 248
Coupland, Texas 78615

THE STATE OF Texas §
COUNTY OF Tarrant §

This instrument was acknowledged before me on June 12, 2003, by Philip Gully, Vice President of WDP, LTD , A Texas Limited Partnership, Westview Development, Inc , General Partner



Jil Tunks
Notary Public, State of Texas
Notary's printed name
My commission expires

AFTER RECORDING, RETURN TO

Huffcut & Associates, Inc
7800 Shoal Creek Boulevard, Suite 253E
Austin, Texas 78757
Attn Kelly Bell



Scale 1" = 100'

BEARINGS BASED ON GRID NORTH TEXAS
STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (NAD83/93)

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
+	POINT
OPRTC	OFFICIAL PUBLIC RECORDS TRAVIS CO.
RPRTC	REAL PROPERTY RECORDS TRAVIS CO.
---	PROPERTY LINE

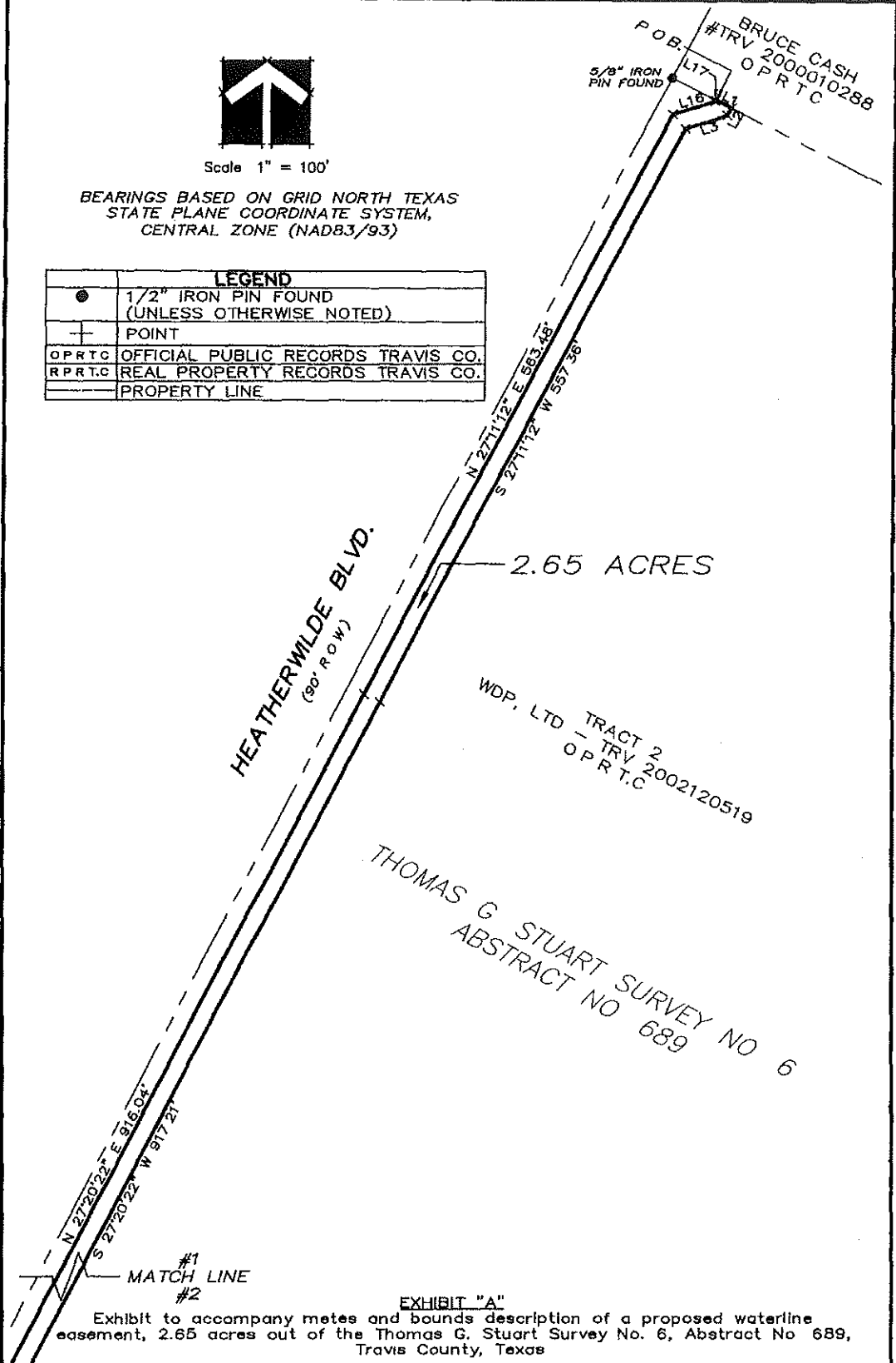


EXHIBIT "A"

Exhibit to accompany metes and bounds description of a proposed waterline easement, 2.65 acres out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, Travis County, Texas



Castleberry Surveying, Inc.

203 South I.H. 35, Suite 101

Georgetown, Texas 78628

(512) 930-1600/(512) 930-9389 fax

email: info@castleberrysurveying.com

DATE: 05/23/03

DRAWN: OZ

SHEET

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OF

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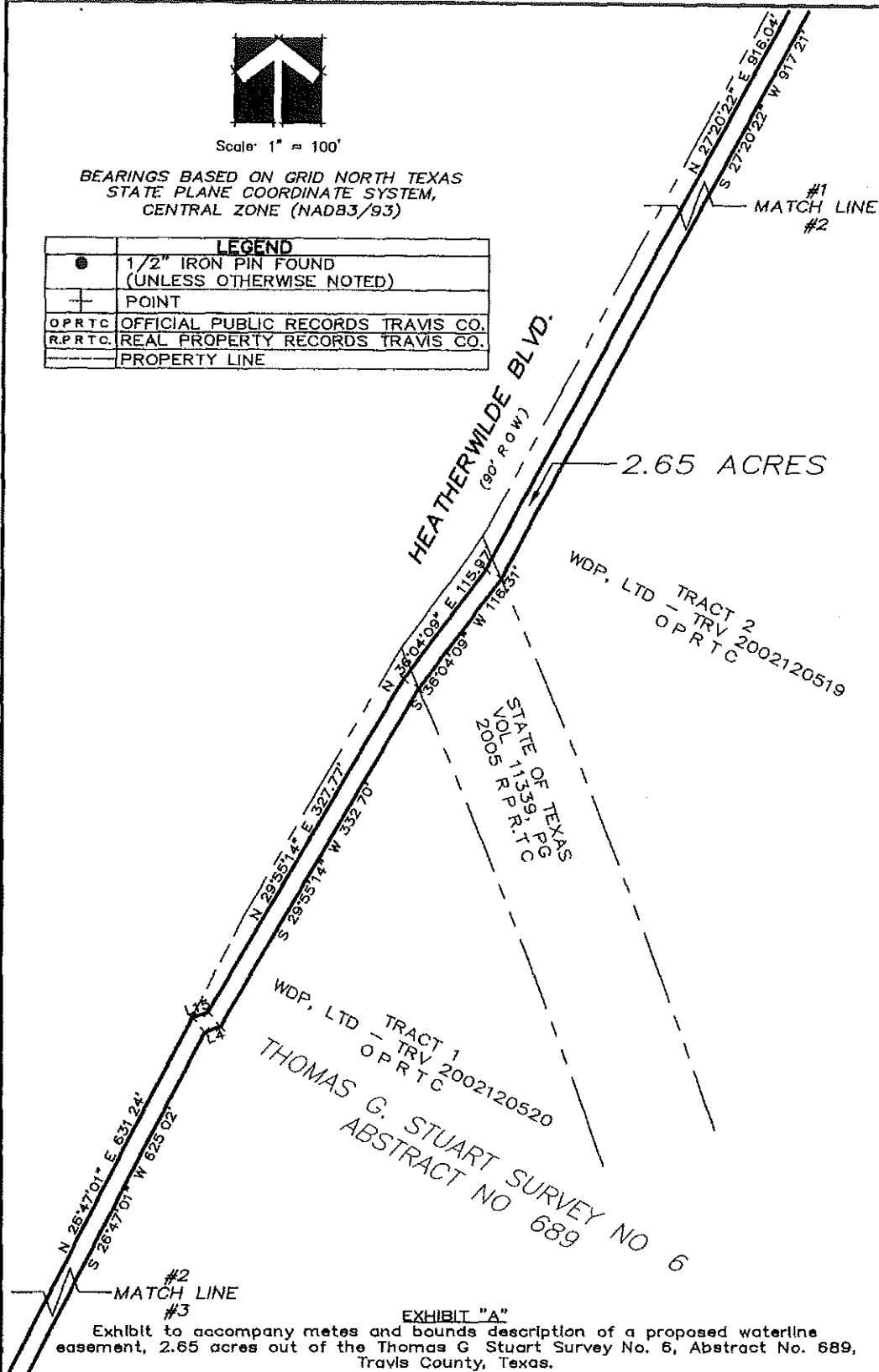
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Scale: 1" = 100'

BEARINGS BASED ON GRID NORTH TEXAS
STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (NAD83/93)

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
+	POINT
OPRTC	OFFICIAL PUBLIC RECORDS TRAVIS CO.
R.P.R.T.C.	REAL PROPERTY RECORDS TRAVIS CO.
---	PROPERTY LINE



Castleberry Surveying, Inc.
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Scale. 1" = 100'

BEARINGS BASED ON GRID NORTH TEXAS
STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (NAD83/93)

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
+	POINT
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS CO.
R.P.R.T.C.	REAL PROPERTY RECORDS TRAVIS CO.
---	PROPERTY LINE

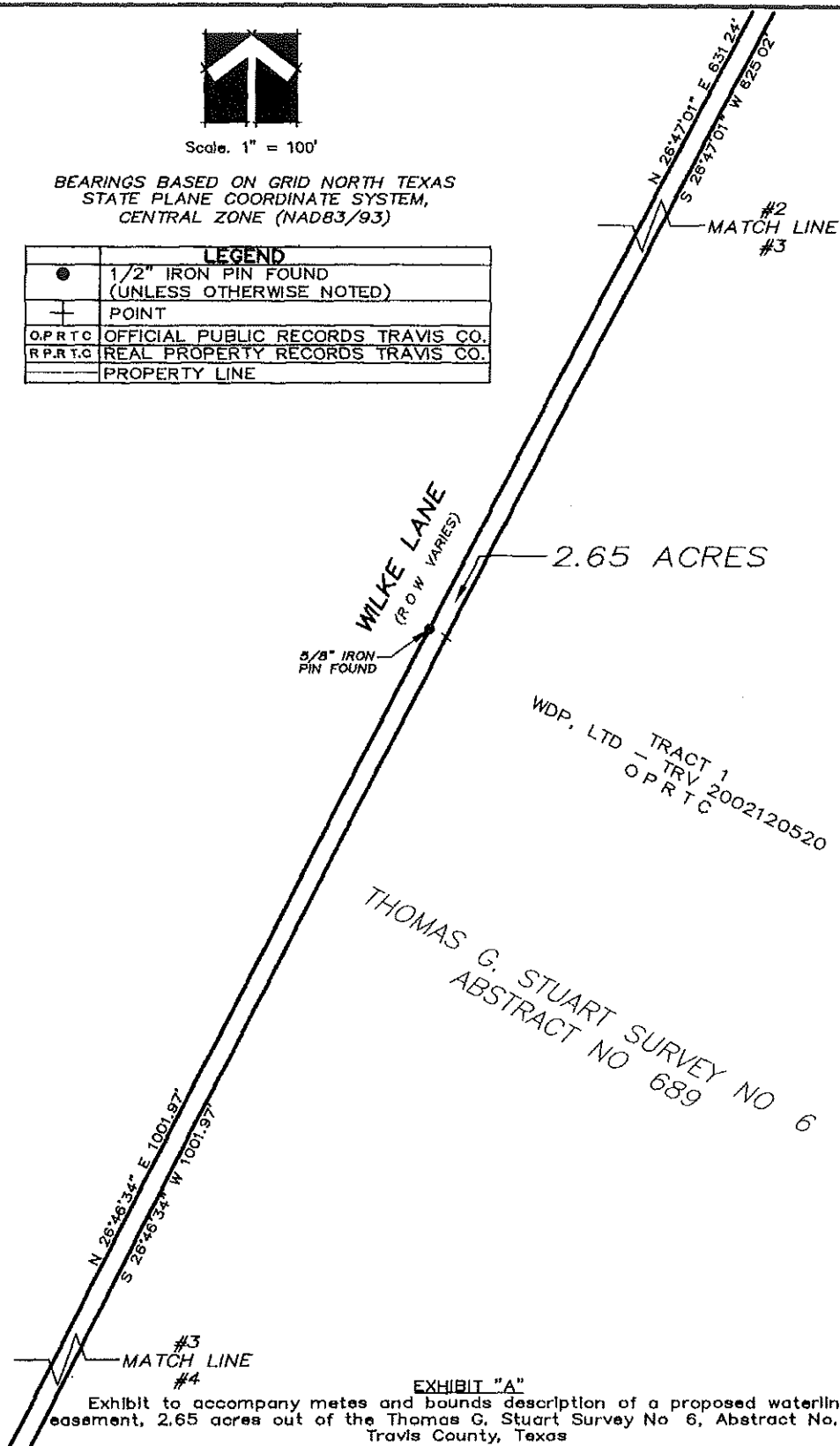


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Scale 1" = 100'

BEARINGS BASED ON GRID NORTH TEXAS
STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (NAD83/93)

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
+	POINT
OPRTC	OFFICIAL PUBLIC RECORDS TRAVIS CO.
RPRTC	REAL PROPERTY RECORDS TRAVIS CO.
---	PROPERTY LINE

#3
MATCH LINE
#4

2.65 ACRES

WILKE LANE
(ROW VARIES)

WDP. LTD - TRACT 1
- TRV 2002120520
O.P.R.T.C

N 26°45'07" E 955.09'
S 26°45'07" W 943.53'

THOMAS G. STUART SURVEY NO. 6
ABSTRACT NO. 689

#4
MATCH LINE
#5

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Scale: 1" = 100'

BEARINGS BASED ON GRID NORTH TEXAS
STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (NAD83/93)

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
+	POINT
O.P.R.T.C	OFFICIAL PUBLIC RECORDS TRAVIS CO.
R.P.R.T.C	REAL PROPERTY RECORDS TRAVIS CO.
	PROPERTY LINE

PFLUGERVILLE LOOP
(R.O.W. VARIES)

2.65 ACRES

THOMAS G. STUART SURVEY NO. 6
ABSTRACT NO. 689

TRACT 1
W.D.P. LTD - TRV 2002120520
O.P.R.T.C

MATCH LINE
#4
#5

MATCH LINE
#5
#6

EXHIBIT "A"

Exhibit to accompany metes and bounds description of a proposed waterline
easement, 2.65 acres out of the Thomas G. Stuart Survey No. 6, Abstract No. 689,
Travis County, Texas.



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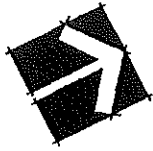
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Scale 1" = 100'

BEARINGS BASED ON GRID NORTH TEXAS
STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (NAD83/93)

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
+	POINT
OP.R.T.C	OFFICIAL PUBLIC RECORDS TRAVIS CO.
RP.R.T.C	REAL PROPERTY RECORDS TRAVIS CO.
---	PROPERTY LINE

#5
MATCH LINE
#6

N 63°01'49" E 311.85'
W 311.85' S 63°01'49" E 311.85'

2.65 ACRES

THOMAS G. STUART SURVEY NO. 6
ABSTRACT NO. 689

TRACT 1
W.D.P., LTD. - TRV 2002120520
O.P.R.T.C.

PFLUGERVILLE LOOP
(ROW VARIES)

N 62°14'08" E 1172.18'
W 1172.18' S 62°14'08" E 1172.18'

#6
MATCH LINE
#7

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Travis County, Texas.



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email: info@castleberrysurveying.com

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Scale 1" = 100'

BEARINGS BASED ON GRID NORTH TEXAS
STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE (NAD83/93)

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
+	POINT
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS CO.
R.P.R.T.C.	REAL PROPERTY RECORDS TRAVIS CO.
---	PROPERTY LINE

PFLUGERVILLE LOOP
(ROW VARIES)

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 62°38'54" E	15.00'
L2	S 28°05'18" W	7.37'
L3	S 71°44'09" W	36.92'
L4	S 71°46'53" W	14.01'
L5	S 46°31'24" E	59.99'
L6	S 47°46'24" E	108.73'
L7	S 56°38'20" E	99.35'
L8	S 46°17'12" E	85.54'
L9	N 62°28'14" W	53.82'
L10	N 46°17'12" W	31.59'
L11	N 56°38'20" W	101.21'
L12	N 47°46'24" W	110.31'
L13	N 46°31'24" W	50.00'
L14	N 42°20'59" W	21.10'
L15	N 71°46'53" E	14.49'
L16	N 71°44'09" E	37.05'
L17	N 28°05'18" E	1.17'

#6
MATCH LINE
#7

THOMAS G. STUART SURVEY NO 6
ABSTRACT NO 689

WDP, LTD - TRV 2002120520
O.P.R.T.C.

2.65 ACRES

S 63°30'08" E 391.27'
N 63°30'08" W 399.17'

STATE OF TEXAS
VOL 11339 PG 2005
R.P.R.T.C.

EXHIBIT "A"

Exhibit to accompany metes and bounds description of a proposed waterline
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Travis County, Texas



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FIELD NOTES

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JOB NO /EGPT_01/0584_HIGHLAND_PARK/DOCS/0584_HIGHLANDPARK_MANVILLEWLESMT
DATE 23 MAY 2003

PROPOSED 15' WATERLINE EASEMENT

All that certain tract or parcel of land situated in Travis County, Texas, out of the Thomas G. Stuart Survey No. 6, Abstract No. 689 and being a portion of those tracts described as 205.53 acres (Tract 2) in a General Warranty Deed granted to WDP, LTD, dated June 6, 2002 and recorded as Document No. TRV 2002120519, Official Public Records Travis County, that tract described as 150.65 acres (Tract 1) in a General Warranty Deed granted to WDP, LTD, dated June 6, 2002 and recorded as Document No. TRV 2002120520 of said official public records and that tract described as 38.882 acres (Parcel No. 2) in a Special Warranty Deed granted to the State of Texas, dated November 21, 1990 and recorded in Volume 11339, Page 2005, Real Property Records Travis County, said State of Texas tract being formerly known as Missouri, Kansas and Texas Railroad right-of-way, and described by metes and bounds as follows

BEGINNING at a point in the north line of said WDP, LTD tract (TRV 2002120519) and the south line of that tract described as 8.138 acres (Tract 2) in a Warranty Deed granted to Bruce Cash, dated January 11, 2000 and recorded as Document No. TRV 2000010288 of said official public records for the northwest corner of this tract, a 5/8" iron pin found for the northwest corner of said WDP, LTD tract (TRV 2002120519) bears N 62°38'54" W 41.01 feet,

THENCE S 62°38'54" E 15.00 feet with the north line of said WDP, LTD tract (TRV 2002120519) and the south line of said Cash tract to a point for the most northerly northeast corner of this tract,

THENCE across said WDP, LTD tract (TRV 2002120519), said State of Texas tract, and into said WDP, LTD tract (TRV 2002120520) with the east line of this tract in the following ten (10) courses

- (1) S 28°05'18" W 7.37 feet to a point,
- (2) S 71°44'09" W 36.92 feet to a point,
- (3) S 27°11'12" W 557.36 feet to a point,
- (4) S 27°20'22" W 917.21 feet to a point,
- (5) S 36°04'09" W 116.31 feet to a point,
- (6) S 29°55'14" W 332.70 feet to a point,
- (7) S 71°46'53" W 14.01 feet to a point,
- (8) S 26°47'01" W 625.02 feet to a point,
- (9) S 26°46'34" W 1001.97 feet to a point,
- (10) S 26°45'07" W 945.53 feet to a point for an interior ell corner of this tract,

THENCE with the north line of this tract in the following ten (10) courses

- (1) S 46°31'24" E 59.99 feet to a point,
- (2) S 42°13'30" E 169.79 feet to a point,
- (3) S 44°35'53" E 189.91 feet to a point,
- (4) S 47°46'24" E 108.73 feet to a point,
- (5) S 56°38'20" E 99.35 feet to a point,
- (6) S 61°59'40" E 572.57 feet to a point,
- (7) S 63°01'49" E 311.85 feet to a point,
- (8) S 62°14'08" E 1172.18 feet to a point,
- (9) S 63°30'08" E 391.27 feet to a point,
- (10) S 46°17'12" E 85.54 feet to a point for the southeast corner of this tract,

THENCE with the south line of this tract in the following twelve (12) courses

- (1) N 62°28'14" W 53.82 feet to a point,
- (2) N 46°17'12" W 31.59 feet to a point,
- (3) N 63°30'08" W 389.17 feet to a point,
- (4) N 62°14'08" W 1172.24 feet to a point,
- (5) N 63°01'49" W 311.88 feet to a point,
- (6) N 61°59'40" W 573.41 feet to a point,
- (7) N 56°38'20" W 101.21 feet to a point,
- (8) N 47°46'24" W 110.31 feet to a point,
- (9) N 44°35'53" W 190.64 feet to a point,
- (10) N 42°13'30" W 169.54 feet to a point,
- (11) N 46°31'24" W 50.00 feet to a point,
- (12) N 42°20'59" W 21.10 feet to a 1/2" iron pin found for the southwest corner of said WDP, LTD tract (TRV 2002120519) and this tract,

FIELD NOTES

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JOB NO /EGPT 01/0584_HIGHLAND_PARK/DOCS/0584_HIGHLANDPARK_MANVILLEWLESMT
DATE 23 MAY 2003

THENCE with the west line of said WDP, LTD tract (TRV 2002120520) and this tract in the following three (3) courses

- (1) N 26°45'07" E 955.09 feet to a 1/2" iron pin found,
- (2) N 26°46'34" E 1001.97 feet to a 5/8" iron pin found,
- (3) N 26°47'01" E 631.24 feet to a point,

THENCE into said WDP, LTD tract (TRV 2002120520), across said State of Texas tract and said WDP, LTD tract (TRV 2002120519) in the following seven (7) courses

- (1) N 71°46'53" E 14.49 feet to a point,
- (2) N 29°55'14" E 327.77 feet to a point,
- (3) N 36°04'09" E 115.97 feet to a point,
- (4) N 27°20'22" E 916.04 feet to a point,
- (5) N 27°11'12" E 563.48 feet to a point,
- (6) N 71°44'09" E 37.05 feet to a point,
- (7) N 28°05'18" E 117 feet to the point of Beginning containing 2.65 acres of land

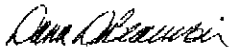
Bearings based on Grid Azimuth Texas State Plane Coordinate System (SPCS), Texas Central Zone, NAD 83(93)



Clyde C. Castleberry, Jr., R P L S No 4835
Castleberry Surveying, Inc
203 South IH 35, Ste 101C
Georgetown, Texas 78628



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



06-30-2003 03:30 PM 2003147867
ZAVALAR \$31.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDERS MEMORANDUM-At the time of
recording this instrument was found to be inadequate
for the best photographic reproduction, because of
illegibility, carbon or photocopy, discolored paper, etc.
All blockouts, additions and changes were present at
the time the instrument was filed and recorded

UNITED STATES DEPARTMENT OF AGRICULTURE
Farmers Home Administration
AM 15-7425 3447 * 1.50
RIGHT OF WAY EASEMENT (General Type Easement)

90-4389

KNOW ALL MEN BY THESE PRESENTS, that W. H. PLATTON, hereinafter called Grantors, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by Murch Water Supply Corp hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove a pipeline over and across 98.68 acres of land, more particularly described in instrument recorded in Vol. 257, Page 126, Deed Records, Travis County, Texas, together with the right of ingress and egress over Grantors' adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15' in width the center line thereof being the pipe line as installed.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises. This Agreement, together with other provisions of this grant, shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

IN WITNESS WHEREOF the said Grantors have executed this instrument this 3rd day of JULY, 19 72.

W. H. Platten

At 1, Box 243

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W. H. PLATTON

known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 3rd day of JULY, 19 72.

DEED RECORDS
Travis County, Texas
(Seal)

NOTARY SEAL

4823 1839

James B. Jones Jr.
Notary Public in and for
WILLIAMSON County, Texas

90-4390

FILED

JAN 15 12 59 PM '74

Doris Shupaker

COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby certify that [illegible] on the
date and at the time [illegible]
RECORDED, in the [illegible] BOOKS
of Travis County, Texas, to [illegible]

JAN 15 1974



Doris Shupaker

COUNTY CLERK
TRAVIS COUNTY, TEXAS

Vernon Shupaker

4823 1840

Exhibit B
Manville Replacement Easements

EXHIBIT "___"

County: Travis
Parcel No.: COP-T3—Water
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 1 of 5
4/24/2013

DESCRIPTION FOR CITY OF PFLUGERVILLE 75.38 ACRES TRACT—
WATERLINE EASEMENT

BEING A 0.069 ACRE (2,984 SQUARE FEET) TRACT SITUATED IN THE THOMAS G. STEWART SURVEY NO. 6, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 75.38 ACRES TRACT AS DESCRIBED IN A GENERAL WARRANTY DEED TO CITY OF PFLUGERVILLE, TEXAS AND RECORDED IN DOCUMENT NO. 2010016485 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the intersection of the southeast right-of-way line of Heatherwilde Boulevard, a varying width right-of-way, with the northeast line of a called 38.882 acres tract described as Exhibit A, Parcel No.2 Part Five, in a Special Warranty Deed to the State of Texas, and recorded in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas, said 38.882 acres tract being the former right-of-way of the Missouri-Kansas (MO-KAN) Railroad, for the southwest corner of a called 1.56 acres tract as described in Exhibit A of a Special Warranty Deed to Continental Homes of Texas, L.P. and recorded in Document No. 2012033587 of said Official Public Records of Travis County, Texas, and from which a 1/2-inch iron rod found bears N27°22'14"E a distance of 5.11 feet;

THENCE with said northeast line of the MO-KAN, same being the southwest line of said 1.56 acres tract, the following two (2) courses and distances:

1. S23°45'57"E a distance of 40.00 feet to a point of curvature to the right, and
2. with the arc of said to the right a distance of 31.44 feet, said curve having a radius of 5,780.00 feet, a central angle of 00°18'41", and a chord bearing S23°36'36"E a distance of 31.44 feet to a point in said northeast line of the MO-KAN for the south corner of said 1.56 acres tract, same being the southwest corner of said 75.38 acres tract;

THENCE with said northeast line of the MO-KAN, same being the southwest line of said 75.38 acres tract, with the arc of a curve to the right a distance of 5.32 feet, said curve having a radius of 5,780.00 feet, a central angle of 00°03'10", and a chord bearing S23°25'41"E a distance of 5.32 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for the **POINT OF BEGINNING** of the tract described herein;

EXHIBIT " _ "

County: Travis
Parcel No.: COP-T3—Water
Project: Heatherwilde Blvd Roadway Improvements
Halff AVO: 26890

Page 2 of 5
4/24/2013

DESCRIPTION FOR CITY OF PFLUGERVILLE 75.38 ACRES TRACT—
WATERLINE EASEMENT

THENCE leaving said northeast line of the MO-KAN and said southwest line of the 75.38 acres tract, crossing said 75.38 acres tract the following two (2) courses and distances:

1. N27°36'00"E a distance of 18.53 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and
2. N17°28'51"W a distance of 5.99 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in the northwest line of said 75.38 acres tract, same being the southeast line of said 1.56 acres tract;

THENCE with said northwest line of the 75.38 acres tract and said southeast line of the 1.56 acres tract, N27°17'05"E a distance of 279.09 feet to a 1/2-inch iron rod with plastic cap stamped "CS LTD" found in said southeast line of the 1.56 acres tract for the northwest corner of said 75.38 acres tract, same being the southwest corner of a called 35.92 acres tract as described in a Special Warranty Deed to Continental Homes of Texas, L.P. and recorded in Document No. 2007122920 of said Official Public Records of Travis County, Texas;

THENCE with the northeast line of said 75.38 acres tract, same being the southwest line of said 35.92 acres tract, S62°39'37"E a distance of 9.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set;

THENCE leaving said northeast line of the 75.38 acres tract and said southwest line of the 35.92 acres tract, crossing said 75.38 acres tract the following three (3) courses and distances:

1. S27°31'09"W a distance of 266.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set,
2. S17°28'51"E a distance of 15.56 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and
3. S27°31'09"W a distance of 36.98 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in said northeast line of the MO-KAN and said southwest line of the 75.38 acres tract;

THENCE with said northeast line of the MO-KAN and said southwest line of the 75.38 acres tract, with the arc of a curve to the left a distance of 19.38 feet, said curve having a radius of

EXHIBIT " _ "

County: Travis
Parcel No.: COP-T3—Water
Project: Heatherwilde Blvd Roadway Improvements
Halff AVO: 26890

Page 3 of 5
4/24/2013


DESCRIPTION FOR CITY OF PFLUGERVILLE 75.38 ACRES TRACT—
WATERLINE EASEMENT

5,780.00 feet, a central angle of $00^{\circ}11'32''$, and a chord bearing $N23^{\circ}18'20''W$ a distance of 19.38 feet to said **POINT OF BEGINNING** and containing 0.069 acre (2,984 square feet).

NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00011.

I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.



Dan H. Clark, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6011
Halff Associates, Inc.,
4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184

4/24/2013
Date



SKETCH TO ACCOMPANY
PARCEL DESCRIPTIONPAGE 4 OF 5
4/24/2013

0 25 50 75 100

SCALE: 1"=50'

THOMAS G. STEWART
SURVEY NO. 6, A-689CONTINENTAL HOMES
OF TEXAS, L.P.
(35.92 ACRES)
DOC# 2007122920
O.P.R.T.C.T.PROPOSED
WATERLINE EASEMENT
2,984 SQ. FT.
0.069 AC.CITY OF PFLUGERVILLE
(75.38 AC.)
DOC# 2010016485
O.P.R.T.C.T.EXISTING 30'
ELECTRIC EASEMENT
VOL. 10758, PG. 0160 R.P.R.T.C.T.EXISTING 10'
PUBLIC UTILITY EASEMENT
DOC# 2003238072 O.P.R.T.C.T.

HEATHERWILDE BLVD. (VARYING WIDTH R.O.W.)

CONTINENTAL HOMES OF TEXAS, L.P.
(1.56 ACRES)
DOC# 2012033587
O.P.R.T.C.T.STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.

L5

N 27°17'05"E 279.09'

S 27°31'09"W 266.14'

L6

L7

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LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND
□	TXDOT TYPE II CONCRETE MONUMENT FOUND
◻	TXDOT TYPE III CONCRETE MONUMENT SET
○	1/2" IRON ROD SET WITH 'HALFF ESMT' CAP (UNLESS NOTED)
●	1/2" IRON ROD FOUND (SIZE/CAP NOTED)
⊗	SQUARE-HEAD BOLT FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
▲	FOUND 'X' CUT (UNLESS NOTED)
△	CALCULATED POINT
⊕	FENCE POST
N.T.S.	NOT TO SCALE
(XXX)	RECORD INFORMATION PARENT TRACT
(XXX)	RECORD INFORMATION ADJOINER TRACT
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
DOC.#	DOCUMENT NUMBER
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	APPROXIMATE SURVEY LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING

SKETCH TO ACCOMPANY
PARCEL DESCRIPTION

1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.

2) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, NOR MADE ANY INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, RESTRICTIVE COVENANTS OR ANY OTHER ENCUMBRANCES.

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	0°18'41"	5,780.00'	31.44'	31.44'	S 23°36'36" E
C2	0°03'10"	5,780.00'	5.32'	5.32'	S 23°25'41" E
C3	0°11'32"	5,780.00'	19.38'	19.38'	N 23°18'20" W

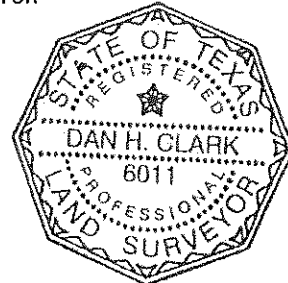
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 27°22'14" E	5.11'
L2	S 23°45'57" E	40.00'
L3	N 27°36'00" E	18.53'
L4	N 17°28'51" W	5.99'
L5	S 62°39'37" E	9.38'
L6	S 17°28'51" E	15.56'
L7	S 27°31'09" W	36.98'

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6011

DATE



4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759-5358
TEL (512) 252-8104
FAX (512) 252-8141

WATERLINE EASEMENT
CITY OF PFLUGERVILLE
HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

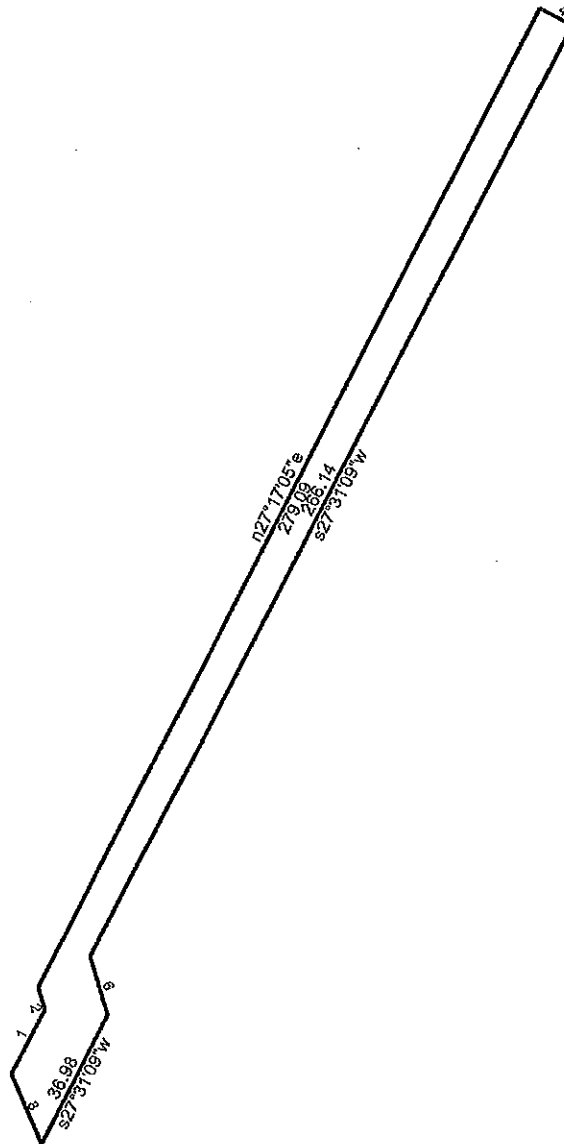
ACCOMPANYING FILE: I:\26000s\26890\Draw Out\SV-LD-COP-T3-WTR.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.069 AC.
2,982 SQ. FT.

SCALE: 1"=50'



4/1/2013

Scale: 1 inch= 46 feet

File: VEXH-COP-T3-WTR-26890.ndp

Tract 1: 0.0685 Acres (2982 Sq. Feet), Closure: n79.0840w 0.01 ft. (1/84710), Perimeter=651 ft.

01 n27.36e 18.53
02 n17.2851w 5.99
03 n27.1705e 279.09
04 s62.3937e 9.38
05 s27.3109w 266.14
06 s17.2850e 15.56
07 s27.3109w 36.98

08 Lt, r=5780.00, chord=n23.1820w 19.38

EXHIBIT " _ "

County: Travis
Parcel No.: COP-T2—WTR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 1 of 4
6/5/2015

DESCRIPTION FOR CITY OF PFLUGERVILLE TRACT—WATERLINE EASEMENT

BEING A 0.077 ACRE (3,345 SQUARE FEET) TRACT SITUATED IN THE THOMAS G. STEWART SURVEY NO. 6, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1.17 ACRES TRACT AS DESCRIBED IN A DEDICATION DEED TO THE CITY OF PFLUGERVILLE, AND RECORDED IN DOCUMENT NO. 2003217983 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "CCC 4835" found for a point of curvature in the northeast right-of-way line of Great Basin Avenue, a 50-foot wide right-of-way according to Highland Park Phase, A Section 1, a subdivision of record in Document No. 200300243 of the Plat Records of Travis County, Texas, same being the southwest line of said 1.17 acres tract;

THENCE with said northeast right-of-way line of Great Basin Avenue, and the southwest line of said 1.17 acres tract, the following three (3) courses and distances:

1. **THENCE** N53°31'15"W a distance of 195.21 feet to a calculated point;
2. **THENCE** 3.89 feet along a curve to the right having a radius of 25.00 feet, a delta angle of 08°55'09" and a chord that bears North 49°03'40" West 3.89 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for the **POINT OF BEGINNING** of the tract described herein easement;
3. **THENCE** 16.33 feet along a curve to the right having a radius of 25.00 feet, a delta angle of 37°25'33" and a chord that bears North 25°53'19" West 16.04 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set;

THENCE through said 1.17 acre tract the following three (3) courses and distances:

1. **THENCE** North 43°21'11" E 30.17 feet to a calculated point;
2. **THENCE** North 51°22'44" East 108.95 feet to a calculated point;

EXHIBIT " _ "

County: Travis
Parcel No.: COP-T2—WTR
Project: Heatherwilde Blvd Roadway Improvements
Halff AVO: 26890

Page 2 of 4
6/5/2015

DESCRIPTION FOR CITY OF PFLUGERVILLE TRACT—WATERLINE EASEMENT

3. **THENCE North 27°31'09" East 83.34 feet** to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in the southwest line of a called 38.882 acres tract described as Exhibit A, Parcel No.2 Part Five, in a Special Warranty Deed to the State of Texas, and recorded in Volume 11339, Page 2005 of the Deed Records of Travis County, Texas, said 38.882 acres tract being the former right-of-way of the Missouri-Kansas (MO-KAN) Railroad, same being the northeast line of said 1.17 acres tract;

THENCE 19.58 feet along a curve to the **right** having a radius of **5680.00 feet**, a delta angle of **00°11'51"** and a chord that bears **South 22°28'42" East 19.58 feet** with said southwest line of the MO-KAN and said northeast line of the 1.17 acres tract to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set;

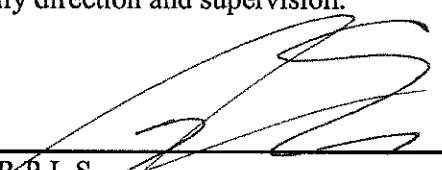
THENCE through said 1.17 acre tract the following three (3) courses and distances:

1. **THENCE South 27°31'09" West 73.92 feet** to a calculated point;
2. **THENCE South 51°22'44" West 111.06 feet** to a calculated point;
3. **THENCE South 43°21'11" West 34.80 feet** to said **POINT OF BEGINNING** and containing 0.077 acre (3,345 square feet).

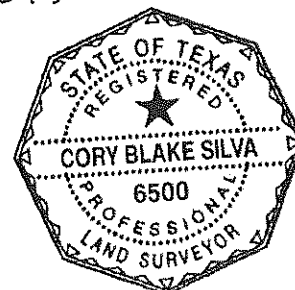
NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00011.

I, Cory Blake Silva, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.


Cory Blake Silva, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6500
Halff Associates, Inc.,
4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184

6-5-2015
Date

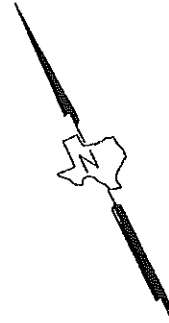


SKETCH TO ACCOMPANY PARCEL DESCRIPTION

PAGE 3 OF 4
6/5/2015

0 50 100 150 200

SCALE: 1"=100'



CITY OF PFLUGERVILLE
(75.38 AC.)
DOC# 2010016485
O.P.R.T.C.T.

THOMAS G. STEWART
SURVEY NO. 6, A-689

STATE OF TEXAS
VOL. 11339 PG. 2005
R.P.R.T.C.T.

EXISTING 10'
PUBLIC UTILITY EASEMENT
DOC# 2002249861 O.P.R.T.C.T.

PROPOSED 15'
WATERLINE EASEMENT
3,345 SQ. FT.
0.077 AC.

CITY OF
PFLUGERVILLE
(1.17 AC.)
DOC# 2003217983
O.P.R.T.C.T.

SEE
DETAIL

N 53°31'15" W 195.21'
P.O.C.
CCC
4835'
GREAT BASIN AVENUE
(50' R.O.W.) DOC# 200300243 P.R.T.C.T.

HIGHLAND PARK
PHASE A, SECTION 1
DOC# 200300243
P.R.T.C.T.

HEATHERWILDE BOULEVARD
(VARYING WIDTH R.O.W.)

DETAIL
N.T.S.

LOT 80, BLOCK M
SPRING TRAILS PHASE 1-B
FINAL PLAT
DOC. NO. 200700171
P.R.T.C.T.

6/5/2015 10:26:14 AM c:\26890\HALFF\1\26000s\26890\CADD\Survey\VEH-COP-2-WTR-26890-T2-COP-WTR-26890-MON-FS-FM.dwt



HALFF

4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759-5358
TEL (512) 252-5184
FAX (512) 252-5141

WATERLINE EASEMENT
CITY OF PFLUGERVILLE

HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h26000s\26890\Data Out\SV-LD-COP-T2-WTR.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.077 AC.
3,345 SQ. FT.

SCALE: 1"=100'

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND
□	TXDOT TYPE II CONCRETE MONUMENT FOUND
◻	TXDOT TYPE II CONCRETE MONUMENT SET
○	1/2" IRON ROD SET WITH "HALF ESMT" CAP (UNLESS NOTED)
●	1/2" IRON ROD FOUND (SIZE/CAP NOTED)
⬢	SQUARE-HEAD BOLT FOUND
⊙	IRON PIPE FOUND (SIZE NOTED)
▲	FOUND "X" CUT (UNLESS NOTED)
△	CALCULATED POINT
⊕	FENCE POST
N.T.S.	NOT TO SCALE
(XXX)	RECORD INFORMATION PARENT TRACT
(XXX)	RECORD INFORMATION ADJOINER TRACT
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
DOC.#	DOCUMENT NUMBER
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	APPROXIMATE SURVEY LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING

SKETCH TO ACCOMPANY
PARCEL DESCRIPTION

1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.

2) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	8°55'09"	25.00'	3.89'	3.89'	N49°03'40"W
C2	37°25'33"	25.00'	16.33'	16.04'	N25°53'19"W
C3	0°11'51"	5680.00'	19.58'	19.58'	S22°28'42"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 43°21'11" E	30.17'
L2	N 51°22'44" E	108.95'
L3	N 27°31'09" E	83.34'
L4	S 27°31'09" W	73.92'
L5	S 51°22'44" W	111.06'
L6	S 43°21'11" W	34.80'

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6500
TBPLS FIRM No. 10029607

DATE: 6-5-2015



4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759-5356
TEL (512) 252-8104
FAX (512) 252-8141

WATERLINE EASEMENT
CITY OF PFLUGERVILLE

HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h26000s\26890\Draw Out\SV-LD-COP-T2-WTR.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.077 AC.
3,345 SQ. FT.

SCALE: 1"=100'

EXHIBIT " _ "

County: Travis
Parcel No.: CONT-T4—WTR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 2 of 9
4/24/2013

DESCRIPTION FOR CONTINENTAL HOMES OF TEXAS, L.P. TRACT—
WATERLINE EASEMENT

THENCE with the east line of said 0.05 acre tract, same being said northwesterly line of the 35.92 acres tract, N27°17'05"E a distance of 39.54 feet to said **POINT OF BEGINNING** of TRACT 1, and containing 0.016 acre (680 square feet).

TRACT 2—0.367 ACRE

COMMENCING at the intersection of the southeast right-of-way line of Heatherwilde Boulevard, a varying width right-of-way, with the northeast line of a called 38.882 acres tract described as Exhibit A, Parcel No.2 Part Five, in a Special Warranty Deed to the State of Texas, and recorded in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas, said 38.882 acres tract being the former right-of-way of the Missouri-Kansas (MO-KAN) Railroad, for the southwest corner of said 1.56 acres tract, and from which a 1/2-inch iron rod found bears N27°22'14"E a distance of 5.11 feet;

THENCE with said northeast line of the MO-KAN, same being the southwest line of said 1.56 acre tract, the following two (2) courses and distances:

1. S23°45'57"E a distance of 40.00 feet to a point of curvature to the right, and
2. with the arc of said to the right a distance of 31.44 feet, said curve having a radius of 5,780.00 feet, a central angle of 00°18'41", and a chord bearing S23°36'36"E a distance of 31.44 feet to a point in said northeast line of the MO-KAN for the south corner of said 1.56 acres tract, same being the southwest corner of a called 75.38 acres tract as described in a General Warranty Deed to City of Pflugerville, Texas and recorded in Document No. 2010016485 of said Official Public Records of Travis County, Texas;

THENCE leaving said northeast line of the MO-KAN, with the southeast line of said 1.56 acres tract, same being the northwest line of said 75.38 acres tract, N27°17'05"E a distance of 19.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said southeast line of the 1.56 acres tract and said northwest line of the 75.38 acres tract, crossing said 1.56 acres tract the following three (3) courses and distances:

1. N17°28'51"W a distance of 9.56 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set,
2. N27°31'09"E a distance of 320.94 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and

EXHIBIT " _ "

County: Travis
Parcel No.: CONT-T4—WTR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 3 of 9
4/24/2013

DESCRIPTION FOR CONTINENTAL HOMES OF TEXAS, L.P. TRACT—
WATERLINE EASEMENT

3. N67°10'16"E a distance of 8.45 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC INC" set in said southeast line of the 1.56 acres tract, same being the northwest line of said 35.92 acres tract;

THENCE with said southeast line of the 1.56 acres tract, same being the northwest line of said 35.92 acres tract, N27°17'05"E a distance of 91.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC INC" set;

THENCE leaving said southeast line of the 1.56 acres tract and said northwest line of the 35.92 acres tract, crossing said 1.56 acres tract the following two (2) courses and distances:

1. N11°51'27"W a distance of 7.92 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and
2. N27°31'09"E a distance of 832.58 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in the northeast line of said 1.56 acres tract, same being the south right-of-way line of Cane River Road, a varying width right-of-way, according to said Highland Park Phase C, Section 2A;

THENCE with said south right-of-way line of Cane River Road the following two (2) courses and distances:

1. with said northeast line of the 1.56 acres tract and the arc of a curve to the right a distance of 1.59 feet, said curve having a radius of 25.00 feet, a central angle of 03°38'47", and a chord bearing S64°32'19"E a distance of 1.59 feet to a point being the east corner of said 1.56 acres tract, same being an angle point in said northwest line of the 35.92 acres tract, and from which a 1/2-inch iron rod found bears S86°42'31"W a distance of 0.35 feet, and
2. with said northwest line of the 35.92 acres tract, S62°42'55"E a distance of 13.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set;

THENCE leaving said south right-of-way line of Cane River Road and said northwest line of the 35.92 acres tract, crossing said 35.92 acres tract, S27°31'09"W a distance of 984.89 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in the southwest line of said 35.92 acres tract, same being the northeast line of said 75.38 acres tract;

THENCE with said northeast line of the 75.38 acres tract and said southwest line of the 35.92 acres tract, N62°39'37"W a distance of 9.38 feet to a 1/2-inch iron rod with plastic cap stamped "CS LTD" found in the east line of said 1.56 acres tract, for the west corner of said 35.92 acres tract, same being the north corner of said 75.38 acres tract;

EXHIBIT " _ "

County: Travis
Parcel No.: CONT-T4—WTR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 4 of 9
4/24/2013

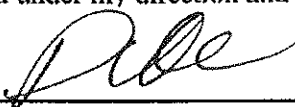
DESCRIPTION FOR CONTINENTAL HOMES OF TEXAS, L.P. TRACT—
WATERLINE EASEMENT

THENCE with said northwest line of the 75.38 acres tract, same being said southeast line of the 1.56 acres tract, S27°17'05"W a distance of 279.09 feet to said **POINT OF BEGINNING** of TRACT 2, and containing 0.367 acre (15,971 square feet).

NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00011.

I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.



Dan H. Clark, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6011
Halff Associates, Inc.,
4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184

4/24/2013
Date



SKETCH TO ACCOMPANY PARCEL DESCRIPTION

 PAGE 5 OF 9
4/24/2013

 0 100 200 300 400
SCALE: 1"=200'

 LOT 19, BLOCK L
LOT 1, BLOCK L
HIGHLAND PARK
PHASE C, SECTION 2A
DOC# 200600206
O.P.R.T.C.T.

 THOMAS G. STEWART SURVEY
NO. 6, A-689

 CONTINENTAL HOMES OF TEXAS, L.P.
(1.56 AC.)
DOC# 2012033587
O.P.R.T.C.T.

 EXISTING 15'
WASTEWATER EASEMENT
DOC# 200224986 O.P.R.T.C.T.

 CONTINENTAL HOMES OF TEXAS, L.P.
(35.92 AC.)
DOC# 2007122920
O.P.R.T.C.T.

 TRACT "2" SEE SHEETS 6, 7, 8
PROPOSED
WATERLINE EASEMENT
15,971 SQ. FT.
0.367 AC.

 CONTINENTAL HOMES OF TEXAS, L.P.
(0.005 AC.)
DOC# 2012033587
O.P.R.T.C.T.

 P.O.B.
TRACT "1"
CS LTD
TRACT "1"
PROPOSED
WATERLINE EASEMENT
680 SQ. FT.
0.016 AC.

 DETAIL "A"
N.T.S.

 CITY OF PFLUGERVILLE
(75.38 AC.)
DOC# 2010016485
O.P.R.T.C.T.

HEATHERWILDE BOULEVARD (VARYING WIDTH R.O.W.)

4/24/2013 3:12:30 PM CH2172 HALFF H:\26000s\26890\CADD\Survey\VEXH-CONTEZ-WTR-26890-RI.dwg HP5550 MON.FS.FW.DWT


HALFF

 4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759-8358
TEL (512) 252-8184
FAX (512) 252-8141

 WATERLINE EASEMENT
CONTINENTAL HOMES OF TEXAS, L.P.

 HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h26000s\26890\Data Out\VEXH-CONT_T4-WTR.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

 EASEMENT AREA: 0.383 AC.
16,651 SQ. FT.

SCALE: AS NOTED

SKETCH TO ACCOMPANY
PARCEL DESCRIPTIONPAGE 6 OF 9
4/24/20130 25 50 75 100
SCALE: 1"=50'THOMAS G. STEWART
SURVEY NO. 6, A-689TRACT "2"
PROPOSED
WATERLINE EASEMENT
15,971 SQ. FT.
0.367 AC.CONTINENTAL HOMES
OF TEXAS, L.P.
(35.92 ACRES)
DOC# 2007122920
O.P.R.T.C.T.EXISTING 30'
ELECTRIC EASEMENT
VOL. 10758, PG. 0160 R.P.R.T.C.T.EXISTING 15'
WATERLINE EASEMENT
DOC# 2003147867 O.P.R.T.C.T.EXISTING 10'
PUBLIC UTILITY EASEMENT
DOC# 2003238072 O.P.R.T.C.T.EXISTING 10'
PUBLIC UTILITY EASEMENT
DOC# 2002249861 O.P.R.T.C.T.

P.O.B.

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.

HEATHERWILDE BOULEVARD (VARYING WIDTH R.O.W.)

CONTINENTAL HOMES OF TEXAS, L.P.

(1.56 ACRES)

DOC# 2012033587 O.P.R.T.C.T.

RADY FAMILY TRUST
PARCEL 5 - EXHIBIT "A-2"
(9.26 ACRES)
VOL. 12328, PG. 182
D.R.T.C.T.

MATCHLINE "A" SEE SHEET 5

L9 L8 L7 L6 L5 L4

N 27°31'09"E 320.94'

S 27°17'05"W 279.09'

L5 L6 L7 L8 L9

P.O.C.

**HALFF**4020 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759-5360
TEL (512) 252-8184
FAX (512) 252-8141WATERLINE EASEMENT
CONTINENTAL HOMES OF TEXAS, L.P.HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h26000s\26890\Draw Out\SV-LD-CONT-T4-WTR.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

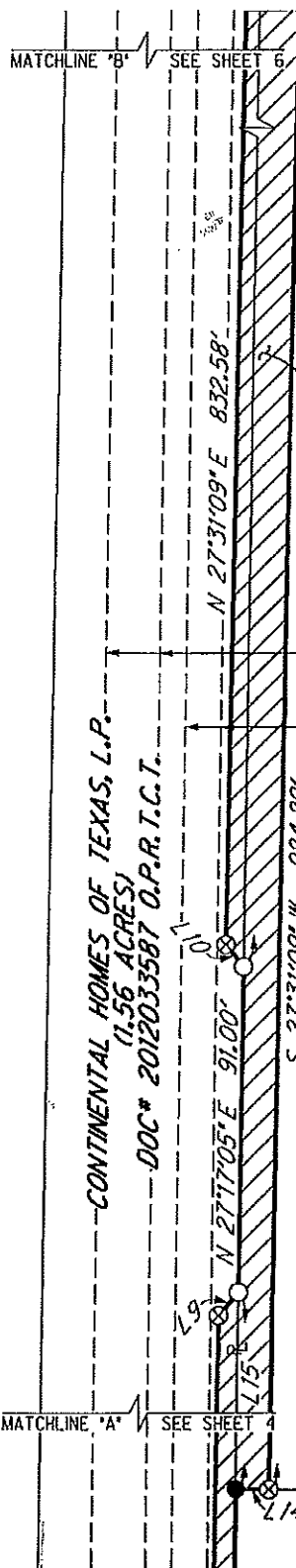
EASEMENT AREA: 0.383 AC.
16,651 SQ. FT

SCALE: AS NOTED

SKETCH TO ACCOMPANY
PARCEL DESCRIPTIONPAGE 7 OF 9
4/24/2013

RADY FAMILY TRUST
PARCEL 5 ~ EXHIBIT "A-2"
(9.26 ACRES)
VOL. 12328, PG. 182
D.R.T.C.T.

HEATHERWILDE BOULEVARD (VARYING WIDTH R.O.W.)



0 25 50 75 100
SCALE: 1"=50'

THOMAS G. STEWART
SURVEY NO. 6, A-689

*TRACT 2'
PROPOSED
WATERLINE EASEMENT
15,971 SQ. FT.
0.367 AC.

EXISTING 15'
WATERLINE EASEMENT
DOC# 2003147867 O.P.R.T.C.T.

EXISTING 10'
PUBLIC UTILITY EASEMENT
DOC# 2002249861 O.P.R.T.C.T.

CONTINENTAL HOMES
OF TEXAS, L.P.
(135.92 ACRES)
DOC# 2007122920
O.P.R.T.C.T.

MATCHLINE "A" SEE SHEET 4



HALFF

4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759-5355
TEL (512) 252-8184
FAX (512) 252-8141

WATERLINE EASEMENT
CONTINENTAL HOMES OF TEXAS, L.P.

HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h26000s\26890\data Out\SV-LD-CONT-T4-WTR.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.383 AC.
16,651 SQ. FT.

SCALE: AS NOTED

SKETCH TO ACCOMPANY
PARCEL DESCRIPTIONPAGE 8 OF 9
4/24/2013

LOT 1
LIVELY SUBDIVISION
(0.70 ACRE)
VOL. 90, PG. 118
O.P.R.T.C.T.

RADY FAMILY TRUST
PARCEL 5 - EXHIBIT "A-2"
(9.26 ACRES)
VOL. 12328, PG. 182
D.R.T.C.T.

HEATHERWILDE BOULEVARD (VARYING WIDTH R.O.W.)

CONTINENTAL HOMES OF TEXAS, L.P.
(11.56 ACRES)
DOC# 2012033587 O.P.R.T.C.T.

CANE RIVER ROAD (VARYING WIDTH R.O.W.)
DOC# 200600206 P.R.T.C.T.

0 25 50 75 100

SCALE: 1"=50'

THOMAS G. STEWART
SURVEY NO. 6, A-689

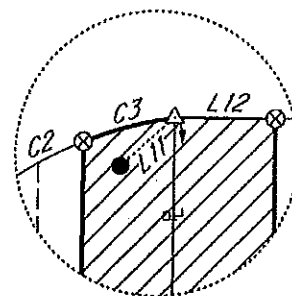
TRACT 2
PROPOSED
WATERLINE EASEMENT
15,971 SQ. FT.
0.367 AC.

CONTINENTAL HOMES OF TEXAS, L.P.
(35.92 ACRES)
DOC# 2007122920
O.P.R.T.C.T.

EXISTING 15'
WATERLINE EASEMENT
DOC# 2003147867 O.P.R.T.C.T.

EXISTING 10'
PUBLIC UTILITY EASEMENT
DOC# 2002249861 O.P.R.T.C.T.

MATCHLINE "B" SEE SHEET 5



DETAIL "B"
N.T.S.



HALFF

4030 WEST BRAKEL LANE, SUITE 450
AUSTIN, TEXAS 78769-5356
TEL (812) 252-8184
FAX (812) 252-8141

WATERLINE EASEMENT
CONTINENTAL HOMES OF TEXAS, L.P.

HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h26000s\26890\Draw Out\SV-L0-CONT-T4-WTR.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.383 AC.
16,651 SQ. FT

SCALE: AS NOTED

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND
□	TXDOT TYPE II CONCRETE MONUMENT FOUND
⊗	1/2" IRON ROD SET WITH 'HALFF' ESMT' CAP
○	1/2" IRON ROD PREVIOUSLY SET WITH 'HALFF ASSOC INC.' CAP
●	1/2" IRON ROD FOUND (SIZE/CAP NOTED)
●	SQUARE-HEAD BOLT FOUND
○	IRON PIPE FOUND (SIZE NOTED)
▲	FOUND 'X' CUT (UNLESS NOTED)
△	CALCULATED POINT
○	FENCE POST
N.T.S.	NOT TO SCALE
(XXX)	RECORD INFORMATION PARENT TRACT
(XXX)	RECORD INFORMATION ADJOINER TRACT
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
D.C.C.	DOCUMENT NUMBER
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	APPROXIMATE SURVEY LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING

SKETCH TO ACCOMPANY
PARCEL DESCRIPTION

1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.

2) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. 1207538-KFO, EFFECTIVE DATE APRIL 25, 2012, ISSUE DATE MAY 2, 2012. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	0°18'41"	5,780.00'	31.44'	31.44'	S23°36'36"E
C2	86°21'13"	25.00'	37.68'	34.21'	S70°27'41"W
C3	3°38'47"	25.00'	1.59'	1.59'	S64°32'19"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 62°37'48" E	15.00'
L2	S 27°17'05" W	51.15'
L3	N 24°55'57" W	18.98'
L4	N 27°17'05" E	39.54'
L5	N 27°22'14" E	5.11'
L6	S 23°45'57" E	40.00'
L7	N 27°17'05" E	19.41'
L8	N 17°28'51" W	9.56'
L9	N 67°10'16" E	8.45'
L10	N 11°51'27" W	7.92'
L11	S 86°42'31" W	0.35'
L12	S 62°42'55" E	13.41'
L13	N 62°48'23" W	12.13'
L14	N 62°39'37" W	9.38'
L15	S 27°17'05" W	55.13'

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6011

4/24/2013

DATE



TRACT '1'	0.016 AC.	680 SQ. FT.
TRACT '2'	0.367 AC.	15,971 SQ. FT.
EASEMENT AREA	0.383 AC.	16,651 SQ. FT.



4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759-5355
TEL (512) 252-8184
FAX (512) 252-8141

SLOPE EASEMENT
CONTINENTAL HOMES OF TEXAS, L.P.

HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

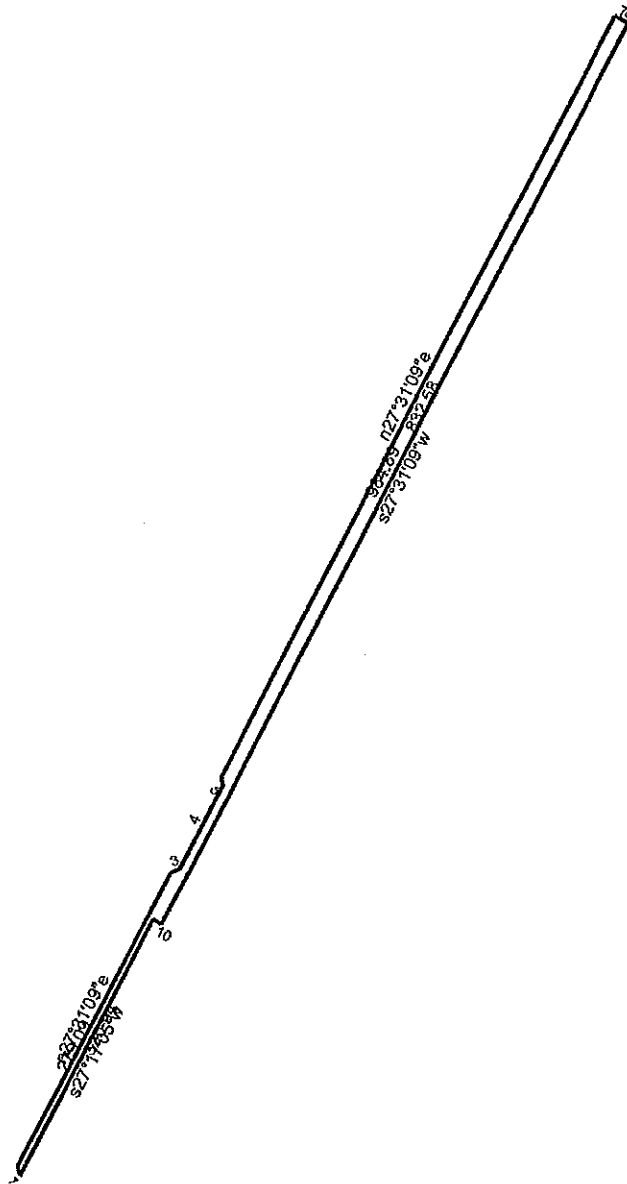
ACCOMPANYING FILE: h26000a\26890\Draw Out\SV-LD-CONT-T4-WTR.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.383 AC.
16,651 SQ. FT.

SCALE: AS NOTED



4/24/2013

Scale: 1 inch= 176 feet

File: VEXH-CONT-T4-WTR-26890.ndp

Tract 1: 0.3666 Acres (15971 Sq. Feet), Closure: s09.5810w 0.01 ft. (1/200787), Perimeter=2559 ft.

01 n17.2851w 9.56

10 n62.3937w 9.38

02 n27.3109e 320.94

11 s27.1705w 279.09

03 n67.1016e 8.45

04 n27.1705e 91

05 n11.5127w 7.92

06 n27.3109e 832.58

07 Rt, r=25.00, chord=s64.3219e 1.59

08 s62.4255e 13.41

09 s27.3109w 984.89

EXHIBIT " _ "

County: Travis
Parcel No.: CONT-T3—WTR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 1 of 4
4/3/2013

DESCRIPTION FOR CONTINENTAL HOMES OF TEXAS, L.P. TRACT—
WATERLINE EASEMENT

BEING A 0.050 ACRE (2,182 SQUARE FEET) TRACT SITUATED IN THE THOMAS G. STEWART SURVEY NO. 6, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK L, HIGHLAND PARK PHASE C, SECTION 2A, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NO. 200600206 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "CS LTD" found for the north corner of said Lot 1, same being the east corner of Lot 19, Block L, said Highland Park Phase C, Section 2A, the south corner of a called 0.05 acre tract described in a Special Warranty Deed to Continental Homes of Texas, L.P., and recorded in Document No. 2012033587, of the Official Public Records of Travis County, Texas, and a northwesterly corner of a called 35.92 acres tract described in a Special Warranty Deed to Continental Homes of Texas, L.P., and recorded in Document No. 2007122920, said Official Public Records of Travis County, Texas, and from which a 1/2-inch iron rod found in the southwest line of said 0.05 acre tract for the east corner of a 30-foot wide right-of-way dedication to Heatherwilde Boulevard, a varying width right-of-way, as shown on said Highland Park Phase C, Section 2A subdivision plat, same being the north corner of said Lot 19, bears N63°02'01"W a distance of 25.34 feet;

THENCE with the northeast line of said Lot 1, same being a northwesterly line of said 35.92 acres tract, S24°55'57"E a distance of 18.98 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set;

THENCE leaving said northwesterly line of the 35.92 acres tract and said northeast line of Lot 1, crossing said Lot 1, S27°17'05"W a distance of 139.63 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC INC." set in the northeast right-of-way of Cane River Road, a varying width right-of-way according to said Highland Park Phase C, Section 2A, same being the southwest line of said Lot 1;

THENCE with said northeast right-of-way line of Cane River Road and said southwest line of Lot 1, N62°42'55"W a distance of 15.00 feet to the west corner of said Lot 1, same being the south corner of said Lot 19;

EXHIBIT " _ "

County: Travis
Parcel No.: CONT-T3—WTR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 2 of 4
4/3/2013


DESCRIPTION FOR CONTINENTAL HOMES OF TEXAS, L.P. TRACT—
WATERLINE EASEMENT

THENCE leaving said northeast right-of-way line of Cane River Road, with the southeast line of said Lot 19, same being northwest line of said Lot 1, N27°17'05"E a distance of 151.25 feet to said **POINT OF BEGINNING** and containing 0.050 acre (2,182 square feet).

NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00011.

I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.



Dan H. Clark, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6011
Half Associates, Inc.,
4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184

4/3/2013

Date



SKETCH TO ACCOMPANY
PARCEL DESCRIPTIONPAGE 3 OF 4
4/3/20130 30 60 90 120
SCALE: 1"=60'BRUCE CASH TRACT 2
(8.138 AC.)
DOC# 2000010288
O.P.R.T.C.T.CONTINENTAL HOMES
OF TEXAS, L.P.
(0.05 AC.)
DOC# 2012033587
O.P.R.T.C.T.LOT 19, BLOCK L
HIGHLAND PARK
PHASE C, SECTION 2A
DOC# 200600206
P.R.T.C.T.PROPOSED 15'
WATERLINE EASEMENT
2,182 SQ. FT.
0.050 AC.LOT 1, BLOCK L
HIGHLAND PARK
PHASE C, SECTION 2A
DOC# 200600206
P.R.T.C.T.CONTINENTAL HOMES
OF TEXAS, L.P.
(35.92 AC.)
DOC# 2007122920
O.P.R.T.C.T.CANE RIVER ROAD
(VARYING WIDTH R.O.W.)
DOC# 200600206 P.R.T.C.T.THOMAS G. STEWART SURVEY
NO. 6, A-689

HEATHERWILDE BOULEVARD (VARYING WIDTH R.O.W.)

EXISTING R.O.W. LINE

EXISTING R.O.W. LINE

EXISTING R.O.W. LINE

EXISTING R.O.W. LINE

P.O.B.
155' 110"

N27°17'05"E 151.25'

S27°17'05"W 139.63'

L2

L3

**HALFF**4030 WEST BRAKER LANE, SUITE 400
AUSTIN, TEXAS 78759-5356
TEL (512) 252-8184
FAX (512) 252-8141WATER EASEMENT
CONTINENTAL HOMES OF TEXAS, L.P.HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h26000s\26890\Draw Out\VEH-CONT-T3-WTR.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.050 AC.
2,182 SQ. FT.

SCALE: 1"=60'

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND
■	TXDOT TYPE II CONCRETE MONUMENT FOUND
□	TXDOT TYPE II CONCRETE MONUMENT SET
○	1/2" IRON ROD SET WITH 'HALFF' ESMT* CAP (UNLESS NOTED)
●	1/2" IRON ROD FOUND (SIZE/CAP NOTED)
●	SQUARE-HEAD BOLT FOUND
○	IRON PIPE FOUND (SIZE NOTED)
▲	FOUND 'X' CUT (UNLESS NOTED)
△	CALCULATED POINT
⊙	FENCE POST
N.T.S.	NOT TO SCALE
(XXX)	RECORD INFORMATION PARENT TRACT
(XXX)	RECORD INFORMATION ADJOINER TRACT
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
DOC.#	DOCUMENT NUMBER
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
	DISTANCE NOT SHOWN TO SCALE
	PROPERTY LINE
	APPROXIMATE SURVEY LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING

SKETCH TO ACCOMPANY
PARCEL DESCRIPTION

1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.


2) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. 1207538-KFO, EFFECTIVE DATE APRIL 25, 2012, ISSUE DATE MAY 2, 2012. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.

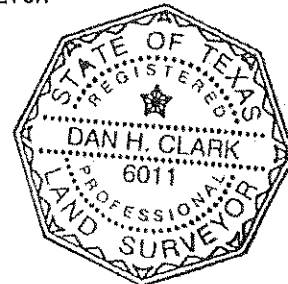
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S24°55'57"E	18.98'
L2	N63°02'01"W	25.34'
L3	N62°42'55"W	15.00'

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.


DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6011

4/3/2013
DATE



4030 WEST BRAVER LANE, SUITE 450
AUSTIN, TEXAS 78759-5356
TEL (512) 252-6184
FAX (512) 252-6141

WATER EASEMENT
CONTINENTAL HOMES OF TEXAS, L.P.

HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: I:\26000s\26890\Data Out\VEXH-CONT_T3-WTR.DOC

PROJECT AV0: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.050 AC.
2,182 SQ. FT.

SCALE: 1"=60'

EXHIBIT "___"

County: Travis
Parcel No.: Cash-T2—WTR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 1 of 4
4/3/2013

DESCRIPTION FOR CASH TRACT—WATERLINE EASEMENT

BEING A 0.113 ACRE (4,908 SQUARE FEET) TRACT SITUATED IN THE THOMAS G. STEWART SURVEY NO. 6, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 8.138 ACRES TRACT DESCRIBED AS "TRACT 2" IN A WARRANTY DEED TO BRUCE CASH, AND RECORDED IN DOCUMENT NO. 2000010288 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found in the southeast right-of-way line of Heatherwilde Boulevard, a varying-width right-of-way, for the west corner of said 8.138 acres tract, same being the north corner of a called 0.05 acre tract described in Exhibit A of a Special Warranty Deed to Continental Homes of Texas, L.P., and recorded in Document No. 2012033587 of said Official Public Records of Travis County, Texas and from which a 1/2-inch iron rod found for an angle point in said southeast right-of-way line of Heatherwilde Boulevard for the west corner of said 0.05 acres tract bears S27°09'21"W a distance of 39.94 feet;

THENCE with the southwest line of said 8.138 acres tract, same being the northeast line of said 0.05 acre tract, S62°37'47"E a distance of 54.92 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said northeast line of the 0.05 acre tract and said southwest line of the 8.138 acres tract, crossing said 8.138 acres tract the following two (2) courses and distances:

1. N27°31'09"E a distance of 103.56 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for a point of curvature to the left, and
2. with the arc of said curve to the left a distance of 220.17 feet, said curve having a radius of 2,665.00 feet, a central angle of 4°44'01", and a chord bearing N25°09'09"E, a distance of 220.11 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in the north line of said 8.138 acres tract, same being the south line of a called 3.00 acres tract described as "TRACT 1" in said Document No. 2000010288, said Official Public Record of Travis County, Texas;

THENCE with said north line of the 8.138 acres tract and said south line of the 3.00 acres tract, S88°02'17"E a distance of 16.04 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set;

THENCE leaving said south line of the 3.00 acres tract and said north line of the 8.138 acres tract, crossing said 8.138 acres tract the following two (2) courses and distances:

1. with the arc of a curve to the right a distance of 227.11 feet, said curve having a radius of 2,680.00 feet, a central angle of 4°51'20", and a chord bearing S25°05'29"W a distance of 227.05 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for a point of tangency, and

EXHIBIT " _ "

County: Travis
Parcel No.: Cash-T2—WTR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 2 of 4
4/3/2013

DESCRIPTION FOR CASH TRACT—WATERLINE EASEMENT


2. S27°31'09"W a distance of 103.52 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in said southwest line of the 8.138 acres tract and the north line of a called 35.92 acres tract described in a Special Warranty Deed to Continental Homes of Texas, L.P., and recorded in Document No. 2007122920 of said Official Public Records of Travis County, Texas, and from which a 1/2-inch iron rod found in the north line of said 35.92 acres tract, for the southeast corner of said 8.138 acres tract, bears S62°37'47"E a distance of 662.85 feet;

THENCE with said southwest line of the 8.138 acres tract and said north line of the 35.92 acres tract, N62°37'47"W, passing at a distance of 14.45 feet the east corner of said 0.05 acre tract, and continuing in all a distance of 15.00 feet to said **POINT OF BEGINNING** and containing 0.113 acre (4,908 square feet).

NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00011.

I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.



Dan H. Clark, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6011
Halff Associates, Inc.,
4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184

4/3/2013
Date



EXHIBIT "A"

SKETCH TO ACCOMPANY
PARCEL DESCRIPTION

PAGE 3 OF 4
4/3/2013

HEATHERWILDE BOULEVARD (VARYING WIDTH R.O.W.)

HPN DEVELOPMENT INC.
REMAINDER OF
TRACT 4 EXHIBIT A-3
(105.059 AC.)
DOC# 2001136994
O.P.R.T.C.T.

BRUCE CASH
"TRACT 1"
(3.00 AC.)
DOC# 2000010288
O.P.R.T.C.T.

THOMAS G. STEWART SURVEY
NO. 6, A-689

0 50 100 150 200
SCALE: 1"=100'

DETAIL
N.T.S.

EXISTING ELECTRIC EASEMENT
DOC. NO. 2003039437
O.P.R.T.C.T.

BRUCE CASH
"TRACT 2"
(8.138 AC.)
DOC# 2000010288
O.P.R.T.C.T.

PROPOSED 15'
WATERLINE EASEMENT
4,908 SQ. FT.
0.113 AC.

CONTINENTAL HOMES OF TEXAS, L.P.
(0.05 AC.)
DOC# 2012033587
O.P.R.T.C.T.

EXISTING ELECTRIC EASEMENT
DOC. NO. 2002241548
O.P.R.T.C.T.

CONTINENTAL HOMES OF TEXAS, L.P.
(135.92 AC.) DOC# 2007122920 O.P.R.T.C.T.



HALFF

4030 WEST BRAKER LANE, SUITE 400
AUSTIN, TEXAS 78759-5355
TEL (512) 252-8184
FAX (512) 252-8141

WATERLINE EASEMENT
BRUCE CASH

HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: I:\26000s\26890\Data Out\SV-LD-CASH-T2-WTR.DOC

PROJECT AVQ: 26890

COUNTY: TRAVIS

ACQUISITION AREA: 0.113 AC.
4,908 SQ. FT.

SCALE: 1"=100'

I:\26000s\26890\CADD\Survey\VEH-CASH-T2-WTR-26890.dgn IE:HP5550.MDL F.S.F.W.DIT

8:28:25 AM

4/3/2013

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND
■	TXDOT TYPE II CONCRETE MONUMENT FOUND
■	TXDOT TYPE II CONCRETE MONUMENT SET
○	1/2" IRON ROD SET WITH 1/4" ESMT CAP (UNLESS NOTED)
●	IRON ROD FOUND (SIZE/CAP NOTED)
●	SQUARE-HEAD BOLT FOUND
○	IRON PIPE FOUND (SIZE NOTED)
▲	FOUND "X" CUT (UNLESS NOTED)
△	CALCULATED POINT
○	FENCE POST
N.T.S.	NOT TO SCALE
(XXX)	RECORD INFORMATION PARENT TRACT
(XXX)	RECORD INFORMATION ADJOINER TRACT
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
DOC.#	DOCUMENT NUMBER
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	APPROXIMATE SURVEY LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING

SKETCH TO ACCOMPANY
PARCEL DESCRIPTION

1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.

2) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. 1207534, EFFECTIVE DATE APRIL 26, 2012, ISSUE DATE APRIL 30, 2012. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	04°44'01"	2665.00'	220.17'	220.11'	N 25°09'09" E
C2	04°51'20"	2680.00'	227.11'	227.05'	S 25°05'29" W

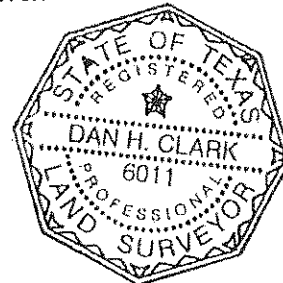
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 62°37'47" E	54.92'
L2	S 27°09'21" W	39.94'
L3	N 27°31'09" E	103.56'
L4	N 88°02'17" W	55.68'
L5	S 88°02'17" E	16.04'
L6	S 27°31'09" W	103.52'
L7	N 62°37'47" W	15.00'

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[Signature]
DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6011

4/3/2013
DATE



WATERLINE EASEMENT
BRUCE CASH

HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h26000s\26890\Data Out\SV-LD-CASH-T2-WTR.DOC

PROJECT AV0: 26890

COUNTY: TRAVIS

ACQUISITION AREA: 0.113 AC.
4,908 SQ. FT.

SCALE: 1"=100'

EXHIBIT " _ "

County: Travis
Parcel No.: Cash-T1—WTR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 1 of 4
4/3/2013

DESCRIPTION FOR CASH TRACT—WATER LINE EASEMENT

BEING A 0.021 ACRE (904 SQUARE FEET) TRACT SITUATED IN THE THOMAS G. STEWART SURVEY NO. 6, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 3.00 ACRES TRACT DESCRIBED AS "TRACT 1" IN A WARRANTY DEED TO BRUCE CASH, AND RECORDED IN DOCUMENT NO. 2000010288 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point in the southeast right-of-way line of Heatherwilde Boulevard, a varying-width right-of-way, being the southwest corner of said 3.00 acres tract, same being the northwest corner of a called 8.138 acres tract described as "Tract 2" in said Document No. 2000010288 of said Official Public Records of Travis County, Texas;

THENCE leaving said southeast right-of-way line of Heatherwilde Boulevard, with the south line of said 3.00 acres tract, same being the north line of said 8.138 acres tract, S88°02'17"E, passing at a distance of 0.48 feet a 1/2-inch iron rod found, and continuing in all a distance of 55.66 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set for the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said north line of the 8.138 acres tract and said south line of the 3.00 acres tract, crossing said 3.00 acres tract, the following three (3) courses and distances:

1. with the arc of a curve to the left a distance of 54.94 feet, said curve having a radius of 2,665.00 feet, a central angle of 1°10'52", and a chord bearing N22°11'42"E, a distance of 54.94 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set,
2. S68°26'34"E, a distance of 20.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set, and
3. S27°53'22"W, a distance of 49.86 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF ESMT" set in said south line of the 3.00 acres tract and said north line of the 8.138 acres tract;

EXHIBIT " _ "

County: Travis
Parcel No.: Cash-T1—WTR
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 2 of 4
4/3/2013

DESCRIPTION FOR CASH TRACT—WATER LINE EASEMENT

THENCE with said south line of said 3.00 acres tract and said north line of the 8.138 acres tract, N88°02'17"W a distance of 16.04 feet to said **POINT OF BEGINNING** and containing 0.021 acre (904 square feet).

NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00011.

I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.



Dan H. Clark, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6011
Halff Associates, Inc.,
4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184

4/3/2013

Date



SKETCH TO ACCOMPANY PARCEL DESCRIPTION

 PAGE 3 OF 4
4/3/2013

0 50 100 150 200

SCALE: 1"=100'

 HPN DEVELOPMENT INC.
REMAINDER OF
TRACT 4 EXHIBIT A-3
(105.059 AC.)
DOC# 2001136994
O.P.R.T.C.T.

 BRUCE CASH
"TRACT 1"
(3.00 AC.)
DOC# 2000010288
O.P.R.T.C.T.

 THOMAS G. STEWART SURVEY
NO. 6, A-689

 EXISTING 15' ELECTRIC EASEMENT
DOC. NOS. 2002241546 & 2002241547
O.P.R.T.C.T.

 EXISTING 15' GASLINE EASEMENT
DOC. NOS. 2002241552 & 2002241553
O.P.R.T.C.T.

 PROPOSED
WATERLINE EASEMENT
904 SQ. FT.
0.021 AC.

 S 88°02'17"E 407.98'
S 88°02'17"E 479.68'

 BRUCE CASH
"TRACT 2"
(8.138 AC.)
DOC# 2000010288
O.P.R.T.C.T.

HEATHERWILDE BOULEVARD (VARYING WIDTH R.O.W.)

EXISTING R.O.W. LINE

P.O.B.

P.O.C.

 DETAIL
N.T.S.

N.T.S.


HALFF

 4030 WEST BRAKER LANE, SUITE 460
AUSTIN, TEXAS 78759-5368
TEL (512) 252-8124
FAX (512) 252-8141

 WATERLINE EASEMENT
BRUCE CASH

 HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h26000s\26890\Data Out\SV-LD-CASH-T1-WTR.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

 EASEMENT AREA: 0.021 AC.
904 SQ. FT.

SCALE: 1"=100'

4/3/2013 8:34:55 AM GR2172 HALFF I:\26000s\26890\CADD\Survey\VEH-CASH-T1-WTR-26890-RI.dwg HP5550 MON FS PW d1

LEGEND

■	TXDOT TYPE I CONCRETE MONUMENT FOUND
□	TXDOT TYPE II CONCRETE MONUMENT FOUND
⊠	TXDOT TYPE II CONCRETE MONUMENT SET
○	1/2" IRON ROD SET WITH "HALFF ESMT" CAP (UNLESS NOTED)
●	IRON ROD FOUND (SIZE/CAP NOTED)
⊙	SQUARE-HEAD BOLT FOUND
⊖	IRON PIPE FOUND (SIZE NOTED)
▲	FOUND "X" CUT (UNLESS NOTED)
△	CALCULATED POINT
⊙	FENCE POST
N.T.S.	NOT TO SCALE
(XXX)	RECORD INFORMATION PARENT TRACT
(XXX)	RECORD INFORMATION ADJOINER TRACT
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
DOC.#	DOCUMENT NUMBER
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING SETBACK LINE
---	DISTANCE NOT SHOWN TO SCALE
---	PROPERTY LINE
---	APPROXIMATE SURVEY LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING

SKETCH TO ACCOMPANY
PARCEL DESCRIPTION

1) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, THE GRID TO SURFACE ADJUSTMENT SCALE FACTOR IS 1.00011.

2) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

3) THE RECORDED EASEMENTS, SETBACKS AND ENCUMBRANCES SHOWN HEREON ARE FROM SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. 1207534, EFFECTIVE DATE APRIL 26, 2012, ISSUE DATE APRIL 30, 2012. THE SURVEYOR HAS RELIED UPON THE ACCURACY AND COMPLETENESS OF THE INFORMATION DESCRIBED ABOVE AND HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR THIS INFORMATION.

CURVE TABLE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1°10'52"	2,665.00'	54.94'	54.94'	N22°11'42"E

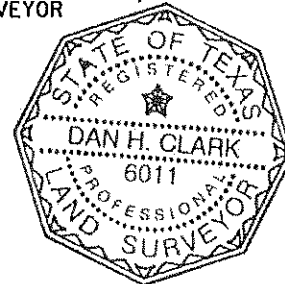
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 26°40'49" W	299.64'
L2	S 88°02'17" E	55.66'
L3	S 68°26'34" E	20.00'
L4	S 27°53'22" W	49.86'
L5	N 88°02'17" W	16.04'

I HEREBY CERTIFY THAT THIS PLAT AND THE ACCOMPANYING DESCRIPTION OF EVEN DATE HERewith ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[Signature]
DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6011

4/3/2013
DATE



4030 WEST DRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759-5358
TEL (512) 252-8184
FAX (512) 252-8141

WATERLINE EASEMENT
BRUCE CASH

HEATHERWILDE BLVD.
ROADWAY IMPROVEMENTS

ACCOMPANYING FILE: h26000s\26890\Data Out\SV-LD-CASH-T1-WTR.DOC

PROJECT AVO: 26890

COUNTY: TRAVIS

EASEMENT AREA: 0.021 AC.
904 SQ. FT.

SCALE: 1"=100'

EXHIBIT " _ "

County: Travis
Parcel No.: Bancroft—Waterline Easements
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 1 of 4
4/16/2015

DESCRIPTION FOR BANCROFT TRACT—WATERLINE EASEMENTS

BEING TWO (2) TRACTS TOTALLING 0.0826 ACRE (3,600 SQUARE FEET)—A 0.0177 ACRE (771 SQUARE FEET) TRACT AND A 0.0649 ACRE (2,829 SQUARE FEET) TRACT, BOTH SITUATED IN THE THOMAS G. STEWART SURVEY NO. 6, ABSTRACT NO. 689, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 27.067 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO BANCROFT AUSTIN 45 LP, AND RECORDED IN DOCUMENT NO. 2005085898 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "Chaparral Boundary" found in the east right-of-way line of Heatherwilde Boulevard, formerly known as Wilke Lane, a varying width right-of-way, for the southwest corner of said 27.067 acres tract, same being the northwest corner of a called 15.0016 acres tract described as Tract 5, Exhibit A-4 in a Special Warranty Deed to HPN Development, Inc. and recorded in Document No. 2001136994 of said Official Public Records of Travis County, Texas;

THENCE with said east right-of-way line of Heatherwilde Blvd, same being the west line of said 27.067 acres tract, the following four (4) courses and distances:

1. N27°22'52"E a distance of 14.44 feet to a 1/2-inch iron rod with plastic cap stamped "Chaparral Boundary" found for an angle point,
2. N26°48'06"E a distance of 357.29 feet to a 1/2-inch iron rod with plastic cap stamped "Chaparral Boundary" found for an angle point,
3. N27°20'31"E a distance of 19.13 feet to a 1/2-inch iron rod with plastic cap stamped "Chaparral Boundary" found for an angle point, and
4. N28°19'24"E a distance of 25.04 feet to a point in said east right-of-way line of Heatherwilde Blvd and said west line of the 27.067 acres tract for the **POINT OF BEGINNING** of **TRACT 1** as described herein;

EXHIBIT " _ "

County: Travis
Parcel No.: Bancroft—Waterline Easements
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 2 of 4
4/16/2015

DESCRIPTION FOR BANCROFT TRACT—WATERLINE EASEMENTS

CONTINUING with said east right-of-way line of Heatherwilde Blvd and said west line of the 27.067 acres tract, N28°19'24"E a distance of 15.02 feet, and from which a Texas Department of Transportation Concrete Monument with Brass Disk (TxDOT Type II) found for an angle point in said east right-of-way line of Heatherwilde Blvd and said west line of the 27.067 acres tract, bears N28°19'24"E a distance of 118.45 feet, said TxDOT Type II being the **POINT OF COMMENCEMENT** of **TRACT 2** as described herein;

THENCE leaving said east right-of-way line of Heatherwilde Blvd and said west line of the 27.067 acres tract, crossing said 27.067 acres tract the following three (3) courses and distances:

1. S64°29'01"E a distance of 51.19 feet to a point in the northwest line of a 15-foot wide waterline easement to Manville Water Supply Corp. as recorded in Volume 4823, Page 1839 & Volume 4823, Page 1975 of the Deed Records of Travis County, Texas,
2. with said northwest line of the 15-foot wide waterline easement, S26°53'50"W a distance of 15.00 feet, and
3. leaving said northwest line of the 15-foot wide waterline easement, N64°29'01"W a distance of 51.57 feet to said **POINT OF BEGINNING** of **TRACT 1**, and containing 0.0177 acre (771 square feet);

TRACT 2

COMMENCING at said TxDOT Type II found for an angle point in said east right-of-way line of Heatherwilde Blvd and said west line of the 27.067 acres tract, as described herein;

THENCE with said east right-of-way line of Heatherwilde Blvd and said west line of the 27.067 acres tract, N39°22'47"E a distance of 65.32 feet to a point in said east right-of-way line of Heatherwilde Blvd and said west line of the 27.067 acres tract, for the **POINT OF BEGINNING** of **TRACT 2** as described herein;

CONTINUING with said east right-of-way line of Heatherwilde Blvd and said west line of the 27.067 acres tract, N39°22'47"E a distance of 78.22 feet, and from which a TxDOT Type II found for an angle point in said east right-of-way line of Heatherwilde Blvd and said west line of the 27.067 acres tract bears N39°22'47"E a distance of 13.94 feet;

EXHIBIT " _ "

County: Travis
Parcel No.: Bancroft—Waterline Easements
Project: Heatherwilde Blvd Roadway Improvements
Half AVO: 26890

Page 3 of 4
4/16/2015

DESCRIPTION FOR BANCROFT TRACT—WATERLINE EASEMENTS

THENCE leaving said east right-of-way line of Heatherwilde Blvd and said west line of the 27.067 acres tract, crossing said 27.067 acres tract the following five (5) courses and distances:

1. S28°19'25"W a distance of 186.63 feet,
2. S63°59'57"E a distance of 24.87 feet to a point in said west line of the 15-foot wide waterline easement,
3. with said west line of the 15-foot wide waterline easement, S26°53'50"W a distance of 15.00 feet,
4. leaving said west line of the 15-foot wide waterline easement, N63°59'57"W a distance of 40.25 feet, and
5. N28°19'25"E a distance of 125.48 feet to said **POINT OF BEGINNING** of **TRACT 2** as described herein and containing 0.0649 acre (2,829 square feet).

NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances. The Grid to Surface adjustment scale factor is 1.00011.

I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey on the ground under my direction and supervision.



Dan H. Clark, R.P.L.S.

Registered Professional Land Surveyor

Texas Registration No. 6011

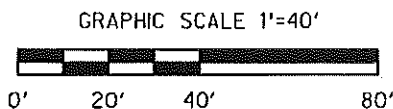
Halff Associates, Inc.,

4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184

4/16/2015

Date





LEGEND:

- △ CALCULATED POINT
- COTTON SPINDLE FOUND
- 1/2" IRON ROD FOUND W/ "CHAPARRAL BOUNDARY" CAP
- MONUMENT FOUND
- D.R.H.C.T. DEED RECORDS OF TRAVIS CO., TX
- O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS CO., TX
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- () RECORD INFORMATION
- P PROPERTY LINE
- - - DISTANCE NOT SHOWN TO SCALE

HEATHERWILDE BOULEVARD
FORMERLY KNOWN AS WILKE LANE
VARYING WIDTH RIGHT-OF-WAY

TRACT 1
PROPOSED
15' WATERLINE
EASEMENT
0.0177 AC.
771 SO. FT.

TRACT 2
PROPOSED
15' WATERLINE EASEMENT
0.0649 AC.
2,829 SO. FT.

BANCROFT AUSTIN 45 LP
(27.067 AC.)
DOCUMENT NO. 2005085898
O.P.R.T.C.T.

LINE	BEARING	DISTANCE
L1	N27°22'52"E	14.44'
L2	N26°48'06"E	357.29'
L3	N27°20'31"E	19.13'
L4	N28°19'24"E	25.04'
L5	N28°19'24"E	15.02'
L6	S64°29'01"E	51.19'
L7	S26°53'50"W	15.00'
L8	N64°29'01"W	51.57'
L9	S63°59'57"E	24.87'
L10	S26°53'50"W	15.00'
L11	N63°59'57"W	40.25'
L12	N39°22'47"E	13.94'



HALFF

4030 WEST BRAKER LANE, SUITE 450
AUSTIN, TEXAS 78759-5358
TEL (512) 252-8184
FAX (512) 252-8141

HEATHERWILDE BLVD.

WATERLINE EASEMENT
BANCROFT TRACT

Project No.: 26890

Issued: 4/16/2015

Accompanying file Name:
SV-LD-BANCROFT-WTR.doc

4 OF 4

Exhibit C
Manville Replacement Easement Template

MANVILLE WSC WATER LINE EASEMENT

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

GRANT OF EASEMENT:

_____ (“Grantor”, whether one or more), 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 **Manville Water Supply Corporation**, a Texas Non-Profit Corporation (“Grantee”), an 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 Tract”).

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 easements herein granted, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to all title exceptions of record, to the extent the same are valid and subsisting against the Easement Tract, and the matters set forth herein.

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 water lines, public utility facilities, and related appurtenances, or making connections thereto.

The Easement shall also be used for the purpose of providing access for the operation, repair, maintenance, replacement and expansion of the water lines and related public utility facilities.

DURATION OF EASEMENT:

The Easement shall be perpetual.

EXCLUSIVENESS OF EASEMENT:

The Easement shall be exclusive. Grantor shall have the right to access the utility facilities, provided such access complies with Manville Water Supply Corporation subdivision permitting process and shall have the right to use the surface of the Property for any purpose which does not conflict with the subsurface use, including but not limited to landscaping, parking, driveways, signage and roadways but not buildings.

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 by Grantee so long as the assignee utilizes the Easement as contemplated herein.

Signature page to follow:

In witness whereof, this instrument is executed this _____ day of _____, 2014.

GRANTOR:

AGREED AND ACCEPTED:

MANVILLE WATER SUPPLY CORPORATION

a Texas Non-Profit Corporation

By: _____

ATTEST:

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2014, 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 _____, 2014, by _____, Manager of the Manville Water Supply Corporation, a Texas Non-Profit Corporation, on behalf of said Corporation.

Notary Public Signature

(seal)

Exhibit D
Manville Replacement Cost Estimate

EXHIBIT D

MANVILLE WATER SUPPLY CORPORATION HEATHERWILDE 16" WATERLINE COST ESTIMATE

CONTRACTOR BID – AWARDED (<i>Bid sheet attached-low bid</i>)	\$384,950.00
5% CONSTRUCTION CONTINGENCY	<u>19,247.50</u>
TOTAL CONSTRUCTION COST	\$404,197.50
LUMP SUM ENGINEERING	30,000
INSPECTION	5,000
1% ADMINISTRATIVE FEE	<u>\$4,041.98</u>
TOTAL PROJECT	\$443,239.48

BIDDER agrees to perform all work described in the CONTRACT DOCUMENTS for following unit prices or lump sum:

**MANVILLE WATER SUPPLY CORPORATION
HEATHERWILDE 16" WATERLINE**

ITEM NO.	DESCRIPTION	UNIT MEASURE	QUANTITY	UNIT PRICE	TOTAL PRICE
1.	Furnish 16" C 905 DR 18 P.V.C. Pipe and all equipment material, and labor required to install with 3/8 Gravel embedment (6" under 12" over) in accordance with the Plans and Specifications <u>Seventy</u>	L.F.	2,400	\$ <u>70.00</u>	\$ <u>168,000.00</u>
2.	Furnish 24" Steel Pipe Encasement and all equipment, material and labor required to bore & install same in accordance with the Plans and Specifications for a unit price of <u>Two Hundred Fifty</u>	L.F.	170	\$ <u>250.00</u>	\$ <u>42,500.00</u>
3.	Furnish 16" Yelomine and all equipment, material and labor required to install same in accordance with the Plans and Specifications for a unit price of <u>One Hundred Thirty-Five</u>	L.F.	190	\$ <u>135.00</u>	\$ <u>25,650.00</u>
4.	Furnish 16" gate valves and all equipment and labor required to install same on proposed 16" pipe in accordance with the Plans <u>Eight Thousand</u>	EA.	2	\$ <u>8,000.00</u>	\$ <u>16,000.00</u>
5.	Furnish all material, equipment and labor required to install proposed 16" to existing 16" by the wet tie-in method in accordance with the Plans and Specifications <u>Eight Thousand</u>	EA.	4	\$ <u>8,000.00</u>	\$ <u>32,000.00</u>
6.	Furnish 2" Flush Valve and all material, equipment and labor required to install same in accordance with the Plans and Specifications <u>Two Thousand</u>	EA.	1	\$ <u>2,000.00</u>	\$ <u>2,000.00</u>

ITEM NO.	DESCRIPTION	UNIT MEASURE	QUANTITY	UNIT PRICE	TOTAL PRICE
	Furnish 4" Steel Pipe Encasement, and all material, equipment, and labor required to open cut & install same in accordance with the Plans and Specifications				
	<u>Ninety</u> DOLLARS AND <u>No</u> CENTS	L.F.	520	\$ <u>90.00</u>	\$ <u>46,800.00</u>
8.	Furnish all material, equipment and labor required to provide temporary pavement repair for open cut in accordance with Plans and Specifications				
	<u>No</u> DOLLARS AND <u>No</u> CENTS	L.F.	150	\$ <u>0.00</u>	\$ <u>0.00</u>
9.	Furnish 2" 200 psi SDR 21 PVC Pipe and material, equipment, and labor required to install same in accordance with Plans and Specifications				
	<u>Twenty</u> DOLLARS AND <u>No</u> CENTS	L.F.	1,800	\$ <u>20.00</u>	\$ <u>36,000.00</u>
10.	Furnish all equipment, material and labor required to install 2" Gate Valve on proposed 16" PVC in accordance with the Plans and Specifications				
	<u>Eight Hundred</u> DOLLARS AND <u>No</u> CENTS	L.A.	5	\$ <u>800.00</u>	\$ <u>4,000.00</u>
	Furnish all material, equipment and labor required to relocate existing meter service to proposed 2" PVC in accordance with the Plans Specifications				
	<u>One Thousand Two Hundred</u> DOLLARS AND <u>No</u> CENTS	EA.	5	\$ <u>1,200.00</u>	\$ <u>6,000.00</u>
12.	Furnish all material, equipment and labor required to install Trench Safety in accordance with the Plans and Specifications				
	<u>Five</u> DOLLARS AND <u>No</u> CENTS	L.F.	1,200	\$ <u>5.00</u>	\$ <u>6,000.00</u>
TOTAL OF BID ITEMS				\$ <u>384,950.00</u>	

Respectfully submitted:

[Signature]
Signature

1815 FM 619 Elgin, TX 78621
Address

President
Title

July 21, 2015
Date

N/A
License Number (if applicable)

Exhibit E
Termination Easement Agreement

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF TRAVIS §

WHEREAS, Manville WSC has water mains that are located crossing or in conflict with a proposed City Capital Improvement Project. City is planning construction activities that will conflict with the portion of the Easement Property described and depicted on Exhibit "A" attached hereto (the "Release Property") and Manville WSC and the City desire to terminate and release the Release Property from the Easement and to enter into a subsequent easement where the utility pipeline will be relocated.

1. Manville WSC hereby RELEASES AND DISCHARGES the Release Property from any and all interests created under the Easement, BUT this release shall not affect any other portion of the Easement Property other than the Release Property, and the Easement shall remain in full force and effect with respect to the remaining portions of the Easement Property not released hereby, if any.

3. All of the terms, covenants, provisions and conditions set forth herein shall be binding upon and will inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and permitted assigns.

4. Each person executing this instrument, by his or her execution hereof, represents and warrants that they are fully authorized to do so, and that no further action or consent on the part of the party for whom they are acting is required to the effectiveness and enforceability of this instrument against such party following such execution.

[Signature Page to Release and Termination of Easement]

EXECUTED effective as of this ____ day of _____, 2015.

CITY:

CITY OF PFLUGERVILLE,
a Texas municipal corporation

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on this the _____ day of _____, 2015, by _____, _____ of the City of Pflugerville, for the purpose and in the capacity therein stated.

Notary Public, State of Texas

[Signature Page to Release and Termination of Easement]

MANVILLE WSC:

**MANVILLE WATER
SUPPLY CORPORATION,**
a Texas Non-Profit Corporation

By: _____

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this ____ day of _____, 2015,
by _____, as _____ of Manville Water Supply Corporation, a Texas Non-Profit
Corporation, on behalf of said corporation.

Notary Public, State of Texas

EXHIBIT A

Description of Release Property

EXHIBIT B

Depiction of Release Property